

# Public Document Pack



**Simon W. Baker** B.Ed MBA MISPAL  
Chief Executive

## COUNCIL ASSEMBLY AGENDA

**Date: Wednesday, 13 June 2018**

**Time: 6.30 pm**

**Venue: The Council Chamber - Moorlands House, Stockwell Street, Leek**

**5 June 2018**

1. Apologies for absence, if any.
2. Urgent items of business, if any (24 hours notice to be provided to the Chairman).
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. Submission of Local Plan to the Secretary of State (**Pages 3 - 336**)

**SIMON BAKER**  
**CHIEF EXECUTIVE**

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## STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

### Report to Council Assembly

13<sup>th</sup> June 2018

<b>TITLE:</b>	<b>Submission of Local Plan to the Secretary of State</b>
<b>PORTFOLIO HOLDER:</b>	<b>Councillor Wain – Portfolio Holder for Planning, Development &amp; Property</b>
<b>CONTACT OFFICER:</b>	<b>Pranali Parikh – Regeneration Manager</b>
<b>WARDS INVOLVED:</b>	<b>All areas outside of the Peak District National Park</b>

### Appendices Attached

#### Appendix 1 – Local Plan Submission Version

Please note: due to the size of files, other key supporting documents as listed at the end of this report can be accessed online via the web-links provided.

1. **Reason for the Report:** To consider the submission of the Local Plan to the Secretary of State under Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). A new Local Plan will shape and guide proposals for growth and investment in Staffordshire Moorlands up to 2031. It will provide greater certainty to all parties regarding the local development process and sets out proposed planning policies for the Staffordshire Moorlands District.
2. **Recommendations**
  - 2.1 That Council considers and approves the proposed submission version of the Local Plan as set out at Appendix 1 of this report for the purpose of submitting the same Plan, associated representations and evidence to the Secretary of State for examination under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
  - 2.2 That Council notes the schedule of late representations which have been considered and agrees to their inclusion in the version of the Local Plan which is submitted to the Secretary of State.

- 2.3 To agree that any minor corrections to the documents can be approved by the Cabinet Member for Planning, Development and Property so long as these do not substantially affect the substance of any policies or land allocations

### 3. **Executive Summary**

- 3.1 The adopted Core Strategy makes a commitment to undertake an early and comprehensive review of the plan for the period 2016 – 2031 to take account of longer term development requirements. It was decided that the review of should convert the existing Core Strategy into a single local plan combined with site allocations.
- 3.2 To date, three public consultations have been undertaken alongside the gathering of extensive new evidence to inform the emerging Local Plan. In addition, in February 2018 the Council published the Local Plan Submission Version for representations under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) for a period of six weeks closing on 11<sup>th</sup> April. The Council had agreed to publish the plan that it considered to be sound and legally compliant in February. During this period, formal representations were sought from the public and other stakeholders on whether they believe the plan to be compliant with the tests of soundness as set out in the National Planning Policy Framework or in line with legal requirements.
- 3.3 A total of 559 representations were received in response to the Submission Version Local Plan from 200 individuals or organisations. Of this 559, 8 were received after the deadline. A late document was also received in support of a representation that had been submitted before the deadline. It is recommended that the Council also accepts the late representations and submits them. Officers have reviewed the representations and have concluded that none necessitate further amendments to the Local Plan to make it sound or legally compliant. As such, it is recommended that the Council agrees to submit the Local Plan Submission Version to the Secretary of State for examination at the end of June. A schedule of minor modifications to the Local Plan have been identified by officers to address formatting or to provide additional clarity as to the intent of the proposed policies. It is recommended that this schedule is also submitted with the Local Plan, representations received in response to the Local Plan Submission Version, details of previous consultations and other supporting information as required by the Regulations.
- 3.4 The submission of the Local Plan in June would be a significant step towards the adoption of the Local Plan and would ensure that the timetable for submission as set out in the adopted Local Development Scheme is adhered to. Ultimately, by adopting the Local Plan, the Council will:
- Demonstrate a five year housing land supply

- Have a greater ability to manage development in accordance with its own agreed policy framework and priorities
- Provide local communities, landowners and developers with greater certainty over development opportunities which will help the District to attract the investment it needs to thrive
- Reduce the risk of potential future sanctions by Government which is introducing new powers to intervene in areas without an up to date Local Plan

3.5 If the Council submits the Local Plan and supporting documents to the Secretary of State, a planning inspector will be appointed to undertake an examination of the Local Plan when parties that made representations to the Local Plan Submission Version have the opportunity to participate in the hearing sessions. The sessions normally commence at least 10 weeks after submission. The inspector will consider the outcome of the hearings and submitted representations and evidence before making recommendations regarding the plan. The adopted Local Development Scheme sets out the following timetable for the adoption of the Local Plan. Please note that after the submission of the Local Plan, the timescales are subject to change following input from the Planning Inspectorate:

- Council to consider submission of Local Plan – June 2018
- Submission of Local Plan – June 2018
- Examination – September/October 2018
- Adoption – March/April 2019

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

4.1 The Local Plan will have implications for all four aims of the 2017-2019 Corporate Plan, namely:

Aim 1 -To help create a safer and healthier environment for our communities to live and work

Aim 2 - To meet our financial challenges and provide value for money

Aim 3- To help create a strong economy by supporting further regeneration of towns and villages

Aim 4 - To protect and improve the environment

#### 5. **Options and Analysis**

5.1 **Option 1 (recommended) - agree to submit the Local Plan Submission Version to the Secretary of State**– this will enable the

Local Plan to be submitted in June 2018 in accordance with the timetable agreed by the Council in the Local Development Scheme. Officers have reviewed the representations submitted to the Local Plan Submission Version and concluded that none necessitate further modifications to the Local Plan that relate to soundness or legal compliance and therefore no further consultation is deemed necessary. If the Local Plan is submitted in June, it is anticipated that the hearing sessions for examination in public would commence in September 2018.

- 5.2 **Option 2 (not recommended) - do not agree to submit the Local Plan Submission Version** – this would lead to a delay to the submission of the Local Plan and would not comply with the Council’s agreed timetable for submission as set out in the Local Development Scheme. In the meantime the authority would continue to be vulnerable from speculative planning applications. If the delay would lead to the submission of the Local Plan being more than six months after the publication of the new National Planning Policy Framework (currently expected in July), this would mean that the Local Plan would need to follow new national policy as set out in the revised Framework. This in turn would lead to the need to update the evidence base in respect of key matters such as housing needs which in turn is likely to lead to further delay and the need for consultation.
- 5.3 **Option 3 (not recommended) – propose more significant modifications to the Local Plan** – new modifications that relate to the soundness of the Local Plan should not be submitted to the Secretary of State without further consultation. Officers have reviewed the representations and concluded that no such modifications are necessary. Extra consultation at this stage would also lead to delay and the same consequences as those outlined under Option 2.

## 6. Implications

### 6.1 Community Safety - (Crime and Disorder Act 1998)

None direct

### 6.2 Workforce

Highlighted in the report

### 6.3 Equality and Diversity/Equality Impact Assessment

This report has been prepared in accordance with the Council's Diversity and Equality Policies. An Equalities Impact Assessment of the Local Plan supports this report

### 6.4 Financial Considerations

The costs for the examination of the Local Plan will be met from the agreed budget.

## 6.5 Legal

In accordance with the Planning and Compulsory Purchase Act 2004 (as amended) (“the Act”), the Council has a statutory duty to prepare planning policies, which has been reinforced through the National Planning Policy Framework (NPPF) and the Localism Act 2011.

The Local Plan is a policy framework document as set out at Article 4 in the Constitution and is required by statute to be adopted by full Council.

Before the draft Local Plan can be considered for adoption, the process for preparing the Local Plan must be followed as is set out in the Act and the Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”) as amended by the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017. S.22 of the Regulations state that the following must be submitted to the Secretary of State; the sustainability appraisal report, a submission policies map if the adoption of the local plan would result in changes to the adopted policies map; a statement setting out who was invited to make representations under Regulation 18, how they were invited, main issues raised and how they were taken into account and how many representation were submitted under Regulation 20, the main issues raised, copies of the representations and supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan.

In preparing the local plan, the local planning authority must take into account any representation made to them in response to the invitations above. In addition, the Council must comply with any commitments it has made in its adopted statement of community involvement.

The Council must also publicise its intended timetable for producing the Local Plan. This information is contained in the Local Development Scheme.

The Local Plan must be subjected to Habitats Regulations Assessment (HRA), a parallel process which commences at an early stage in plan preparation.

This requirement is implemented in domestic English law through The Conservation of Habitats and Species Regulations 2010. The Local Plan is supported by an assessment as required as

considered in this report.

#### 6.6 Sustainability

A Sustainability Appraisal of the Local Plan and alternative options has been undertaken. Its findings have informed the recommendations made in this report.

#### 6.7 Internal and External Consultation

The Local Plan has been subject to significant internal and external consultation in its preparation in accordance with the Statement of Community Involvement.

#### 6.8 Risk Assessment

If the Council does not agree to the submission of the Submission Version Local Plan it will delay the plan and conflict with the agreed timetable set out in the Local Development Scheme. Without an up to date Local Plan in place, there is an increased risk of development coming forward which will have to be determined using the policies in the National Planning Policy Framework. This will significantly reduce the Council's ability to resist development which is considered to be inappropriate. The Government has also introduced new powers for the Secretary of State to intervene when insufficient progress has been made on preparing Local Plans. These risks will be minimised, but not eliminated, if the Council resolves to support the option recommended in Section 5.

The Local Plan does not include sufficient land to meet the top of the range of the objectively assessed need for housing or the identified need for gypsy and travellers accommodation. This carries a degree of risk as the plan does not fully demonstrate how this need will be met. The risk is in part mitigated through the criteria based policies in the plan which allow for future sites to be approved if they are suitable. These matters have also been considered with neighbouring authorities under the Duty to Co-operate but the Council has been unable to secure agreement for any residual development requirements to be accommodated outside of the District.

A revised version of the National Planning Policy Framework (NPPF) was recently subject to consultation. The draft document included proposals of relevance to plan making including a new methodology for calculating local housing needs. However, the document went on to state that policies in the current NPPF will apply for the purpose of examining plans where those plans are submitted within six months of the publication of the new NPPF. "In these cases the examination will take no account of the new Framework". As highlighted in Section 5 of this report, if the



submission of the Local Plan is delayed, it will increase the risk that it must be examined under the new NPPF which in turn is likely to necessitate further evidence, consultation and more delay. New statistics and household projections are also expected to be released prior to the adoption of the Local Plan. The Council may need to consider the implications of such information when it arises.

The Local Plan proposes an ambitious level of housing growth in order to support jobs growth. This increases the risk that the Council will not maintain its five year housing land supply in the future and the risk that it will fail the newly proposed Housing Delivery Test as set out by Government during the plan period. Penalties for failing the test are likely to include the need to prepare an action plan to boost delivery, the application of a 20% buffer to the housing land supply requirement or relevant policies of the Local Plan being considered out of date depending on the extent to which the test is failed. This risk will be mitigated by the Council taking a pro-active approach to supporting housing delivery. Linked to this is the relatively constrained level of development viability in the District. This will mean that the full level of affordable housing provision and other developer contributions may not always be achieved. The risk of this undermining development is mitigated by policy which allows the viability of development to be taken in to account at the planning application stage.

## **7. Background and Detail**

### **The Core Strategy**

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

### **The Local Plan**

- 7.2 The Staffordshire Moorlands Local Plan will be a District wide development plan which replaces the Staffordshire Moorlands Core Strategy, Biddulph

Area Action Plan (AAP) and previous 1998 Local Plan to provide a framework for delivering development for the period 2016 to 2031.

- 7.3 The Local Plan sets out the development strategy, strategic and development management policies and land designations for the District. It influences how and where the Staffordshire Moorlands will develop in the future. It sets out what the District Council would like to achieve in each of the main towns and the rural areas outside the Peak District National Park. The Local Plan also provides the framework for future detailed guidance to supplement the policies.
- 7.4 The Local Plan covers only that part of the District for which the Council has responsibility as a local planning authority. It therefore excludes the Peak District National Park which is covered by a separate policy framework prepared by the Peak District National Park Authority.
- 7.5 Having been subject to extensive consultation in previous years (see Para. 7.6), the Council agreed to the publication of the Submission Version Local Plan in February 2018. At this point the Council determined that the Local Plan was “sound” and legally compliant and therefore that the document was ready for submission to the Secretary of State. However, under the terms of Regulation 19 and 20, a formal period of six weeks for representations regarding the soundness and legal compliance of the Local Plan ran from 27<sup>th</sup> February until 11<sup>th</sup> April.
- 7.6 The Local Plan Submission Version builds on three previous public consultations regarding the Local Plan:
- **Site Options** consultation held between July and September 2015. Over 5500 responses were received regarding site and boundary options for housing, employment, mixed-use, open space, town centres, retail frontages, settlement boundaries and infill. Views were also sought on policy matters and potential changes to the Statement of Community Involvement (SCI). This built on earlier stakeholder engagement on allocations including a workshop with Parish Councils in 2014. An updated SCI was adopted by the Council on 13<sup>th</sup> April 2016.
  - **Preferred Options Sites and Boundaries** consultation held between April and June 2016. This led on from the 2015 Site Options consultation. Over 8600 responses were received regarding sites and boundaries. Analysis of the consultation responses informed the Preferred Options Local Plan that was agreed by the Council in July 2017.
  - **Preferred Options Local Plan** consultation held between July and September 2017 sought views on a complete Local Plan for the first time since the Core Strategy. Over 2600 responses were received from over 1000 individuals and organisations in addition to four petitions both for and against proposals.

7.7 The representations received in response to the Local Plan Submission Version, Sustainability Appraisal and associated implications are considered later in this report.

#### Policy context

7.8 The Submission Version Local Plan respond to national policy and legislation and evidence as highlighted in this section of the report. Paragraph 182 of the National Planning Policy Framework (NPPF) states that Local Planning Authorities are required to submit a Local Plan for examination that is considered to be “sound” – namely that it is:

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

7.9 In order for the Local Plan to be recommended for adoption by the Secretary of State, it must also be found to be legally compliant in terms of the relevant statutory requirements for undertaking a Local Plan. These include compliance with the Duty to Co-operate, the preparation and consideration of a Sustainability Appraisal of the plan, and compliance with consultation procedures as set out in the Council’s Statement of Community Involvement and regulations.

7.10 Paragraph 14 of the NPPF is a critical element of national planning policy both in relation to the preparation of Local Plans and in determining planning applications. As such, in order to pass the tests of soundness, it is essential that Local Planning Authorities to comply with its requirements. In relation to plan-making, the paragraph states that:

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

*For plan-making this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted<sup>1</sup>*

7.11 It is therefore clear that identified development needs for the District should normally be met. This issue was discussed in more detail in the report to Council Assembly on 8<sup>th</sup> March 2017 regarding the Local Plan development requirements for housing and employment. In terms of how this may be achieved, Paragraph 157 of the NPPF states that “...*Local Plans should:*

- *...indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map*
- *allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate*
- *identify areas where it may be necessary to limit freedom to change the use of buildings, and support such restrictions with a clear explanation*
- *identify land where development would be inappropriate, for instance because of its environmental or historic significance...*”

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

7.13 With regards to **housing land**, Paragraph 47 of the NPPF requires local planning authorities “to identify a specific deliverable<sup>2</sup> sites sufficient to provide five years worth of housing against their housing requirements” with a buffer to provide choice and competition. In the medium to long term, the NPPF states that local planning authorities should “identify a supply of

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<sup>1</sup> “For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.”

<sup>2</sup> “To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

specific, developable<sup>3</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15”.

- 7.14 The NPPF allows for a windfall allowance to be included in the local planning authorities housing land supply calculations.
- 7.15 With regards to **employment land**, the NPPF requires local planning authorities to set criteria or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period (Paragraph 21). It goes on to state that when there is not a reasonable prospect of a site being used for employment, alternative uses should be considered (Paragraph 22).
- 7.16 In relation to **retail and town centres**, the NPPF places a strong emphasis on the need to support the vitality and viability of town centres. Paragraph 23 requires Local Plans to; define a network and hierarchy of centres, define the extent of town centres and related primary and secondary frontages. Primary frontages are defined as parts of a town centre with a high proportion of retail units. Secondary frontages include opportunities for a wider range of town centre uses such as restaurants and other businesses.
- 7.17 Paragraph 23 of the NPPF requires local planning authorities to undertake an assessment of the need for additional retail floorspace and for Local Plans to allocate land to accommodate identified needs.
- 7.18 Paragraph 73 of the NPPF requires that Local Plans provides sufficient land for **open space, sports and recreation** as identified by a needs assessment. Detailed policy for **traveller’s accommodation** is not set out in the NPPF. However, Paragraph 159 makes it clear that housing needs of different groups of the community should be assessed. The footnote 34 of the NPPF cross references to a separate Government policy statement, which determines how the needs for traveller sites should be assessed. Paragraph 9 of the Government’s planning policy for traveller sites states that local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.
- 7.19 Paragraph 162 of the NPPF set out policy in relation to infrastructure provision. It states that local planning authorities should assess the quality and capacity of infrastructure to meet forecast demands.
- 7.20 In preparing this Local Plan, consideration has also been given to other new or emerging policies and regulations, including; the Housing and Planning Act 2016, the Self-Build and Custom House Building Act 2015 and associated Regulations (2016), the Town and Country Planning (Brownfield Land Register) Regulations 2017, Town and Country Planning (Permission in

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<sup>3</sup> “To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”

Principle) Order 2017, Neighbourhood Planning Act 2017 and the Housing White Paper published in February 2017. This was followed by the “Right Homes in the Right Places” consultation issued by Government in September 2017.

- 7.21 The report to Council Assembly on 13<sup>th</sup> February 2018 regarding the publication of the Local Plan also considered the potential national policy changes to be set out in a forthcoming consultation on revisions to the National Planning Policy Framework. The consultation was subsequently published by Government in March and ran until 10<sup>th</sup> May. Key proposals included a new standardised methodology for calculating local housing needs, a requirement for Statements of Common Ground between authorities and organisations and the need to ensure that the full spectrum of housing needs are considered e.g. the needs of the elderly and affordable housing. If the standard methodology as proposed by Government is included in the new NPPF, based on data currently available, the Local Housing Need figure in Staffordshire Moorlands (193 homes per year from 2016 to 2026) would be lower than the current Local Plan Submission Version requirement (320 homes per year to 2031) and full objectively assessed need for housing (330 homes per year to 2031). However, it is important to note that the current assessment of need which has informed the Local Plan to date includes an uplift to support economic growth and affordable housing provision which does not form part of the standard methodology. The new method also only determines the minimum number of homes to be provided. A new Housing Delivery Test is also proposed which would assess delivery against housing requirements with penalties for under provision. It is currently expected that the final new Framework will be published by Government in July 2018.
- 7.22 Critically, the consultation on the revised Framework also sets out the proposed transitional arrangements for implementing the new national policy. It stated that policies in the current Framework issued in 2012 which have formed the basis of the Local Plan Submission Version will apply for the purpose of examining plans where those plans are submitted within six months of the publication of the new Framework. In these cases the examination will take no account of the new Framework. If these transitional arrangements are implemented by Government and Council follows its agreed timetable for the Local Plan, the plan would therefore be examined under the current Framework. Nevertheless, that new Framework will be a material consideration for planning applications from the date that it is published.
- 7.23 The Self-Build and Custom House Building Act 2015 and associated Regulations (2016) introduced a new requirement for District Council to maintain a register of individuals and associations of individuals who are seeking to acquire a plot of land to provide their own home. Councils are then required to have regard to the register in carrying out its planning and regeneration functions. The Regulations require that sufficient land is granted planning consent to meet the demand on the register within three years. The Local Plan Submission Version includes policies to support the delivery of such housing.

7.24 The Town and Country Planning (Brownfield Land Register) Regulations 2017 makes provisions for Councils to maintain a register of brownfield sites that are suitable for residential development irrespective of their planning status. Sites identified in Local Plans may be included on the register alongside others that are currently considered suitable for development. Permission in Principle (PiP) may then be granted for some sites on the register. In December 2017, the Council published a Brownfield Register with 27 sites with an estimated capacity of 1166 homes. However, 18 of the sites already benefit from planning consent with the remainder consisting of proposed Local Plan sites or sites where permission has lapsed. No sites have been granted Permission in Principle at this stage.

#### Evidence base

7.25 In addition to national policy, the Local Plan seeks to reflect the extensive evidence base which has been commissioned to ensure that the plan is robust. A list of key studies and headline findings is provided below. Full details of all studies can be viewed online via the web link at the end of this report:

- **Strategic Housing Market Assessment (SHMA) (2014) and Update (2017)** – the latest report identified an objectively assessed need for 235 to 330 homes per year to the year 2031. The bottom of the range (235) relates to the demographic needs. The top of the range (330) relates to the level of housing growth required to support the projected increase in jobs by addressing the projected decline in the working age population. A net annual need for affordable housing of 224 to 432 homes per year was also identified. The 2017 Update was underpinned by the 2014-based household projections published by the Department of Communities and Local Government. An update to these projections – the 2016-based household projections are currently expected to be released later this year. The Council may need to consider the implications of the new projections for the Local Plan during the course of the examination.
- **Employment Land Requirements Study (2014) and Update (2017)** – the 2017 identified an objectively assessed need employment land of 13 to 27ha up to the year 2031. The upper end of this range corresponds with the top of the assessed need for housing to provide a consistent approach. Development at the top of each range would support approximately 800 additional jobs in the District up to the year 2031.
- **Updated Gypsy, Traveller and Travelling Show Persons Accommodation Assessment (2015)** - identifies a requirement for 6x residential and zero transit pitches for the District over the period 2014 – 2019 (with an additional 2 residential pitches up to 2034)
- **Retail Study (2013) and Impact Study Threshold Review (2017)** – the 2013 Study identifies the need for a new foodstore in Biddulph. The Impact Study threshold Review re-confirms that the proposed threshold at which the Local Plan will seek applications to submit retail impact assessment for proposals outside of town centres is appropriate (200m<sup>2</sup>)

- **Green Belt Review (2015) and Updates (2016 and 2017)** – made multiple recommendations regarding the suitability of sites to be released from the Green Belt in exceptional circumstances. Please the study for site specific details.
- **Open Space Update Report , Open Space Standards Paper and Playing Pitch Assessment Report and Strategy (2017)** – reviewed current provision make recommendations the future. These include the provision of pitches and new play spaces
- **Landscape, Local Green Space and Heritage Impact Assessment (2016) and Review of Representations (2018)** – assessed potential sites in term of the landscape and heritage impacts and made recommendations for mitigation. Potential new Local Green Space designations were also recommended following a review of Visual Open Space designations in the previous Local Plan. A review of representations to the Local Plan Submission Version which questioned the findings of the study has also been undertaken to confirm if the original conclusions of the study remain robust. The review confirms that this is the case. Details of the consideration of the findings of the review are available in Appendix 1 to the Consultation Analysis Report of the Local Plan (available via the weblink at the end of this report).
- **Draft Green Infrastructure Strategy (2017)** – identifies key corridors for Green Infrastructure that should be protected and enhanced including the Churnet Valley, Biddulph Valley Way and Cecily Brook
- **Ecological Study (2015) and update (2017)** – site assessment to identify specifics of ecological value and to make related recommendations for the site and mitigation where possible
- **Cheadle Town Centre Transport Study (2015) and Phase 2 Assessment (2017)** – identifies traffic constraints at peak periods and identifies a range of mitigations measures that could help to address the situation
- **Strategic Housing Land Availability Assessment (SHLAA) (2015)** – identifies a total potential supply of land for 14,029 homes. However, this does not apply policy constraints, including the Green Belt which is a significant factor n the District. An update to this assessment known as the Strategic Housing and Economic Land Availability Assessment (SHELAA) is proposed to be submitted with the Local Plan once finalised in June. The assessment also considers employment sites and draws on the information that has already informed the Submission Version Local Plan
- **Development Capacity, Viability and Community Infrastructure Levy Study, including Infrastructure Delivery Plan (2018)** – considers the viability of development in the district having regard to land value and development costs, including those which relate to the policy requirements of the Local Plan e.g. affordable housing contributions. Flexibility in the policies in terms of affordable housing and developer contributions is likely to be required to ensure that all sites can be delivered. The Infrastructure Delivery Plan feeds into the viability assessment and reviews current and future provision in relation to planned growth the Local Plan.

7.26 Full details of the evidence base are available on the Council's website. Where directly applicable to a site, a summary of relevant evidence is provided in the site pro formas which provided a summary of all consultation feedback evidence and conclusions drawn on a site by site basis. Proposed



changes to policies in response to the evidence are identified within the proposed Local Plan Submission Version document (Appendix 1).

### Sustainability Appraisal and Habitats Regulations Assessment

- 7.27 The Local Plan Submission Version is supported by an updated Sustainability Appraisal (see link at end of this report). The appraisal has helped to inform the content of the Local Plan and considers options for development requirements, sites and policy proposals and meets the requirements of the European Directive on strategic environmental assessment. A Sustainability Appraisal was published with the Local Plan in February and subject to consultation. A Consultation Analysis report which sets out the feedback on the Sustainability Appraisal is provided via the weblink at the end of this report. The updated Sustainability Appraisal now also considers the additional (minor) modifications that are proposed to the Local Plan.
- 7.28 A Habitats Regulations Assessment Report has also been prepared which considers which any impacts of the Local Plan against the conservation objectives of sites of European importance for nature conservation in, and outside the plan area, to ascertain whether it would adversely affect the integrity of any sites concerned. These sites, often just referred to as European sites, include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). This report has also shaped the policies of the Local Plan. With the recommended mitigation measures, the report concludes that the Local Plan Submission Version will not result in adverse effects on European sites, both alone and in combination with growth in neighbouring areas. Natural England has confirmed that they agree with this conclusion. The Habitats Regulations Assessment can be viewed online via the web link at the end of this report.
- 7.29 On 12 April 2018, the Court of Justice of the European Union (CJEU) issued a judgment which has implications for the preparation of Habitat Regulation Assessments. Officers have assessed the case and concluded that the Council's approach to the Habitat Regulations Assessment is in line with the judgement. Having reviewed, the implications of the judgement and guidance note issued by the Planning Inspectorate, it is the current view of officers that no further action is required as an Appropriate Assessment has been carried out.

### Equalities Impact Assessment

- 7.30 An Equalities Impact Assessment has also been undertaken to consider how the Local Plan may impact upon different groups within the community. The assessment also confirms that the proposed modifications to the Local Plan do not have implications for equalities matters. Where the assessment has influenced policies, this is recorded in the Local Plan Submission Version document. They include additional references to the Green Infrastructure Strategy which may help in addressing health issues in the District by

supporting active lifestyles. A copy of the assessment can be viewed online via the link at the end of this report.

### Duty to Co-operate

7.31 In order to address strategic matters as required under the Duty to Co-operate as set out in section 110 of the Localism Act, the Council has worked with a number of relevant public bodies to identify and address such matters. This process will continue during the preparation and implementation of the Local Plan. The following issues have been identified. A Duty to Co-operate Statement has been prepared to summarise the issues identified to date and progress made to address them. A copy of the statement is available to view online via the link at the end of this report. Key references include:

- The provision of suitable supporting infrastructure for planned growth, including transport, education, utilities, green infrastructure and health with Staffordshire County Council, Highways England, Clinical Commissioning Groups and other bodies. This work has fed into the Local Plan policies, sites and Infrastructure Delivery Plan and in principle support for future joint working to consider the implications of growth in the A50.
- The need to protect the setting of the Peak District National Park with adequate policies
- Meeting development requirements across the entire District, including the Peak District National Park and neighbouring areas with shared housing market and economic relationships. The Local Plan does not meet the top of the objectively assessed need for housing delivering 320 homes per year rather than the 330 identified in the SHMA Update. Officers have been working with relevant neighbouring authorities to address this issue and an agreement has been reached with the Peak District National Park Authority for the Local Plan to make an allowance of 100 homes to be completed within the parts of the National Park that lie within the District<sup>4</sup>. However, as there remains a deficit in housing supply of 10 homes per year on average when measured against the top of the range of the objective assessed need for housing. This also applies to the unmet need for the provision of pitches for gypsies and travellers with no site taken forward in the District towards the requirements.
- Engaging in the emerging proposals for economic growth and investment through the Constellation Partnership which seeks to benefit from planned investment in HS2 at Crewe and beyond

7.32 Under the provisions of the forthcoming National Planning Policy Framework the Council has sought to negotiate “Statements of Common Ground” with relevant bodies. Such documents establish where co-operation is required and how this has been and will be undertaken. To date the following Statements of Common Ground have been prepared. Both documents have been approved by officers of the authorities involved. The statements have

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<sup>4</sup> This is based on past trends and does not relate to a development requirement for the Peak District National Park Authority.

been approved by the Portfolio Holder for Planning, Development & Property. Member approval has also been given by Newcastle-under-Lyme Borough Council for the statement that they are party to. Member approval from the other parties is currently being sought.

Statement of Common Ground with the Peak District National Park Authority

<b>Strategic matter</b>	<b>Summary of Key Outcomes</b>
<p>Working towards meeting development requirements</p> <ul style="list-style-type: none"> <li>• Housing – the provision of housing across the two local planning authority areas</li> </ul>	<p>The Staffordshire Moorlands Local Plan makes an allowance for the completion of 100 dwellings within the District but inside the Peak District National Park up to the year 2031. This is based on past trends for development and reduces the need for housing allocations within the Local Plan.</p> <p>District Council housing officers will continue to reflect National Park purposes, policies and legal mechanisms when discharging their statutory housing functions in the National Park area</p> <p>Joint commitment to share monitoring data and work together on relevant evidence gathering</p>
<p>Working towards meeting development requirements</p> <ul style="list-style-type: none"> <li>• Employment – the provision of employment across the two local planning authority areas</li> </ul>	<p>Acknowledgement that SMDC intends to fully meet the identified need for employment land and that the National Park's supply is limited by national policy constraints</p> <p>Joint commitment to share monitoring data and work together on relevant evidence gathering</p>
<p>Co-ordination of shared infrastructure</p> <ul style="list-style-type: none"> <li>• Green Infrastructure</li> </ul>	<p>The authorities will co-ordinate green infrastructure strategies and any subsequent delivery plans to ensure a consistent and complementary approach.</p> <p>In the event that Staffordshire Moorlands District Council decides to implement a Community Infrastructure Levy, the scope to include Green Infrastructure shared with the National Park Authority on its Regulation 123. "Infrastructure List" would be considered and prioritised accordingly alongside other measures required to support growth</p>
<p>The need to recognise the statutory purposes of the Peak District National Park as well as the need to protect its setting.</p>	<p>Staffordshire Moorlands District Council recognises its duty to have regard to the purposes of the National Park as specified in the Environment Act 1995</p> <p>Agreement that the Local Plan supports the purposes of the National Park and provides</p>

	<p>protection to its setting</p> <p>Commitment for consultation and engagement on planning applications which may have implications for the National Park</p>
Support for neighbourhood plans which span the boundary of the two authorities	<p>Agreement on the provision of shared support for neighbourhood plans that span the National Park boundary.</p> <p>Agreement in relation to funding and grant support for neighbourhood planning based on the distribution of population across the Peak District National Park and Staffordshire Moorlands Local Plan areas within the neighbourhood area in question</p>

Statement of Common Ground with Stoke-on-Trent City Council, Newcastle-under-Lyme Borough Council and Stafford Borough Council.

<b>Strategic matter</b>	<b>Summary of Key Outcomes</b>
<p>Working towards meeting development requirements</p> <p>Housing – the provision of housing across the four local planning authority areas</p> <p>Gypsies, Travellers and Travelling Showpeople – provision for accommodation</p>	<p>Acknowledgement that no authority is currently able to assist in addressing any unmet housing or travellers needs from neighbouring authorities</p>
<p>Employment – the provision of employment across the four local planning authority areas</p>	<p>Acknowledgement that no authority is currently able to assist in addressing any unmet employment needs from neighbouring authorities</p>
<p>Co-ordination of shared infrastructure</p> <ul style="list-style-type: none"> <li>• Green Infrastructure</li> </ul>	<p>Authorities co-ordinate green infrastructure strategies and any subsequent delivery plans to ensure a consistent and complementary approach</p>
<p>Traffic growth on A50</p>	<p>A commitment from partners to work together to work together with Highways England and Staffordshire County Council to address traffic impacts on the A50</p>
<p>Education</p>	<p>A commitment to liaise with one another and Staffordshire County Council to address matters that may arise in terms of accommodating growth and the subsequent demand for school places.</p>
<p>Green Belt –co-operation on the approach to Green Belt</p>	<p>The authorities all include areas of the North Staffordshire Green Belt.</p> <p>Green Belt release is proposed to support development in Staffordshire Moorlands</p>

	The authorities will liaise on any future Green Belt reviews that would affect shared the Green Belt boundaries in order to consider the merits of a consistent approach
Constellation Partnership – co-operation on any future joint strategy in support of the potential HS2 hub at Crewe	Emerging or future Local Plans will have regards to the Constellation Partnership’s Growth Strategy
Blythe Vale Strategic Allocation – consideration of the cross boundary implications of the allocation as identified in the proposed Staffordshire Moorlands Local Plan	Support for the allocation in the Local Plan  Commitment from partners to liaise on the implementation of the policy for the site in the Local Plan  Masterplan to be prepared which will include delivery of employment land to the south of the A50.

Representations to Local Plan Submission Version

- 7.33 The Local Plan Submission Version was published for representations relating to soundness and legal compliance on 27<sup>th</sup> February for a period of six weeks. In line with the adopted Statement of Community Involvement, the Council invited all contacts on the consultation database to submit representations by post and email with representations invited back by post, email or online.
- 7.34 559 representations regarding the Local Plan Submission Version were received. Of this number, 8 representations were submitted after the deadline along with a document in support of a representation submitted prior to the deadline. It is recommended that these late representations and details are included in the submission to the Secretary of State to allow full consideration of all feedback regarding the Local Plan Submission Version. A total of 70 representations were received regarding the Sustainability Appraisal of the Local Plan.
- 7.35 Two Consultation Analysis Reports have been prepared which summarise and analyse all of the representations received and how the consultation was undertaken for the Local Plan Submission Version and Sustainability Appraisal respectively (both available via the weblink at the end of this report). This includes summaries and recommended responses to each individual representation submitted and a breakdown of responses received to each aspect of the plan including policies and sites. Please note that due to the interactive nature of the consultation, comments for and against sites were registered to different aspects of the plan where the site in question was identified i.e. Policy H2 (Housing Allocations), a Strategic Development Site policy (where applicable) or the maps. Accordingly, summaries of comments the number of supports and objections are provided at each of these parts of the Local Plan. No petitions were received in response to the Local Plan

Submission Version. However, as reported to Council Assembly in February 2018, the Council is in receipt of petitions in response to previous rounds of consultation that relate to aspects of the Local Plan that remain within the document.

- 7.36 Many of the policies in the Local Plan Submission Version received little response. However, policies that relate to the amount of housing, the distribution of development across the District and the allocation of sites received a higher level of response. The most contentious issues raised include:
- The housing requirement is either too low or too high.
  - The Local Plan does not provide enough flexibility to support housing growth
  - The approach to infill and development around the Larger and Smaller Villages, particularly the proposal not to include boundaries for the Smaller Villages
  - Amendments sought to the distribution of housing development across the District. The Local Plan Submission Version seeks to reduce the percentage of housing in the Rural Areas to minimise Green belt release with a corresponding increase in Cheadle. Representations have called for different levels of housing growth from that proposed in different areas of the District, including the Rural Areas and Cheadle
  - The selection of proposed sites, including those with Green Belt release, with some residents objecting to sites due to concerns about their impact and landowners / developers objecting to sites whilst promoting alternative allocations (referred to as omission sites). A schedule of 41 “omission sites” and a summary of the reasoning why they are not included in the Local Plan is available to view via the weblink at the end of this report. The omission sites are distributed across the District as follows; Leek - 3, Biddulph - 8, Cheadle - 6, Rural – 24.
- 7.37 Appendix 1 of the Consultation Analysis Reports for the Local Plan and Sustainability Appraisal provides a summary of each individual representation and an officer response. Having reviewed all of the representations, including those relating to the above concerns, officers do not consider that any necessitate any further modifications to the Local Plan in relation to soundness or legal compliance. In publishing the Local Plan Submission Version in February 2018, the underlying premise was that the Council has considered it to be a sound document. Further significant changes to the document are therefore strongly discouraged at this stage since this should already have taken place during the plan preparation process. Accordingly, the recommendation that the Local Plan Submission Version as agreed for publication by the Council in February 2018 should be considered both sound and legally compliant remains.
- 7.38 Nevertheless, a number of minor “additional” modifications to the Local Plan have been identified by officers to address formatting errors or to provide further clarity regarding the intent of policy. Such modifications are not

necessary to make the Local Plan sound or legally compliant. A schedule of proposed additional modifications is available via the weblink at the end of this report. It is recommended that this list of additional modifications is included in the submission to the Secretary of State for consideration.

### Proposed Submission Version Local Plan

7.39 Given the above, it is recommended that the Council submits the Local Plan that was agreed for publication in February alongside the schedule of additional modifications to the Secretary of State for examination. A copy of the Local Plan Submission Version is provided at Appendix 1 to this report. To recap, the Local Plan Submission Version comprises of the following main elements:

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

7.40 Key proposals in terms of the level and distribution of housing and employment development in the Local Plan Submission Version include:

- An average annual housing requirement of 320 homes per annum
- A gross employment land requirement of 27 Hectares.
- The distribution of housing is as follows. Leek 30%, Biddulph 20%, Cheadle 25% and Rural Areas 25%.
- The distribution of employment is as follows: Leek 30%, Biddulph 20%, Cheadle 20%, Rural Areas 30%.
- The residual housing requirement for the District of land is for 3859 new homes to be delivered between April 2017 and March 2031 (Policy SS4)<sup>5</sup>. This takes account of the housing backlog since 2012, housing completions between 2012 and 2017 and housing commitments (homes with planning consent) as of 31 March 2017. The housing trajectory identified in Appendix 7 of the Local Plan sets out the anticipated rate of development to 2031. This is expected to be below the average annual rate of 320 homes per year until 2020/2021. The average rate of development is then projected to be above

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<sup>5</sup> As of 31 March 2017. The position as of 31 March 2018 is currently being determined to take account of completions, new and lapsed permissions.

320 per year between 2022/2023 and 2028/2029 before falling again for the final two years of the plan. This is due to the expected lead in times and build out rates for the proposed site allocations. It should be noted that in terms of housing provision, the Local Plan Submission Version is 35 dwellings below the housing requirement in Leek. However, the overall housing requirement for the District is met.

7.41 It should be noted that the housing requirement of an annual average of 320 homes per year is 10 homes per year short of the top end of the range for the objectively assessment need for housing. However, this can be justified under Paragraph 14 of the National Planning Policy Framework when the adverse impacts of meeting the full needs would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework or if specific policies in the Framework indicate that development should be restricted. In March 2017, the Council agreed to the proposed housing requirement. The reasons were:

- It fully meets demographic housing needs and helps to address the affordable housing need. It also increases the scope to provide specialist housing such as Self-Build and Custom Build
- Supports the provision of approximately 870 additional jobs up to the year 2031. This will help to set a positive economic strategy for the District in line with to Paragraph 21 of the NPPF
- With a pro-active approach to delivery taken by the Council, is “aspirational, but realistic” when considered in the context of an historic average delivery rate of 178 homes per year
- Is deliverable in terms of the supply of suitable housing land, the scope to release land from the Green Belt and infrastructure capacity
- Is consistent with the requirement agreed by the Council in 2016. The majority of sites required for this level of development were not found to give rise to significant landscape or heritage impacts, including on the setting of the Peak District National Park
- Provides a balanced range of social, economic and environmental effects as set out in the Sustainability Appraisal and is consistent with the four aims of the Corporate Plan when read as a whole

7.42 Similarly, the Local Plan Submission Version does not identify a site to accommodate the identified need for gypsies and travellers. Whilst a number of sites have been assessed during the preparation of the plan, none have found to be both suitable and available for allocation purposes. As such, the requirement for such provision will need to be considered through the planning applications process applying the criteria set out in Policy H4. Development requirements relating to employment and retail are propped to be met in full in the Submission Version Local Plan through the identification of suitable land. Following a planning approval granted in February 2018, the residual requirement is for three pitches for the period 2014 to 2019 (with an additional 2 residential pitches up to 2034).



- 7.43 Green Belt release is proposed to support development in Biddulph (approx. 255 homes and 4.99ha employment land), Werrington (approx. 75 homes) and Cheadle (approx. 35 homes and highways infrastructure). Green Belt can only be released in exceptional circumstances. The Green Belt Review identified a number of sites that could be released from the Green Belt in exceptional circumstances.
- 7.44 The Core Strategy acknowledged that some Green Belt release would be necessary to enable sufficient housing growth in Biddulph. The Local Plan Submission Version seeks to deliver Biddulph's housing requirement whilst ensuring that Green Belt release is kept to a minimum. Approximately, 255 homes are now planned in land currently designated as Green Belt in Biddulph (part of Wharf Road and Tunstall Road sites) compared to 480 in the 2016 consultation. This has been achieved by amendments to the proposed allocations with consideration given to their respective planning merits. Considering these factors collectively, it is considered that there are exceptional circumstances to release these sites from the Green Belt.
- 7.45 Housing in the Green Belt in the Rural Areas has also reduced significantly from 554 to 75 when compared with the 2016 consultation through adjustments to recommended sites and the Spatial Strategy. Green Belt release is proposed in Werrington given the residual housing requirement for the Rural Areas, the suitability and status of the proposed site as surplus public sector land and the lack of opportunities for growth within the village boundary of Werrington which is defined as a Larger Village. Considering these factors collectively, it is considered that there are exceptional circumstances to release these sites from the Green Belt.
- 7.46 Green Belt release in Cheadle is limited to the southern end of the Mobberley Farm Strategic Development Site. The land would support a new link road which would serve as access to the wider Mobberley Farm allocation which is of strategic importance to housing delivery in Cheadle. The link road may also form part of a solution to traffic constraints in Cheadle in the longer term. Given the significance of this access and associated housing delivery, it is considered that there are exceptional circumstances to release the land from the Green Belt.

## Conclusions

- 7.47 The Local Plan Submission Version is considered to be sound and legally compliant. It is therefore recommended that the Local Plan is submitted to the Secretary of State for examination. There are however risks to the plan which are considered in Section 6.8 to this report.
- 7.48 Nevertheless, it is essential that the Council seeks to adopt the Local Plan as soon as possible. The submission of the Local Plan in June would help the Council to achieve this aim and would ensure that the timetable for submission as set out in the adopted Local Development Scheme is adhered to. Ultimately, by adopting the Local Plan, the Council will:

- Demonstrate a five year housing land supply
- Have a greater ability to manage development in accordance with its own agreed policy framework and priorities
- Provide local communities, landowners and developers with greater certainty over development opportunities which will help the District to attract the investment it needs to thrive
- Reduce the risk of potential future sanctions by Government which is introducing new powers to intervene in areas without an up to date Local Plan

### Next steps

- 7.49 Subject to there being no significant changes made to the Local Plan, the next stage will be to submit the document with all of its supporting documentation and information to the Secretary of State together with the representations that have been received. At this point the Planning Inspectorate will appoint an Inspector and undertake the examination, with an examination hearings taking place normally at least 10 weeks after submission.
- 7.50 As soon as practicable after submission, the Council must also make copies of all of documentation available in accordance with the regulations, notify various consultation bodies and those who made representations and requested to be notified of the submission of the documents.
- 7.51 A Programme Officer has been identified whose task will be to organise and administer the examination under the direction and guidance of the Inspector. This person acts independently of the Council and reports only to the Inspector. The Programme Officer will liaise with those making representations to ensure that they are kept fully engaged in the examination process.
- 7.52 The Inspector will make an initial assessment of the Local Plan once it has been submitted for examination. Where any major concerns are identified, in relation to the duty to cooperate, other procedural requirements or the soundness of the plan, the Inspector will write to the local planning authority setting these out. Where the issues cannot be addressed through correspondence the Inspector may arrange for an exploratory meeting to take place.
- 7.53 If the Inspector considers that the local planning authority has not met the duty to cooperate or other procedural requirements then the Inspector may suggest that the plan is withdrawn to allow these issues to be rectified. Where the Inspector has significant concerns about the soundness of a submitted plan, they may also suggest that the plan is withdrawn, but exceptionally may also suspend the examination process to give the local planning authority time to undertake further

work to address the issues raised.

7.54 Following the examination the Inspector will issue a report. If asked to do so by the local planning authority the Inspector can recommend 'main modifications' (changes that materially affect the policies) to make a submitted Local Plan sound and legally compliant.

7.55 The following dates are set out in the adopted Local Development Scheme for the next stages in the process. It should be noted that the dates for the examination and beyond are dependent on the Planning Inspectorate's timetable and not within the Council's direct control:

- Council to consider submission of Local Plan – June 2018
- Submission of Local Plan – June 2018
- Examination – September/October 2018
- Adoption – March/April 2019

Dai Lerner  
**Executive Director - Place**

<b>Web Links and Background Papers</b>	<b>Location</b>	<b>Contact details</b>
National Planning Policy Framework, National Policy for Travellers Sites and Planning Practice Guidance: <a href="http://planningguidance.communities.gov.uk/">http://planningguidance.communities.gov.uk/</a>	Regeneration Services Moorlands House, Leek	<u>Mark James</u> <b>Senior Regeneration Officer (Planning Policy)</b> Tel: 01538 395400 ext. 3643
Local Plan evidence base: <a href="https://www.staffsmoorlands.gov.uk/article/1163/Evidence-base">https://www.staffsmoorlands.gov.uk/article/1163/Evidence-base</a>		
Consultation Analysis Report for Local Plan Submission Version, Consultation Analysis Report for Sustainability Appraisal, Schedule of Proposed Additional Modifications to the Local Plan, Schedule of Omission Sites, Schedule of Late Representations, Sustainability Appraisal (June 2018), Equalities Impact Assessment (June 2018), Habitat Regulations Assessment Addendum: <a href="https://www.staffsmoorlands.gov.uk/article/3727/Submission-of-Local-">https://www.staffsmoorlands.gov.uk/article/3727/Submission-of-Local-</a>		

[Plan-to-Secretary-of-State-Report--  
-Supporting-Documents](#)

Local Development Scheme:  
[https://www.staffsmoorlands.gov.uk  
/article/3488/Local-Development-  
Scheme](https://www.staffsmoorlands.gov.uk/article/3488/Local-Development-Scheme)

Statement of Community  
Involvement:  
[https://www.staffsmoorlands.gov.uk  
/article/1165/Statement-of-  
Community-Involvement-SCI](https://www.staffsmoorlands.gov.uk/article/1165/Statement-of-Community-Involvement-SCI)

Previous Local Plan consultations  
and supporting evidence,  
[http://staffsmoorlands-  
consult.objective.co.uk/portal/local  
plan/](http://staffsmoorlands-consult.objective.co.uk/portal/local-plan/)



# Staffordshire Moorlands Local Plan

Submission Version  
February 2018



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## Introduction and background



## 1 Introduction and background

### The Local Plan

**1.1** The Staffordshire Moorlands Local Plan is a District wide development plan which replaces the Staffordshire Moorlands Core Strategy, Biddulph Area Action Plan (AAP) and previous Local Plan to provide a framework for delivering development for the period 2016 to 2031.

**1.2** The Local Plan sets out the development strategy, strategic and development management policies and land designations for the District. It influences how and where the Staffordshire Moorlands will develop in the future. It sets out what the District Council would like to achieve in each of the main towns and the rural areas outside the Peak District National Park. The Local Plan also provides the framework for future detailed guidance to supplement the policies.

**1.3** The Local Plan covers only that part of the District for which the Council has responsibility as a local planning authority. It therefore excludes the Peak District National Park which is covered by a separate policy framework prepared by the Peak District National Park Authority.

This Local Plan comprises of the following:

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

## The Core Strategy

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

**1.5** This Submission Version Local Plan is the (final draft) review of the Core Strategy and its policies. Once the new Local Plan has been through examination and is adopted, it will supersede the Core Strategy.

## Statutory Period for Representations on the Submission Version Local Plan

**1.6** This is a statutory stage in the Local Plan process where the Council publishes its final draft of the Local Plan, the 'Submission Version' and invites comments on the soundness and legal compliance of its content during a 6 week period. All representations received at this stage will be forwarded on to the Secretary of State alongside the Submission Version Local Plan. The 'submission' of these (and other relevant) documents is anticipated to take place in June 2018. Objectors will have the right to be heard at an examination in public either in writing (written representations) or verbally at a hearing session conducted by an independent inspector appointed by the Secretary of State. Both methods carry equal weight. It is anticipated that the examination will begin in September 2018.

**1.7** This statutory period for representations is the final stage of consultation following:

- **Site Options** consultation held between July and September 2015. Over 5500 responses were received regarding site and boundary options for housing, employment, mixed-use, open space, town centres, retail frontages, settlement boundaries and infill. Views were also sought on policy matters and potential changes to the Statement of Community Involvement (SCI). An updated SCI was adopted by the Council on 13th April 2016.
- **Preferred Options Sites and Boundaries** consultation held between April and June 2016. Over 8600 responses were received. Analysis of the consultation responses has informed the content of this consultation and updates to the evidence base.
- **Preferred Options** consultation held between July and September 2017. Over 2600 responses were received. Analysis of the consultation responses has informed the content of the Submission Version document and updates to the evidence base.

## Evidence Base

**1.8** 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) and Update (2017)
- Employment Land Study (2014) and Update (2017)
- Updated Gypsy and Traveller Needs Assessment (2015)
- Retail Study (2013)
- Retail Impact Assessment Thresholds Review (2017)
- Level 1 Strategic Flood Risk Assessment Update (SFRA) (2015)
- Ecological Studies (2015, 2016 and 2017)
- Cheadle Town Centre Transport Study (2015) and Phase 2 Assessment (2017)
- Green Belt Review (2015) and Updates (2016 and 2017)
- Strategic Housing Land Availability Assessment (SHLAA) (2015)
- Green Infrastructure Strategy (2017)
- Open Space Update Report and Standards Paper (2017)
- Playing Pitch Strategy (2017)
- Development Capacity, Viability and Community Infrastructure Levy Study (2018)
- Infrastructure Delivery Plan (2018)
- Habitats Regulations Assessment of Submission Version Local Plan (2018)
- Landscape, Local Green Space and Heritage Impact Assessment (2016 and 2017)

**1.9** Evidence base studies that informed the Core Strategy and which are still of relevance to the Local Plan include:

- Development Capacity Study (2008/9, and update 2010/11)
- Landscape & Settlement Character Appraisal (2008)
- Renewable Energy/Low Carbon Energy Study (2010)
- Tourism Study (2011)
- Ecological Surveys (2010/11)
- Historic Environment Character Assessment: Staffordshire Moorlands (2010)

**1.10** These documents are available to view on the Council's evidence base webpage:

**1.11** [www.staffsmoorlands.gov.uk/article/1063/Evidence-base](http://www.staffsmoorlands.gov.uk/article/1063/Evidence-base)

## The Development Plan

**1.12** Once adopted, the new Local Plan will form part of the statutory Development Plan setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. Decisions on planning applications are required to be made in accordance with the Development Plan unless material considerations indicate otherwise. The material considerations could include national planning policy or significant local issues that have arisen since the Development Plan was prepared.

**1.13** Whilst the Local Plan provides numerous individual policies on a wide range of planning matters, the Development Plan should be read as a whole during the consideration of planning applications.

**1.14** Following the adoption of the new Local Plan, the statutory Development Plan for the Staffordshire Moorlands outside of the Peak District National Park will consist of:

- Adopted Staffordshire Moorlands Local Plan
- Minerals Local Plan for Staffordshire (2015-2030)
- Staffordshire and Stoke-on-Trent Waste Local Plan (2010 to 2026)
- Any "made" Neighbourhood Plans

## Waste and Minerals

**1.15** Staffordshire County Council is responsible for waste and minerals plan preparation in Staffordshire, excluding the Peak District National Park. Waste and minerals planning applications in the District (excluding the Peak District National Park) are also determined by Staffordshire County Council.

**1.16** As such, within the plan area the issue of minerals is covered by the Minerals Local Plan for Staffordshire, and waste matters by the Staffordshire and Stoke-on-Trent Waste Local Plan.

**1.17** The policies in those two plans also form part of the development plan for Staffordshire Moorlands and should be taken into account during the consideration of development proposals. Any successor documents would also form part of the Development Plan.

**1.18** The NPPF also sets out policy in respect of minerals and waste to ensure that minerals of local and national importance are not needlessly sterilised by non-mineral development and that waste is appropriately managed. It also requires the prior extraction of minerals to be considered in these areas where practicable and feasible, if it is necessary for non-mineral development to take place.

## Neighbourhood planning

**1.19** Neighbourhood Plans were introduced through the Localism Act in 2011 and the Neighbourhood Planning Regulations (as amended) have been in place since April 2012. Neighbourhood planning enables members of a local community to take forward planning

proposals for the area in which they live. Neighbourhood Plans are voluntary local planning policy documents that are written and developed by a community, usually led by a town or parish council.

**1.20** In areas without a town or parish council, a Neighbourhood Forum can be established to prepare a plan. Once a neighbourhood plan is adopted, it will form part of the Development Plan for Staffordshire Moorlands. This means that it will become a major consideration during the determination of planning applications.

**1.21** Neighbourhood plans prepared in the Staffordshire Moorlands Local Plan area should be in general conformity with the strategic policies of the Local Plan and the National Planning Policy Framework. Strategic policies are those which are essential to delivering the overall planning and development strategy for the District, such as those that set out the number of homes that should be built. Neighbourhood Plans cannot therefore plan for less development than is required by the Local Plan. However, they may be used to plan for additional growth, identify sites for development or protection, or provide guidance on matters such as design.

**1.22** There are currently six "Neighbourhood Areas" in which Neighbourhood Plans are being prepared in the District:

- Biddulph
- Brown Edge
- Checkley
- Leekfrith
- Draycott-in-the-Moors
- Rushton

**1.23** Two other areas have expressed an interest in producing a Neighbourhood Plan and are due to formalise their neighbourhood areas. They are Forsbrook and Leek.

### **Peak District National Park**

**1.24** The Peak District National Park Authority is the planning authority with responsibility for plans and proposals within the National Park. The Peak District National Park Core Strategy was adopted in 2011. It provides the spatial strategy and strategic policies for the National Park up to the year 2026. A Development Management Policies Development Plan Document for the Peak District National Park is under preparation.

### **Policy Context**

#### **Integration of policy, plans and strategies**

##### National Planning Policy Framework



**1.25** Local Plans must be consistent with Government policy. The National Planning Policy Framework (NPPF) sets out Government policy regarding planning matters. Paragraph 14 of the NPPF is a critical element of national planning policy in relation to Local Plans. It states that:

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

For plan-making this means that:

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

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

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

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

**1.28** The Government's detailed planning policy in relation to travellers is set out in separate document - "Planning policy for traveller sites".

**1.29** In preparing this Local Plan, consideration has also been given to other new or emerging policies and regulations, including; the Housing and Planning Act 2016, the Self-Build and Custom House Building Act 2015 and associated Regulations (2016), the Town and Country Planning (Brownfield Land Register) Regulations 2017, Town and Country Planning (Permission in Principle) Order 2017, Neighbourhood Planning Act 2017 and the Housing White paper published in February 2017.

**1.30** The Housing White Paper published in February 2017 sets out a number of potential policy changes and information relating to the provision of housing, design and Green Belt amongst others. However, the final outcome of consultation on the White Paper is awaited. The Self-Build and Custom House Building Act 2015 and associated Regulations (2016) introduced a new requirement for the District Council to maintain a register of individuals and associations of individuals who are seeking to acquire a plot of land to provide their own home. Councils are then required to have regard to the register in carrying out their planning and regeneration functions. The Regulations require that sufficient land is granted planning consent to meet the demand on the register within three years.

**1.31** The Town and Country Planning (Brownfield Land Register) Regulations 2017 make provisions for Councils to maintain a register of brownfield sites that are suitable for residential development irrespective of their planning status. The District Council's register was published in December 2017 and can be found on its website. Sites identified in Local Plans may be included on the register alongside others that are considered suitable for development. Permission in Principle (PiP) may then be granted for some sites on the register.

**1.32** The Local Plan has a key role in providing a spatial dimension for many other strategies and helping in their co-ordination and delivery throughout the Local Planning Authority area. The Local Plan must also accord with national policy and relevant legislation. This section summarises the main strategies and policy influences, which have both directed the approach taken in the Local Plan, and which in turn the Local Plan will help to deliver and potentially shape. These include the Local Transport Plan, Sustainable Community Strategy, Stoke and Staffordshire Local Enterprise Partnership Strategic Economic Plan, the Council's own Corporate Plan and the emerging work of the Constellation Partnership.

#### Local Transport Plan

**1.33** A Local Transport Plan was published in 2011 that sets out the transport objectives for Staffordshire. Integrated Transport Strategies have also been produced that outline local transport priorities at a District level and are regularly reviewed to support the Local Plan process and the Stoke-on-Trent and Staffordshire Local Enterprise Partnership (LEP).

**1.34** An Integrated Transport Strategy for Staffordshire Moorlands was published in 2013 to support the Core Strategy Development Plan Document, 2014. The Strategy has been revised to support the Local Plan.

#### Sustainable Community Strategy

**1.35** The Sustainable Community Strategy sets a long-term vision and plan for bringing about a sustainable improvement in the social, economic and environmental conditions of Staffordshire Moorlands. It brings together the needs, interests and aspirations of the community of Staffordshire Moorlands. The latest Sustainable Community Strategy (2007–2020) sets out the following key outcomes:

- Children and young people
- Stronger, safer communities
- Older people and adults at risk of exclusion
- Economic regeneration
- Environment and climate change

**1.36** The Council developed the Core Strategy in tandem with the development of the Sustainable Community Strategy through the Moorlands Together Local Strategic Partnership. In order to ensure that the Core Strategy was completely aligned with the Sustainable Community Strategy early public consultation on the Core Strategy and Sustainable Community Strategy was undertaken as a single exercise – such that both draw on the same information about community priorities and the same set of local data.

**1.37** ‘Shaping the Future of Staffordshire 2005 – 2020’ – The Sustainable Strategy for the County focuses on six key priorities:

- enhancing the voice and profile of Staffordshire;
- developing strong and rural communities;
- integrating and sustaining transport; improving health and social care;
- supporting the growth of the local economy and encouraging prosperity; and
- sharing data and information.

### **1.38** Corporate Plan

**1.39** The Council’s Corporate Plan sets out the key aspirations of the Council for improving services for Staffordshire Moorlands. The 2017-2019 Corporate Plan identifies the following aims. All Aims are of particular relevance to the Local Plan:

- Aim 1 - To help create a safer and healthier environment for our communities to live and work
- Aim 2 - To meet our financial challenges and provide value for money
- Aim 3 - To help create a strong economy by supporting further regeneration of towns and villages
- Aim 4: To protect and improve the environment

### Stoke and Staffordshire Local Enterprise Partnership Strategic Economic Plan

**1.40** The Local Enterprise Partnership is comprised of business and local government representatives that help to determine the economic and investment priorities for Stoke and Staffordshire. Their Strategic Economic Plan sets out five central goals for the period up to 2030 which are:

- A Core City - planned growth of the conurbation with Stoke-on-Trent acting as key driver
- Connected County - to build on our central location and connectivity to deliver the right blend of employment sites and infrastructure to support business growth and meet labour market needs
- Competitive Urban Centres - to significantly enhance growth opportunities from an attractive and thriving city of Stoke-on-Trent city and other towns across Staffordshire where people are eager to live, work and enjoy themselves
- Sector Growth - ensure globally competitive innovation, investment and enterprise– led expansion in large & small businesses across our priority sectors
- Skilled Workforce - to develop a modern and flexible skills to meet the needs of our growth sectors

### Constellation Partnership

**1.41** The Constellation Partnership is a grouping of local authorities and Local Enterprise Partnerships in Cheshire and north Staffordshire that have come together to maximise the potential benefits to the area arising from the proposed HS2 Hub Station at Crewe and related economic growth opportunities up to the year 2040. Land at Blythe Vale has been identified by the Partnership as an investment opportunity. Whilst a strategy has yet to be published, the Local Plan will seek to provide support to this initiative insofar as it relates to the timescales for the Local Plan up to the year 2031.

### **Duty to Co-operate**

**1.42** Many social, environmental and economic issues can only be effectively addressed at a larger than local scale. This is because people and businesses do not confine their activities to one council area - for example, employees may live in one area and work in another; and a retail development may attract customers from across a wide catchment area. Similarly from an environmental perspective - surface water run-off in one location may present a flooding hazard to communities further 'downstream'; and water and air pollution may have a damaging impact on environmental assets some distance away.

**1.43** In order to address such strategic planning issues in the absence of a regional planning function, Section 110 of the Localism Act set out a "duty to co-operate". This duty applies to all local planning authorities in England and to a number of other public bodies. The duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council

- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies “engage constructively, actively and on an ongoing basis’ to develop strategic policies;
- requires councils to consider joint approaches to plan making

**1.44** Paragraph 156 of the National Planning Policy Framework (NPPF) sets out the strategic issues where co-operation might be appropriate. Paragraph 179 of the NPPF requires councils to work together to address strategic priorities across boundaries and development requirements which cannot be wholly met within their own areas.

**1.45** To date, in order to satisfy the duty to co-operate, Staffordshire Moorlands District Council has engaged authorities including Staffordshire County Council, Stoke-on-Trent City Council, Newcastle-under-Lyme Borough Council, Stafford Borough Council, the Peak District National Park Authority, Cheshire East Council, High Peak District Council, Derbyshire Dales District Council and East Staffordshire Council. Strategic issues that have been identified to date include:

- The provision of suitable supporting infrastructure for planned growth, including transport, education, utilities, green infrastructure and health with Staffordshire County Council, Highways England, Clinical Commissioning Groups and other bodies
- The need to protect the setting of the Peak District National Park
- Meeting development requirements across the entire District, including the Peak District National Park and neighbouring areas with shared housing market and economic relationships
- Engaging in the emerging proposals for economic growth and investment through the Constellation Partnership

**1.46** The Duty to Co-operate Statement which accompanies the Local Plan provides more details on how the Council has co-operated to date, outcomes and arrangements for future collaboration.

### **Sustainability and Equalities**

**1.47** This Local Plan Submission Version document is supported by a Sustainability Appraisal. The appraisal has helped to inform the content of the Local Plan. The Sustainability Appraisal itself is also subject to public consultation alongside the Local Plan. If you wish to read and comment on the Sustainability Appraisal, you may find further details at Council offices and online: [www.staffsmoorlands.gov.uk/localplan](http://www.staffsmoorlands.gov.uk/localplan)

**1.48** An Equalities Impact Assessment has also been undertaken to consider how the Local Plan may impact upon different groups within the community. A Habitats Regulations Assessment is has also been prepared. With the recommended mitigation measures, the report concludes that the Submission Local Plan will not result in adverse effects on European sites, both alone and in combination with growth in neighbouring areas. These documents are also available to view at Council offices and on the Council's website.

## How to respond



## 2 How to respond

**2.1** This is a statutory stage in the Local Plan process where the Council publishes its final draft of the Local Plan, the 'Submission Version' and invites comments on the soundness and legal compliance of its content during a 6 week period. All representations received at this stage will be forwarded on to the Secretary of State alongside the Submission Version Local Plan. The 'submission' of these (and other relevant) documents is anticipated to take place in June 2018. Objectors will have the right to be heard at an examination in public either in writing (written representations) or verbally at a hearing session conducted by an independent inspector appointed by the Secretary of State. Both methods carry equal weight. It is anticipated that the examination will begin in September 2018.

**2.2** We **must** receive your representations on the Submission Version Local Plan by **5pm on Wednesday 11th April 2018.**

**2.3** If you would like to make representations, please use the Council's 'representations form' which can be completed online, sent by email or posted as follows:

- Online on the Local Plan consultation website: [www.staffsmoorlands.gov.uk/localplan](http://www.staffsmoorlands.gov.uk/localplan)
- Email to [forward.plans@staffsmoorlands.gov.uk](mailto:forward.plans@staffsmoorlands.gov.uk)
- Post to the address given below

**2.4** The submission of comments online or by email is considered to be the most efficient means of responding. Use of the consultation website provides several benefits and enables consultees to:

- Read the Local Plan and supporting information online.
- Submit comments online (registration required).
- Read all comments submitted by other consultees.

**2.5** To respond by e-mail, a form can be downloaded from the web address below, completed electronically and returned to us by e-mail at:

- [forward.plans@staffsmoorlands.gov.uk](mailto:forward.plans@staffsmoorlands.gov.uk)

**2.6** Alternatively, paper forms can be collected from Council offices and libraries, (or downloaded from the web address above), completed by hand and returned by post to:

- Regeneration, Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ.

Please note: details of consultees registered on the consultation website and all respondents to the consultation will be added to our Local Plan contact list and will receive notification of future consultations.

All comments and the name of the individual or organisation responsible for them will be made available to view on the public consultation website. All representations may also be viewed at Council offices.

Consultation responses and associated information will be handled in accordance with the Data Protection Act.

### Next steps

**2.7** The timescales for key stages of the Local Plan from this publication of the Submission Version Local Plan stage onwards are set out below:

- Local Plan Submission Version published and statutory period for representations (current stage) - 27th February to 11th April 2018
- Submission of Local Plan to Secretary of State - June 2018
- Examination - anticipated to start in September 2018
- Adoption - anticipated in Spring 2019

**2.8** It should be noted that once the plan has been submitted, the timetable is set by the Planning Inspectorate and is out of the Council's control which is why the examination and adoption timescales can only be estimated.



## A Portrait of Staffordshire Moorlands



### 3 A Portrait of Staffordshire Moorlands

## Location of the Staffordshire Moorlands



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 District boundary

**3.1** Staffordshire Moorlands is in north east Staffordshire, bordered by Cheshire to the north-west, Derbyshire to the east and Stoke-on-Trent to the south-west. The district covers an area of 57,624 hectares and has a population of 97,106 (2011 Census). Around 54% of the population is based in the three towns of Leek, Biddulph and Cheadle; around 22% of the population lives in the larger settlements of Cheddleton, Endon, Werrington & Cellarhead and Blythe Bridge, located in the west of the district. The remainder are divided among 34 rural parishes.

**3.2** A third of the district lies inside the Peak Park - the Peak District National Park Authority represents the special interests of this Park. Of the remainder of the Moorlands, around 30 per cent is designated as Green Belt. The district has close links to parts of Cheshire, as well as to the city of Stoke-on-Trent, which exerts a strong influence on the west of the district in particular, and provides significant employment opportunities and services for many people in the district.

**3.3** Between 1991 and 2001 Staffordshire Moorlands recorded a decline in population, although this was primarily driven by natural change as a result of falling birth rates. Since 2001 the District has continued to experience negative natural change, but has made up for this with positive net migration resulting in a steady increase in population.

**3.4** The Strategic Housing Market Assessment (2014) concluded that the District does not form a self contained housing market area and that cross boundary relationships are shared with Stoke-on-Trent in particular.

**3.5** There are approximately 43,585 houses in the District (2011 Census). According to the 2011 Census approx 80% of households owned their own home. As of October 2012, there was a total of 1,982 vacant dwellings in Staffordshire Moorlands, representing 4.6% of the total stock. Of these dwellings, 842 had been vacant for longer than 6 months.

**3.6** The average household size is currently estimated to be 2.38 persons per household. The predominant type of housing in Staffordshire Moorlands is detached (40%) - the level of terraced stock is particularly low at 16.6%, against a regional level of 23.9%. The proportion of social rented households and private-rented households in Staffordshire Moorlands is also low in comparison with the average for Staffordshire or England.

**3.7** The Council transferred its Local Authority housing stock to Moorlands Housing in 2001, with a stock base of around 3,700 properties principally located in the Leek, Cheadle and Biddulph areas.

**3.8** The District experienced rapid house price growth from 2001 to 2007. After falling and stagnant prices during and after the recession, house prices began to rise again. However, as of 2015, average (median) house prices remain low in the District (£153,750) when compared to Staffordshire (£162,000) and England (£212,000). Houses prices within the District are also variable with the Rural Areas experiencing higher average house prices than in Leek, Biddulph or Cheadle.

**3.9** In terms of the local economy, the public administration, education & health sectors are well represented and provide a larger proportion of employment than regional and national rates. Other key sectors of employment are distribution, hotels & restaurants and manufacturing. Manufacturing in particular is over-represented in comparison with regional and national levels and has experienced a much slower rate of decline than the West Midlands average. A third of the District lies in the Peak District National Park. Approximately 11% of Peak District National Park residents live in the Staffordshire Moorlands authority boundary.

**3.10** Employment sites are almost at full capacity and there are a number of nationally significant businesses, including JCB and Alton Towers. However, there is a lack of good quality small to medium-sized industrial premises, which is suppressing demand. In particular, the limited level of development in recent years has restricted the availability of sites for local businesses to expand.

**3.11** Whilst there is the continued presence of large nationally recognised employers, the business structure of Staffordshire Moorlands is dominated by micro and small businesses of between 1 and 10 employees which collectively accounted for over 92 per cent of all businesses in 2016.

**3.12** As with elsewhere across the country, Staffordshire Moorlands has been experiencing rapid economic change, moving away from the traditional industries of agriculture, textiles/manufacturing, and coal mining towards service sector businesses such as finance, retailing, tourism, leisure and the knowledge economy. The District's workforce is seeing a trend towards growth amongst managers and senior officials and increases in the professional class.

**3.13** Economic activity rates in the District (84.2%) are higher than national (77.8%) and regional averages (75.4%). <sup>(1)</sup> Whilst this is a positive sign, average weekly pay for jobs available in the District is low (£486.2) when compared to the West Midlands (£510.20) or Great Britain (£540.20). <sup>(2)</sup>

**3.14** In terms of quality of life, the District is ranked 203 out of 326 Districts in England in the 2015 Index of Multiple Deprivation. Levels of deprivation are higher in certain areas of the District including Biddulph East area, a former coal board housing estate that suffers from a range of socio-economic and environmental deprivation problems and within Leek North and Cheadle North East areas.

**3.15** There are strong 'cross-border' workforce links with the Stoke conurbation (about 15.4% of daily work-journeys into the Moorlands are from the conurbation and about 26.8% of the Moorlands resident workforce work in the conurbation). The District also has high car use and low public transport use. There is only one railway station in the District, at Blythe Bridge in the south-west of the District on the Crewe-Stoke-Derby line. The overall rate for all walk-to work journeys is only 0.56% (into/within/out of the Moorlands). However the equivalent figure for those who work in the Moorlands (which includes those who already live in the Moorlands) is significantly higher, at 13.08%.

**3.16** In terms of health and wellbeing, the District has the highest levels of death from respiratory disease (chronic obstructive pulmonary disease, asthma) and prevalence of respiratory disease in the county, but the lowest levels of air pollution. This is consistent with an older population and population projections suggest that between 2012 to 2021 the number of residents aged 65 years older will have increased by 22.3%. The Staffordshire Moorlands also has some of the highest levels of physical inactivity among the Staffordshire districts, 65% of all adults having excess weight, 24.4% of children aged 5 also have excess weight, and 30% of children aged 10. The District also has high levels of severe mental health issues with highest levels of deprivation linked to geographic access.

**3.17** The landscape and historic environment of the District is highly valued by both residents and visitors and contains a large and particularly rich stock of protected assets, reflected in the number of formal designations. There are extensive protected environments (SSSIs, Special Conservation Areas) distributed across the District and particularly within the Peak District National Park boundary. The District (outside the Peak District) also includes 967 Listed buildings and structures, 117 Scheduled Monuments and 16 Conservation Areas. The Staffordshire Moorlands district is located within the southern uplands and foothills of the Pennines and is crossed by the valley of the River Churnet. Although the plan area lies outside the Peak District National Park, it contains a number of villages and towns whose present-day picturesque qualities belie an often industrial past based on iron and brass production in the Churnet Valley; silk and tape manufacture in Leek, Cheadle and the Teans and coal mining in Biddulph. As such, despite a number of successful conversions of former mill buildings, many remain empty or underused and at risk. The plan area's rural hinterland was once prosperous, as is evident by the number and quality of the historic farmsteads. Unfortunately, these have fallen on harder times and many now are in need of repair or a more intensive use.

**3.18** The landscape is characterised by attractive countryside comprising of farmland, extensive woodland areas, natural grassland and moors interspersed by distinctive settlements. The rural heritage of the District (historic farm buildings, archaeological sites, parkland, historic landscape character) is also highly significant. There are currently 2 parklands included within the Historic England Register of Parks and Gardens and numerous other notable parklands. The Canal & River Trust own and operate some 17km of the Caldon Canal, together with 4km of the Leek Branch of the Caldon Canal and also Rudyard Lake, which is a reservoir providing a water supply for the canal. The canal network forms an important part of the industrial heritage of the area.

**3.19** Community life is a strong and distinctive feature of Staffordshire Moorlands. People identify closely with their towns, neighbourhoods and villages. Pride in local communities is high, leading to a rich pattern of community activities and organisations. Local parish councils, voluntary and community groups play a vital part in maintaining this special characteristic of the district.

Leek (pop. 20,768) is the principal town in the District with a large range of facilities. It stands below the open moorland of the Peak District and serves a wide rural area, yet it lies only 10 miles east of the North Staffordshire conurbation. It is a traditional market town with a large number of listed buildings and a strong sense of identity and has become a recognised national centre for antiques and fine arts. The town has an industrial heritage with a large number of former textile mills and streets of pre-1919 terraced housing

Biddulph (pop. 19,892 including Biddulph Moor) is a former mining town that lies in the north west corner of the Staffordshire Moorlands District and it is near to the boundary with Cheshire and abuts the North Staffordshire conurbation to the South. It serves a much more constrained area to the west of the District with strong cross-boundary linkages, particularly with the conurbation. The building of a new by-pass has opened up opportunities for new development and regeneration. The area has issues relating

to former National Coal Board housing and low demand in the east of the town. Biddulph is home to the celebrated Biddulph Grange Gardens, the best surviving example of an ornamental Victorian garden.

Cheadle (pop. 12,165) is the smallest town, located 10 miles south east of Leek and 10 miles west of the north Staffordshire conurbation and serving a more limited catchment area. Cheadle has suffered from under-investment and a poor infrastructure and its town centre has declined in recent years but a successful Heritage Economic Regeneration Scheme has led to some improvements. Whilst the town has some notable buildings, including the precious asset of St. Giles' RC Church, one of the finest works of the celebrated Victorian architect A W Pugin, the majority of its houses have been built since the First World War. Cheadle is only 4 miles from the A50 [T] Stoke to Derby road that links the M1 and M6 motorways.

## The Challenges



## 4 The Challenges

**4.1** Staffordshire Moorlands is an area of great diversity and opportunity which faces a number of significant challenges, both from external influences and pressures at a global, national and regional level and from changes occurring at a more local level. These will drive the changes that are going to be necessary to bring about a sustainable improvement in the social, economic and environmental conditions of the District. The following summary of the challenges and the related issues are those which were identified in the Core Strategy and any subsequent issues arising from the evidence base, the consultations we have undertaken, the various information and monitoring sources and the requirements of various key bodies and organisations.

### **Accommodating and delivering growth**

- Need to meet the development requirements for the District, including housing and employment
- Need to ensure sufficient land identified for development needs is deliverable and can help to address historic under delivery
- Importance of working in partnership with other organisations and groups to deliver this growth and the necessary infrastructure improvements.

### **Strengthening the District's wider role**

- Major strengths of Staffordshire Moorlands are the quality of its rural landscape with its proximity to the Peak District National Park and the quality of its market towns and villages which offer a highly regarded quality of life.
- Tourism is identified as one of the key areas where the District can have a major role to help bring more people in and diversify its economy.
- Need to strengthen connections with service providers and ensure better accessibility by road and public transport to and from our towns, villages, visitor destinations and strategic infrastructure
- District's role with the Peak District is particularly important – relieving the pressure of tourism, limiting impact on landscape and protecting sites of value.
- Potential threats from the growth of other centres, undermining the role of local centres and placing pressure on transport links.
- Supporting wider economic initiatives and strategies including the Local Enterprise Partnership's Strategic Economic Plan and the Constellation Partnership.



### **Creating healthy, sustainable communities**

- Need to maintain and improve the quality and diversity of the District's communities by ensuring accessibility to services and determining the best pattern of provision and distribution of development across the District, which is sustainable, reflects the role of the different settlements and is not compromised by inadequate availability of infrastructure.
- Need to support the quality of community life through partnership working – improving community safety, tackling health inequalities, social isolation, reducing the fear of crime, encouraging community cohesion, and tackling deprivation and inequalities.
- Need to improve provision and accessibility to health and education services and facilities.
- Need to increase physical activity and encourage active travel across all age groups and address the under-provision or poor quality provision of sport and recreational facilities and open space.

### **Adapting to changes in population structure**

- Significant rise in older persons requires a better understanding of the aspirations and needs of people aged 60 and over, providing opportunities for people to work beyond the traditional retirement age and meeting changing housing needs. Need to develop services which maintain people's social contact and independence, reduce social isolation and encourage physical activity and active travel.
- Decline in numbers of younger people and families is a major concern, particularly the rural areas where communities are ageing. Requires more investment in children and young people in terms of raising aspirations and educational attainment, improving access to services and recreational opportunities, providing affordable housing for future generations and providing appropriate local employment opportunities.
- Unless sufficient new housing is delivered to attract people of working age to the District, a projected decline in the working age population will have a detrimental impact on the local economy by restricting the supply of labour leading to a decline in businesses and the number of jobs in the District.

### **Improving the housing market**

- There is a high need for affordable housing (224 to 432 per year) that is unlikely to be fully delivered through developer contributions alone

- There is a need to re-balance the housing stock away from smaller terraced properties towards better quality, aspirational properties to reduce the levels of net out-migration to neighbouring areas. There is also a need for accommodation to support a growing elderly population
- Need to support a diverse range of housing needs, including self and custom build and Starter Homes

### **Fostering business growth and economic sustainability**

- Threats to the economy from a constrained labour force, the loss of existing employment sites due to closures, restructuring and pressure for redevelopment for other uses, especially housing.
- Need to support existing major employers whilst developing policies to diversify the economic base by making sites available for modern employment facilities.
- There is an identified lack of good quality modern premises and smaller sized units available for immediate take up and a significant under-representation of high quality office locations.
- Service sector is seen as the main driver for economic growth with an opportunity to capitalise on the growth of the 'experience economy' – tourism, leisure and retail - in particular developing the District's tourism role.
- To support economic growth there is a continuing need to ensure the provision of relevant employment skills, training and support to retain and develop local workforce.

### **Creating thriving, distinctive market towns**

- Vitality and viability of town centres facing challenges associated with ever changing retail trends such as online shopping
- Biddulph and Cheadle catchment areas are not using the town for their main shopping and instead are choosing to shop outside the District, particularly for comparison shopping. Whilst there is some leakage of expenditure from Leek, the town centre performs relatively well in comparison
- A need for an additional centrally located convenience retail store in Biddulph has been identified to support the town centre

### **Tackling social exclusion and economic decline in the rural areas**

- Economic development needs to recognise the contribution which the rural areas can make to the District's economy with a major role for tourism in terms of providing opportunities for jobs, attracting investment and bringing in wealth.
- The dispersed rural settlement pattern in the District means that accessibility to services and infrastructure is often limited
- There is often limited scope to accommodate significant new development in the rural areas due to the sustainability of sites
- The need for affordable housing is particularly critical to encourage young and/or smaller households to remain in the rural settlements but smaller sites and higher land values can make their delivery difficult
- There is a need to exploit opportunities arising from the closure of major developed areas in the countryside.

### **Protecting and enhancing the distinctive quality of the environment**

- Whilst continuing to protect, manage and enhance the quality of the District's physical, natural and historic environment including its biodiversity is crucial, there is also opportunity to capitalise on the built and natural assets of the District and its heritage to maximise the quality of life for local residents, attract new investment and achieve economic benefits through tourism.
- The built heritage of the plan area is rich and varied - containing a valuable resource of surviving high quality vernacular and industrial architecture. Whilst this resource has escaped the alterations and interventions typically found elsewhere, they often, today, suffer from underuse and dereliction. In response to this, there is a need for the plan to create a more sustainable local economy that can better support its built heritage.
- Need to enhance and protect Green Infrastructure
- There is potential to raise the quality of new development still further, and to ensure that it contributes more significantly to meeting local distinctiveness, sustainability objectives and to health improvement/increasing levels of physical activity (through Active Design).
- There is also a need to make better use of existing buildings which are of value and add to the character of settlements
- The setting of the District's settlements is important – the landscape provides an important edge to the urban area and defines their character. There are also important areas of open space and Local Green Space within settlements which need to be retained
- The close physical relationship of the District with the Peak District requires special attention to development which may impact on its setting, landscape and areas of value.

### **Tackling climate change**

- Planning has a key role to play in mitigating the causes and effects of climate change through the location and nature of development and by helping to shape places which have lower carbon emissions and are resilient to climate change.
- The District should aim to contribute to the wider Government objective of achieving a low carbon future
- Energy efficiency in the design, construction and use of buildings will be vital to reducing the impact of development on climate change.
- Flooding is also an issue which has become significant in recent years due to increased incidences across the country. The Local Plan should seek to steer development to areas of low flood risk and support the delivery of appropriate mitigation and sustainable drainage where necessary

### **Making travel more sustainable**

- High levels of car ownership and car usage and an over-dependence on use of the car for both work and non-work related journeys, partly as a consequence of poor public transport, particularly in the Rural Areas. This can lead to traffic congestion.
- Addressing these transport issues will require a range of measures aimed at ensuring maximum accessibility to development sites by public transport, walking and cycling as well as focusing development in the most sustainable locations

### **Consistency with Core Strategy**

The Challenges identified in the Core Strategy are carried forwards with the following amendments:

- Removal of references to the term "North Staffordshire Major Urban Area (MUA)" which was a feature of the West Midlands Regional Plan which has now been revoked.
- New references to the need for the District to strengthen its wider role by supporting the Local Enterprise Partnership and Constellation Partnership
- Additional issue identified under the adapting to changes in the population structure heading to highlight the economic consequences of a declining working age population
- Updated housing market issues related to affordable housing, housing stock, self-build, custom-build housing and Starter Homes to reflect new evidence in the Strategic Housing Market Assessment and 2017 Update 2017 and new legislation
- Updated economic and town centre issue to relate to new evidence from the Employment Land Review and Data Study

- Removal of references to Visual open Space as an environmental issue and inclusion of references to Local Green Space and Green Infrastructure to reflect NPPF, new evidence and current Local Plan.
- Updated climate change issue to reflect national policy
- Consolidated sustainable transport issues
- Addition of references to social isolation and health improvement to reflect comments from Staffordshire County Council.
- Addition of references to sport, encouraging physical activity, Active Design and active travel in response to comments from Sport England and the County Council.

## The Vision



## 5 The Vision

**5.1** The Vision is carried forward from the adopted Core Strategy and sets out the direction in which the Council would like to take the District in the long term and sets the context for deriving more detailed objectives and policies within the Local Plan. It is a vision which seeks to drive forward change and address the key challenges the District faces and shares a similar vision to the Sustainable Community Strategy as well as reflecting the Council's Corporate Plan and the community's aspirations. It is also a shared vision which will require the co-ordinated effort of many agencies and partners working together to achieve, including those working outside of the Staffordshire Moorlands.

**5.2** The central theme of the vision will be to see Staffordshire Moorlands become an exceptional place to live, work and visit. This means balancing the need to foster sustainable growth where it is needed and beneficial, with the need to protect and enhance the District's heritage and its significant built and natural assets.

**5.3** It is recognised that some parts of the proposed vision for the District may be aspirational but it is important that we gain a clear understanding about what sort of District we are aiming for in the future.

### Spatial Vision for Staffordshire Moorlands

The vision for Staffordshire Moorlands is that it will be recognised as a vital part of a regenerated North Staffordshire in terms of its functional relationship, its social and economic contribution, its rich historic and natural heritage and its distinctive character.

We will have sustainable and balanced urban and rural communities which have an excellent quality of life with access to appropriate, affordable and desirable housing, suitable local jobs, a range of recreational, cultural and leisure opportunities and high quality public services and facilities. Development clusters and smaller sites in sustainable locations will provide attractive opportunities for investment and communities.

The economy of the Moorlands will have undergone a significant change with more diversified and higher quality employment provision better meeting the skills and needs of its workforce and more opportunities for business start-ups across the whole of the District. There will be a more flexible and proactive approach to employment development, raising the District's economic fortunes by exploiting its assets, raising local skill levels and opportunities and addressing deficiencies and disadvantages. Importantly, we will tackle the potential issues relating to an ageing population by supporting inward investment providing desirable housing for people of working age. The District will support economic growth initiatives for the wider area, including those led by the Local Enterprise Partnership

Tourism will be a key element in the diversification of the District's economy and will also contribute significantly to raising the environmental quality and the regeneration of the District. Its market towns will each have their own unique selling point for attracting visitors. The diversity and quality of the District's natural and historic assets will have improved and greater use will be made of the opportunities they provide for recreation and tourism, particularly around the Churnet Valley which together with Alton Towers will be a significant tourist attraction. The implementation of a Green Infrastructure Strategy will protect and enhance the environment as well as providing

recreational opportunities where appropriate. The implementation of a Playing Pitch and Built Facilities Strategy will seek to provide and enhance formal sports facilities (indoor and outdoor). The wealth of biological and geological resources will continue to be protected, conserved and enhanced where appropriate and net gains and improvements to biodiversity will be made.

The needs of all sectors of the community, in particular younger and older people, will be better met through provision of recreational, sport and community facilities, local employment opportunities and appropriate housing. Encouragement of physical activity and active travel throughout the District and across all age groups will improve health and wellbeing.

Development will be of a high standard of design and sustainability seeking to address and adapt to climate change. Settlements will develop in a way that acknowledges their historic and natural heritage, their unique setting and their green infrastructure.

Our market towns of Leek, Cheadle and Biddulph will remain the focus of the Moorlands. They will be distinctive and unique in terms of their character and the quality and range of shops, services and facilities they provide for both residents and visitors. Their town centres will be welcoming, safe and appealing and will retain their significant historic heritage and distinctiveness which makes them special places, as well as being prosperous and vibrant, catering for the needs of both the town and its hinterland. Access will be improved between market towns and with their surrounding settlements with greater opportunities to travel by means other than the car.

### **Consistency with Core Strategy**

The Spatial Vision is carried forward from the Core Strategy with the following amendments:

- Added reference to desire to tackle issues associated with an ageing population to respond to new evidence in Employment Land Review and Strategic Housing Market Assessment.
- New reference to identification of development clusters that are attractive to investors and communities
- Added reference to support for economic growth initiatives such as the Local Enterprise Partnership's Strategic Economic Plan
- New reference to green infrastructure in response to the new strategy and recommendations of the Equality Impact Assessment
- New references to 'Playing Fields and Built Facilities Strategy' and sport to reflect comments from Sport England.
- New reference to encouragement of physical activity and active travel to reflect comments from Staffordshire County Council.



**5.4** This vision is further detailed below to cover the specific challenges which need to be addressed in our towns and the rural areas:

### **Vision for Leek**

Leek will be an increasingly important civic and service centre for its population and the District and will further strengthen its role as the principal town in the District. The quality of the retail offer in the town centre will have improved further, and the diversity of employment opportunities, facilities and services it offers increased. It will have enhanced its role as a tourist attraction, building on its special character, heritage and built environment assets. Major employers in the town will grow, but will be balanced by new businesses on improved existing and new employment sites. Underused and poorer quality areas, such as Cornhill, Newton House and the Churnet Works, will have been regenerated providing new development opportunities and its mill buildings will have been conserved with new uses. The bus station will be served by a reliable public transport system whilst access and car parking in the town centre will be improved.

New housing will help to support the role of the town, including the development cluster off Mount Road, which will be supported by necessary infrastructure improvements including education, transport and open space, sport and recreation. Green infrastructure and open space will protect and enhance the environment whilst providing recreational opportunities alongside sport and improvements to health and well being.

### **Consistency with Core Strategy**

The Vision for Leek is carried forward from the Core Strategy with the following amendments:

- Removed reference to improving the quantity of the retail offer in line with new evidence in the Retail Study
- Added reference to regeneration at Newton House site
- Added reference to new housing, including development cluster off Mount Road and supporting infrastructure for the town
- Added reference to Green Infrastructure and open space in response to the evidence in the Green Infrastructure Strategy, open space study and Equality Impact Assessment.
- Removed specific reference to provision of multi-storey.
- Added reference to sport in response to Sport England.
- Added reference to improvements to health and well being to reflect comments from Staffordshire County Council.

### **Vision for Biddulph**

Biddulph will continue to maintain its role as a significant service centre for its residents and those in outlying rural areas but with a focus on improving its image and prosperity. The town's heritage will be maintained and where possible enhanced. Significant growth and change will have taken place within the town through the development of the Wharf Road mixed-use allocation which will support additional housing, retail and employment. Further housing and employment will serve the town near to Victoria Business Park and mill buildings will be regenerated. It will benefit from environmental improvements and improved community facilities with more sustainable, thriving and balanced local communities with an expanded local economy. Green infrastructure and open space will protect and enhance the environment whilst providing recreational opportunities alongside sport and improvements to health and well being. There will be a greater variety of housing types and tenures which better meets the needs of the community. It will have improved connections with the rest of the District. The local community will help guide the development of Biddulph with a Neighbourhood Plan

### **Consistency with Core Strategy**

The Vision for Biddulph is carried forward from the Core Strategy with the following amendments:

- Added references to site allocations
- Removed reference to housing market renewal areas where action has taken place
- Removed reference to Areas Action Plan which will be superseded by the Local Plan
- Added reference to Neighbourhood Plan
- Added reference to Green Infrastructure and open space in response to the evidence in the Green Infrastructure Strategy, open space study and Equality Impact Assessment.
- Added reference to sport in response to Sport England.
- Added reference to improvements to health and well being to reflect comments from Staffordshire County Council.
- Added reference to heritage to reflect comments from Historic England.

### **Vision for Cheadle**

Cheadle will become a more sustainable settlement, better able to meet its own needs, enhancing and enlarging its role as a significant service centre for the local population and those in its rural hinterland. This will have been achieved through a focus on growth

in housing and employment provision with significant complementary investment in the town's social and physical infrastructure. Its town centre will become more vibrant and attractive supported by investment in the town. The town's heritage will be maintained and where possible enhanced. JCB and other major employers will grow, but the local economy will have been diversified and expanded with new employment areas. It will benefit from improved transport infrastructure and local public, sustainable transport links focused on the town centre and improved access to other urban areas. Green infrastructure and open space will protect and enhance the environment whilst providing recreational opportunities alongside sport and improvements to health and well being. With a greater range of housing and employment opportunities Cheadle will have become a more successful and dynamic place where people choose to live and work. Development clusters to the north and south of the town will provide new housing and supporting infrastructure where required.

### **Consistency with Core Strategy**

The Vision for Cheadle is carried forward from the Core Strategy with the following amendments:

- Removed references to new supermarket in the town to reflect the latest Retail Study
- Included reference to development clusters to north and south of town
- Added reference to Green Infrastructure and open space in response to the evidence in the Green Infrastructure Strategy, open space study and Equality Impact Assessment.
- Added reference to sport in response to Sport England.
- Added reference to improvements to health and well being to reflect comments from Staffordshire County Council.
- Added reference to heritage to reflect comments from Historic England.

### **Vision for the Rural Areas**

The Rural Areas will have viable, attractive villages and smaller settlements which will continue to foster appropriate, sensitive growth and vitality to support rural living and work. The larger villages will be the rural centres for services, facilities and jobs acting to sustain the rural areas. Smaller village communities will also continue to thrive with a range of housing opportunities and improved access to community services. There will be a more vibrant and diverse rural economy which will provide a range of local job opportunities and support a thriving agricultural sector. Mixed-use development at Blythe Bridge will support the Rural Areas and potential wider regeneration initiatives.

Well managed, sustainable tourism will be a major driver in regenerating the rural areas and enhancing their character and quality. Major redundant sites in the countryside will have been redeveloped for new uses, improving the environment and diversifying the rural economy. In the countryside, the richness of the District's landscape, heritage and its biodiversity will continue to be valued, maintained and protected in a way which sensitively accommodates the needs of farmers, rural businesses, visitors and residents. Landscape character and quality will be conserved and enhanced and biodiversity fostered with appropriate new landscaping encouraged. Public access to the countryside will be extended with new walking, cycling and horse riding routes developed. Green infrastructure and open space will protect and enhance the environment whilst providing recreational opportunities alongside sport and improvements to health and well being. Neighbourhood Plans will be prepared where desired by local communities to guide development.

#### **Consistency with Core Strategy**

The Vision for the Rural Areas is carried forward from the Core Strategy with the following amendments:

- Removed reference to local needs to ensure consistency with new policy
- Added reference to Blythe Bridge mixed-use development
- Added reference to Neighbourhood Plans
- Added reference to Green Infrastructure and open space in response to the evidence in the Green Infrastructure Strategy, open space study and Equality Impact Assessment.
- Added reference to sport in response to Sport England.
- Added reference to improvements to health and well being to reflect comments from Staffordshire County Council.

## Aims and Objectives



## 6 Aims and Objectives

**6.1** Whilst the vision sets out how we would like to see the District develop by 2031, the main challenge will be how we can achieve this in a sustainable manner which delivers the necessary housing, employment, shopping and community facilities whilst ensuring that the District's valuable natural and built heritage assets and its character are not compromised.

**6.2** Getting the objectives right is important because they indicate the broad direction that the more detailed strategy and policy measures should take and provide the basis for subsequent targets and indicators. They are closely linked to the key aims/themes of the Sustainable Community Strategy and the key priorities of the Council's Corporate Strategy and have been derived from the challenges and the vision.

### **Spatial Aims**

To see Staffordshire Moorlands become an exceptional place to live, work and visit by:

SA1. Creating distinctive, sustainable, self-supporting settlements

SA2. Meeting the needs of our communities

SA3. Encouraging a strong, prosperous and diverse economy

SA4. Maintaining a quality environment and special places

### **Spatial Objectives**

SO1. To make provision for the overall land-use requirements for the District, consistent with national policy and evidence.

SO2. To create a District where development minimises its impact on the environment, helps to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources.

SO3. To develop and diversify in a sustainable manner the District's economy and meet local employment needs in the towns and villages.

SO4. To provide new housing that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands.

SO5. To ensure the long-term vitality and viability of the three market towns of Leek, Biddulph and Cheadle.

SO6. To maintain and promote sustainable regenerated rural areas and communities with access to employment opportunities, housing and services for all.

SO7. To protect, provide and enhance the tourism, cultural, sport and recreation and leisure opportunities for the District's residents and visitors.

SO8. To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District.

SO9. To conserve and improve the character and distinctiveness of the countryside and its landscape, heritage, biodiversity and geological resources.

SO10. To deliver sustainable, inclusive, healthy and safe communities.

SO11. To reduce the need to travel or make it safer and easier to travel by more sustainable forms of transport.

### **Consistency with Core Strategy**

The Spatial Aims and Objectives have been carried forward from the Core Strategy with the following amendments:

- SO1 - removal of the reference to regional policy to reflect the revocation of the Regional Spatial Strategy and associated reference to North Staffordshire

## Spatial Strategy and Strategic Policies





## 7 Spatial Strategy and Strategic Policies

### Spatial Objectives

SO1. To make provision for the overall land-use requirements for the District, consistent with national policy and evidence.

**7.1** This section seeks to set out the long term planning framework for Staffordshire Moorlands focusing on particular policy matters that are of strategic importance to the future growth and development of the area and the broad approach to the overall distribution of development across the plan area. More detailed information on the scale and location of new housing, employment and retail development is set out in subsequent sections.

**7.2** Any Neighbourhood Plan prepared for areas within the Staffordshire Moorlands will be required to be in general conformity with the strategic policies within this section, as well as other appropriate policies where these are considered to be essential to the overall delivery of the Local Plan.

### Development Approach

**7.3** The Local Plan seeks to carry forward the development approach from the Core Strategy which focused development on the three market towns of Leek, Cheadle and Biddulph and the larger villages but allowed for limited development of other settlements.

**7.4** This development approach facilitates growth of towns and larger villages where it can be accommodated whilst enabling an appropriate scale of development in rural areas to support sustainable communities and help bring forward regeneration opportunities.

**7.5** This development approach is also considered to be a sustainable option which would enable development to be focused on regeneration and targeted opportunities in areas of highest accessibility and where it could be supported by existing infrastructure or could best facilitate infrastructure improvements, and where it could achieve high levels of affordable housing. It is a realistic and balanced approach which recognises the needs of both urban and rural areas, increases opportunities to utilise brownfield sites and minimises the need for major green belt/countryside changes.

**7.6** As well as supporting the regeneration of towns, this approach also helps rural settlements maintain services and facilities and would ensure that the needs of rural areas are continued to be met.

**7.7** In order to ensure that settlements develop in accordance with the proposed development approach and their capacity to support growth, the Core Strategy defined a settlement hierarchy which is also proposed to be carried forward into the Local Plan.

**7.8** To inform the Core Strategy process the Development Capacity Study assessed the infrastructure and accessibility of all settlements with a population of 1,000 or more. This helped to determine the scale and distribution of development.

**7.9** As part of the review of evidence to inform the new Local Plan, the Infrastructure Delivery Plan (IDP) Baseline Report was prepared in 2016. The report reviewed the latest infrastructure capacity, planned provision and requirements in the context of the development

approach and requirements as agreed in the Core Strategy. Its overall conclusion is that broadly that the distribution of growth in the Core Strategy can be supported by current and planned infrastructure. Schemes are identified which align with the spatial distribution of growth proposals in the Core Strategy and there are no significant constraints to the level of growth proposed. Given that the development requirements of the Local Plan are broadly consistent with those in the Core Strategy, it is proposed to carry forward the development approach.

### Development Principles

**7.10** This policy underpins the whole Local Plan and provides a fundamental set of criteria that will be applied to all development proposals to ensure that all development provides integrated solutions which meet social, economic and environmental objectives at the same time.

**7.11** It is considered that the broad thrust of the policy is in line with the Council's Sustainable Community Strategy and the aims and objectives of the Local Plan. Detailed requirements concerning the management of development and specific designations are set out later in the Local Plan.

## Policy SS 1

### Development Principles

The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, including starter homes, to meet the needs and aspirations of the existing and future communities
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
- easy access to jobs, shops and transport services by all sections of the community;
- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;
- a healthy, safe, attractive, active, well-designed and well-maintained environment;
- development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;
- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.
- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

All proposals for development will be considered in the context of the District-wide Spatial Strategy and with regard to both its direct and indirect cumulative impact over the longer term. New development will make effective use of land and the best use of previously developed land and buildings.

### Consistency with Core Strategy

- First bullet point includes reference to starter homes to reflect the Housing and Planning Act 2016
- Added reference to "locally" distinctive character in the interests of clarity
- Removed requirement for a sequential approach to development from the last paragraph to accord with the NPPF and facilitate appropriate development.
- Added reference to making effective use of land in last paragraph to more closely reflect the NPPF
- Added reference to Peak District National Park to recognise the need to have regard to its setting and in response to consultation feedback
- Added reference to creating opportunities to support activity and health through good design in response to consultation feedback

### Presumption in Favour of Sustainable Development

**7.12** At the heart of the NPPF is a presumption in favour of sustainable development seen as "...a golden thread running through both plan-making and decision-taking." This policy sets out how the Council will work with applicants to facilitate development that improves the economic, social and environmental conditions of Staffordshire Moorlands. It also provides for the grant of planning permission in circumstances where there are no relevant policies or where relevant policies are out-of-date.

**7.13** To achieve sustainable development, new development should be located in sustainable locations and contribute positively to the social, economic and environmental improvement of the area, in accordance with policy SS1.

### Policy 1a

#### Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application

or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

#### **Consistency with Core Strategy**

- Factual update second paragraph reference to Core Strategy changed to Local Plan

### **Settlement Hierarchy**

**7.14** The three towns of Leek, Biddulph and Cheadle are the largest settlements in the District accommodating 50% of the District's population and the majority of the District's services and facilities. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as significant service centres.

**7.15** The rural areas outside of the Peak District make up over two-thirds of the plan area in terms of land coverage and contain nearly half of the plan area's population. The majority of this area is undeveloped countryside which is of high landscape quality and has poor accessibility. However, the rural areas also includes a diverse mixture of large and small villages, hamlets and scattered development as well as some major developed areas.

**7.16** In order to properly deliver the spatial strategy at a local level it is proposed to establish a hierarchy of settlements reflecting the roles, function and capacity of individual settlements. This hierarchy will ensure that the aims and objectives of the Local Plan and the proposed development approach are properly met through an appropriate balance of development. It will also provide a spatial context for the co-ordination of the plans, strategies and initiatives of the various service providers and agencies with an interest in the Staffordshire Moorlands. This hierarchy is in line with the adopted Core Strategy. It should be noted that the designation of a settlement within the hierarchy reflects its planning status only and does not confer any other status as a town or village.

**7.17** The status of each category of settlement, a list of those settlements included within them and the development principles and levels of development which apply to each category are set out in policies SS5 to SS10. In considering sites for development regard should be had to the hierarchy to ensure that the appropriate scale and type of development is provided in each settlement and other rural areas.

**7.18** All development will need to be of a scale and nature appropriate to the character and role of each area within its hierarchy. For each town and the rural area categories there is an Area Strategy which sets out the various measures and actions which will be taken to

address the needs of those areas. The Area Strategies are key policies which drive forward the Local Plan and help implement the strategies and plans of other organisations and service providers as well as establishing how settlements are to develop over the plan period.

**7.19** Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. This includes the settlement hierarchy as set out below. Neighbourhood Plans may wish to amend proposed settlement boundaries or create new boundaries where none are proposed. Such proposals could be supported subject to the settlement hierarchy, wider strategic Local Plan policies and national planning policy, including on Green Belt.

## Policy SS 2

### Settlement Hierarchy

**Towns** – these are the largest settlements comprising of Leek, Biddulph and Cheadle which accommodate half of the District's population and the majority of the District's services and facilities. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Development Boundary.

**Rural Area Larger Villages** – these are the most sustainable settlements in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. These settlements will be defined by a Development Boundary. It is recognised that there is a significant range amongst these villages in terms of their size and facilities and it is proposed therefore that the scale of development in each area should be relative to their current size and infrastructure capacity.

**Rural Area Smaller Villages** – these villages generally have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. Development on a large scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village and may undermine the spatial strategy. However, it is recognised that these settlements have a limited role in meeting the development requirements for the District which may assist in maintaining the vitality of the smaller villages. These settlements are not defined by a Development Boundary and only limited development of an appropriate nature will be allowed.

**Other Rural Areas** – this comprises of the open countryside and green belt where further development is generally inappropriate. Within these areas there are some groups of houses and hamlets which are not identified as 'smaller villages' because their predominantly open character and loose-knit nature. They also contain major developed areas which may be suitable for appropriate development or redevelopment.

### Consistency with Core Strategy

- New policy that adopts the same hierarchy as set out in the Core Strategy. The hierarchy is now proposed to be included in policy to emphasise its importance to sustainable development in the District.
- The policy removes reference in the Core Strategy to infill boundaries being proposed in Smaller Villages as they are no longer proposed. A criteria based policy is proposed to apply instead (see Policy H1) to enable a case-by-case assessment of whether proposals constitute infill.
- Removed reference to development being limited to essential local needs to enable greater flexibility.

### Future Provision and Distribution of Development

**7.20** The NPPF requires that authorities meet the full, objectively assessed needs for market and affordable housing. The 2014 Strategic Housing Market Assessment (SHMA) assessed the extent of the local housing market and its characteristics and provided an assessment of the need for market and affordable housing. It was updated in 2017 take account of the 2014 based Sub-National Household Projections and new employment projections. The 2017 SHMA update concluded that the housing needs of the District lie within the range of 235 to 330 additional homes per year up to 2031. The top of the range relates to the level of housing growth required to support potential employment growth, whilst the bottom reflects household projections. The latter would lead to a decline in the number of jobs in the District due to a decline in the working age population.

**7.21** This range also reflects an uplift to support additional affordable housing of which there is a relatively high need in the District (224 to 432 homes per year). The 2017 SHMA Update reviewed the Housing Register as of October 2016 and current supply of affordable housing to identify a net backlog of 408. An assessment of likely newly arising affordable housing needs over the plan period was then undertaken to identify a net annual need for affordable housing of 224 to 432 homes per year. The lower figure of 224 would apply if allowances are made for a deposit and/or a greater proportion (35%) of income is spent on renting a property.

**7.22** In order to address the objectively assessed needs for housing in the District the Local Plan proposes 6,080 dwellings for the period 2012 – 2031 (320 per year) which is expected to meet the projected household increase for the District over this period. Although the Local Plan period is 2016 to 2031, the calculation of housing requirements backdates to 2012 in order to take account of the shortfall of housing provision that has occurred in recent years. The proposed level of provision will enable the Council to:

- fully meet demographic housing needs
- help support an increase of over 800 full time equivalent (FTE) jobs across the plan period
- help address the affordable housing need.

**7.23** This requirement is seen to be "aspirational but realistic " as required by the NPPF when considered in the context of an historic average delivery rate of 195 homes per year. It is deliverable in the terms of suitable housing land and is not considered to give rise to significant landscape impacts including on the setting of the Peak District National Park. It provides a more balanced range of social, economic and environmental effects as set out in the Sustainability Appraisals.

**7.24** The requirement for 6,080 dwellings is a target and should not be seen as an absolute ceiling as there needs to be flexibility to ensure there is a continuous 5 year supply of deliverable land at all times in accordance with the NPPF. The Council will monitor the amount of development over the plan period to ensure there is a five year housing land supply.

**7.25** The requirement will be met from all sources of permanent housing provision including new build market dwellings and flats, conversions or changes of use of existing properties, affordable and local needs housing, rural exceptions housing and sheltered and extra care/flexicare housing which is self-contained. Losses of housing through demolitions or conversions or changes of use to non-residential uses will be deducted from the provision.

**7.26** The provision of employment land is based on the 2014 Employment Land Study and Update report published in 2017. The SHMA and Employment Land Studies have been co-ordinated and based on common the data and scenarios in order to better understand the relationship between housing and employment and to support an appropriate balance of development. The 2017 report identified a need for 13 to 27 hectares of employment land across the District to 2031. In order to provide a balanced level of employment and housing, an employment land requirement of 27 hectares is proposed. As with the housing requirement, this level of development is towards the top of the range of identified needs and will help to support the growth of around 800 FTE jobs (435 in B-use class jobs).

**7.27** The distribution of development reflects the development approach and will guide the provision of housing and employment for the whole of the plan period. The use of proportional distributions will enable the Council to monitor overall development in each of the towns and the rural areas to ensure that it is realising the spatial strategy and to make adjustments to net requirements in the event of evidence of changes in the housing market or as a result of any changes to the overall requirements for the District arising from any future review of housing requirements or development rates.

**7.28** The distribution of housing development largely adheres to the approach of the Core Strategy with minor adjustments to Cheadle and the Rural Areas. The Rural Areas share of the District's housing requirement is reduced from 28% to 25% in order to reflect the constrained supply of suitable sites. Green Belt is a significant constraint for many of the Rural Areas villages as it can only be released in exceptional circumstances. The distribution of development now proposed in the Local Plan enables the housing requirement to be met without significant Green Belt release. Cheadle's share of the District's housing requirement has risen from the 22% previously put forward in the Core Strategy to reflect the availability of suitable development sites outside of the Green Belt.

## Policy SS 3

### Future Provision and Distribution of Development

Provision will be made for at least 6080 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands during the period 2012 to 2031 - an annual average of 320 homes per year. Sufficient deliverable land will be identified to provide at least 5 years of development at all times.

The Council will review the annual development rate to ensure that future provision will continue to adequately meet identified needs and reflect development potential.

Provision will be made for at least 27 hectares of additional employment land in Staffordshire Moorlands (excluding the Peak District National Park) up to the year 2031.

Provision will be made for new retail, transport, recreational, community and tourism facilities and services to meet the identified needs of settlements within Staffordshire Moorlands (excluding the Peak District National Park) up to 2031 as set out in the Area Strategies.

Development will be located in accordance with the Spatial Strategy and will be distributed between the towns and rural areas as set out below. In identifying land for new development or in considering planning applications, development shall also be compatible with the settlement hierarchy in terms of the development approaches set out in the Area Strategies.

	Housing	Employment
Leek	30%	30%
Biddulph	20%	20%
Cheadle	25%	20%
Rural Areas	25%	30%

**Table 7.1 Distribution of Development**

### Neighbourhood Plans

In order to assist in meeting the identified development requirements for the Local Plan, Neighbourhood Plans should maximise the opportunities for housing and employment growth in sustainable locations, and where appropriate, make allocations in their plan for at least the same amount of housing and employment land identified in the Local Plan for the relevant parish or Neighbourhood Area.

### Consistency with Core Strategy

This policy replaces Core Strategy policy SS2 and SS3 but with the following changes:



- First paragraph housing figures have been updated to reflect the new evidence and reference to Peak Park and phasing removed.
- Second paragraph, removed reference to "local" housing needs as the housing requirement assumes in-migration from neighbouring areas to support the local economy
- Table and second and third paragraph with reference to phasing removed to reflect the need to boost the supply of housing
- Table - % of District's housing requirement to be met in Cheadle increased to 25% and reduced to 25% in the Rural Areas to reflect the supply of suitable sites and Green Belt constraints
- Fourth paragraph employment figures updated in line with evidence and last line deleted.
- Fifth paragraph date and policy numbers have been updated.
- Last paragraph which refers to review of Core Strategy has been deleted as it is now superfluous

Core Strategy Policy SS3 has been incorporated into this policy with references to policy numbers updated.

## Strategic Housing and Employment Land Supply

**7.29** The housing and employment requirements are based on the distributions set out in Policy SS3 which reflect the spatial strategy and development requirements. The housing requirements will be met from completions since 2012, current commitments and the site allocations. The employment requirements are capable of being met from existing commitments and the proposed employment allocations detailed in Policy E2. The figures for housing and employment are targets for the whole plan period and will be monitored through the Annual Monitoring Report and monitoring schedules to assess performance and the need for management measures.

**7.30** The objectively assessed need for housing as identified in the Strategic Housing Market Assessment relates to the District as whole. As such, this includes the parts of the District that lie within the Peak District National Park. The Peak District National Park Authority have their own adopted Core Strategy which governs development across the National Park. Due to the constraints and purposes of the National Park, the Core Strategy does not include housing requirements. However, in recognition of the fact that the identified housing requirements for Staffordshire Moorlands includes parts of the National Park, the National Park Authority has agreed to an allowance of 100 dwellings being identified in the housing land supply for the Staffordshire Moorlands Local Plan.<sup>(3)</sup> This allowance reflects long terms annual average housing completions in the parts of the District that lie within the National Park. Whilst the Peak District National Park Core Strategy does not allocate land for housing, the allowance will be factored in to the windfall allowance for the District and housing

3 The allowance of 100 homes in the Peak District National Park does not infer a development requirement for the National Park Authority

completions and commitments within the National Park will be monitored accordingly. The table below identifies the net housing requirement for the District once completions, commitments and the Peak District National Park allowance are taken into account. <sup>(4)</sup>

Gross housing requirement (2012 - 2031)	6080 dwellings
Total district-wide completions (2012 - 2017)	679
Total district-wide commitments	1442
Peak District National Park allowance	100
Net housing requirement (2017 - 2031)	3859

**Table 7.2 District net housing requirement**

Area	%	Gross requirement (5)	Completions	Commitments	2017 net requirement
Leek	30%	1794	241	538	1015
Biddulph	20%	1196	205	106	885
Cheadle	25%	1495	85	244	1166
Rural	25%	1495	148	554	793
Total	100%	5980	679	1442	3859

**Table 7.3 Net housing requirement by area**

**7.31** This policy sets out how the net housing requirement of 3859 will be met across the District up to the year 2031. Sources of future supply include allocations as set out in Policy H2 and windfall allowances for each area based on past trends. Windfall sites will be considered in the context of the Spatial Strategy and Policy H1. From the end of 2017, the Council will be required to publish and update a Brownfield Register of sites that are suitable for housing development. If appropriate, the Council also use the Brownfield Register to grant some of the sites on it with "Permission in Principle". This potential additional source of housing land supply will be considered in the next iteration of the Local Plan.

**7.32** The Housing Trajectory (Appendix 7) indicates how the Council expects future provision to come forward. The purpose of the Housing Trajectory is to highlight the robustness and soundness of the overall housing strategy in the Local Plan and how it is likely to perform in relation to the housing requirements. However, many of the factors influencing the delivery of housing are beyond the control of the local planning authority or the development industry. The role of monitoring through the Annual Monitoring Report will

be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy and highlighting ‘trigger points’ for measures to adjust the delivery of housing.

**7.33** The Core Strategy incorporated a "slippage allowance" of 10% of the housing requirement for each area to allow flexibility in the supply. This was based on an assumption that 10% of sites would not come forward as anticipated. This allowance is no longer incorporated into the housing calculations as it is considered that the proposed approach to monitoring and housing supply as set out in the Local Plan provide a greater degree of flexibility than the Core Strategy. Furthermore, in Biddulph and the Rural Areas, the slippage allowance placed greater pressure on the need to release land from the Green Belt.

**7.34** The 2017 Employment Land Requirement Study Update identified the need for up to 27ha of employment land by the year 2031. The report also considered the type of employment land that would be required in terms of B1, B2 or B8 use class related development. The review recommended that 50% of the requirement should be for B1a/B1b (office, R&D) use with the other 50% recommended for B1c/B2/B8 (light industry, general industry, storage and distribution). This recommendation took into account past trends of development and demand, forecast jobs, office vacancies and the need to replace existing poor quality industrial stock. The employment allocation in Blythe Bridge policy DSR1 is in addition to the need identified in the Employment Land Requirement Study.

**7.35** The table below identifies the net employment land requirement for the District once completions and commitments since 2012 have been taken into account. A start date of 2012 has been used for commitments to synchronise with that of housing requirements above :

District net employment land requirement (to 2dp):

Gross employment land requirement (2012 - 2031)	27ha
Total district-wide completions (2012 - 2017)	2.39ha
Total district-wide commitments since 2012	13.36ha
Net employment land requirement (2017 - 2031)	11.25ha

**Table 7.4**

**7.36** In terms of Policy SS3, this requirement breaks down as follows:

**7.37** Net employment land requirement by area (to 2dp)

Area	%	Gross Requirement	Completions ha	Commitments ha	2017 Net Requirement ha
Leek	30%	8.1	1.71	0.47	5.92
Biddulph	20%	5.4	0.28	0.30	4.82
Cheadle	20%	5.4	0.06	1.80	3.55
Rural	30%	8.1	0.34	10.79	0 (overprovision by 3.03ha)
Total	100%	27	2.39	13.36	11.25

**Table 7.5**

**7.38** Policy E2 sets out how the residual employment land requirements for the towns and rural areas is to be met through employment **Page 63**

**7.39** In Neighbourhood Plan areas that plan for housing and employment, provision must be made for at least as much development as identified in the Local Plan. This policy sets out Neighbourhood Area housing requirements as of 31 March 2017. A methodology for calculating future requirements is provided at Appendix 11. For the avoidance of doubt, development requirements do not apply to the Peak District National Park where a Neighbourhood Area spans the Local Plan boundary. In such circumstances, development requirements only relate to the parts of the Neighbourhood Area located within the boundary of the Staffordshire Moorlands Local Plan.

## Policy SS 4

### Strategic Housing and Employment Land Supply

#### Housing Land Supply.

In order to meet the housing requirements identified in Policy SS3, sufficient land will be identified to accommodate 3859 additional dwellings.

Area	% of District Total	Net housing requirement
Leek	30%	1015
Biddulph	20%	885
Cheadle	25%	1166
Rural	25%	793
<b>Total</b>	<b>100%</b>	<b>3859</b>

**Table 7.6**

This will be met from from sites allocated in Policy H2 and a windfall allowance for small sites that accord with the Spatial Strategy and Policy H1.

Leek	Number of Dwellings on new sites
New allocations	630
Large windfall site allowance (15 per year)	210
Small sites allowance (10 per year)	140
<b>TOTAL POTENTIAL PROVISION</b>	<b>980</b>
<b>Biddulph</b>	

New allocations	730
Large windfall site allowance	20
Small sites allowance (10 per year)	140
<b>TOTAL POTENTIAL PROVISION</b>	<b>890</b>
<b>Cheadle</b>	
New allocations - Within the urban area	1026
Small sites allowance (10 per year)	140
<b>TOTAL POTENTIAL PROVISION</b>	<b>1166</b>
<b>Rural</b>	
New allocations - Larger Villages	461
Small sites allowance - (infill provision 30 per year)	420
<b>TOTAL POTENTIAL PROVISION</b>	<b>881</b>

Table 7.7 Anticipated Housing Provision

**Employment Land Supply**

Land will be made available for 27ha of employment land which comprises of 50% B1a/B1b (office, R&D) and 50% B1c/B2/B8 (light industry, general industry, storage and distribution) through the allocation of sites under Policy E2 and through windfall sites.

Area	%	Net Land requirement (hectares)
Leek	30%	5.92
Biddulph	20%	4.82
Cheadle	20%	3.55
Rural	30%	0*
Total	100%	11.25*

Table 7.8

\*overprovision in rural areas by 3.03ha

The release of land for housing and employment across the District will be managed in order to deliver the level and distribution of development set out above. The adequacy of supply (in terms of five year supply of housing and in meeting planned housing delivery targets over the full plan period) will be assessed and monitored through reviews of the Strategic Housing and Economic Land Availability Assessment (SHELAA) and progress will be reported in the Annual Monitoring Report. If necessary the Council will review the Local Plan to bring forward additional sites for development.

### Neighbourhood Plans

In order to assist in meeting the development requirements for the Local Plan, Neighbourhood Plans should maximise opportunities for housing growth in sustainable locations. The following table sets out the housing requirements for parishes preparing a Neighbourhood Plan. These requirements are a minimum and may be subject to review as part of the District's overall review of plan delivery against its housing requirement. Neighbourhood Plans should also seek to provide as a minimum the residual employment land requirement for their area. Neighbourhood Plans should demonstrate that they can support the housing requirement through the provision of allocations and/or policies which support the development of windfall sites. The methodology used to calculate the housing requirement is set out in Appendix 11 and will be used to calculate requirements for new Neighbourhood Plans.

In relation to employment, Neighbourhood Plans should provide at least the same amount of employment land as identified in the Local Plan for the Neighbourhood Area.

Neighbourhood Plan Area	Net Housing Requirement 2017 - 2031 (dwellings)
Biddulph Parish	905
Brown Edge Parish	25
Checkley Parish	60
Draycott-in-the-Moors Parish	5 - 10
Leekfrith Parish	4 - 8
Rushton Parish	4 - 8

**Table 7.9 Neighbourhood Plan Housing Requirement**

### Consistency with Core Strategy

- This policy replaces SS4 Managing the Release of Housing Land, SS5 Towns and SS6 Rural Areas in setting out updated development requirements for the respective towns and rural areas and details of the planned approach for land supply through the identification of sites and windfall allowances.

- Supporting text has been updated to include reference to employment allocation in Blythe Bridge being additional to the District's requirement.
- Rural allocations increased to reflect extension to site in Endon.

## Area Strategies

**7.40** The following policies set out the specific area strategies for each town and for the larger villages, smaller villages and other rural areas. They set out what we would like to achieve in each of them. The area strategies do not provide a definitive list of the proposals and projects for each area, rather they set out the actions needed to achieve the vision, deliver the spatial strategy and achieve the objective of creating sustainable, self-supporting communities in each distinct area of the District. The delivery of these proposals will not necessarily be the responsibility of the Council. Other groups and organisations may be responsible for their delivery. Many will also depend on securing sufficient resources and the support of landowners.

### Leek Area Strategy

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

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

**7.43** In order to deliver the housing requirements for Leek set out in Policy SS4 it is estimated that there will need to be a minimum of 1015 additional dwellings to be provided in the town. This requirement will be met through the allocated sites, windfalls or the small sites. The Council recognises that it needs to provide a range of opportunities to enable the market to respond to the targets set for the town and to address key infrastructure and regeneration needs. In practical terms, this means providing for different types of housing development in a variety of locations including greenfield development on the edge of the urban areas. A cluster of housing sites located off Mount Road has been identified as an opportunity to make a significant contribution towards the housing needs of the town. This development will be supported with additional infrastructure, including additional school capacity and transport improvements.

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

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

**7.46** The policy also identifies the Cornhill and Newton House area of Leek as a major mixed-use regeneration opportunity which is strategically important and has been recognised as a Council objective for a number of years. Cornhill is part owned by the District Council and is well related to existing employment uses as well as potential tourism facilities to the south. Both sites provide opportunities to support the town's need for housing and economic growth. Development should enable the provision of an east-west link road between the A520 Cheddleton Road and the Barnfield Industrial estate, to allow easier access across the southern side of the town, and to relieve pressure on Junction Road.

## Policy SS 5

### Leek Area Strategy

The Council and its partners will seek to consolidate the role of Leek as the principal service centre and a market town and support its regeneration. This will be achieved through the following actions:

1. Continue to meet the housing and community needs of Leek and its rural hinterland by:
  - Increasing the range of available and affordable house types, including for first time buyers and older people.
  - Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the area.
  - Supporting the development of new housing on sustainable sites within the Development Boundary.
  - Protecting, increasing and improving the provision and accessibility of open space, sport and recreational facilities in line with the updated Open Space Study, Playing Pitch Strategy and Indoor Facility Assessment.
  - Increasing and improving the provision of educational, health and community facilities and enabling further shared use of facilities. Specific facilities and needs will be identified through the Plans and Strategies of relevant service providers. Supporting the provision of the identified education, in particular the following sites identified on the Policies Map:



- New first school
  - Expansion of existing middle school
  
  - Promoting measures to encourage walking and cycling.
  - Reducing levels of health and economic deprivation in Leek North.
2. Create employment growth and increase the diversity of employment opportunities to meet existing and future needs by:
- Supporting the retention and growth of existing businesses within the town
  - Seeking the comprehensive redevelopment of the Cornhill East area for a mix of uses as set out in the Cornhill Masterplan and the Newton House site
  - Supporting the development of the employment site allocations (as identified on the Leek and Leekbrook Policies Maps)
  
  - Providing facilities and sites for new start-up businesses and expanding the service sector, in particular small B1(a) and B1(b) uses, knowledge-based and creative industries;
  - Improving the provision of prime office space and commercial premises in and around the town centre;
  - Encouraging mixed use development on larger redevelopment sites, particularly within or near to the more accessible town centre locations, on former employment premises, and in mill buildings within the town centre where consistent with wider Policies including E1;
  - Improving and intensifying the use of existing employment areas at Barnfields and Leekbrook;
  - Improving accessibility to employment areas, particularly from areas of local deprivation and need.
3. Strengthen the role of Leek as a principal service and retailing centre for the District by:
- Supporting sensitive improvements to the town centre to increase the quality of the retail offer and supporting town centre uses, improve linkages between areas and establish new development opportunities in accordance with the adopted Town Centre Masterplan.
  
  - Consolidating the main retail core and the market area and protecting and enhancing its distinctiveness, vitality and viability

- Supporting improvements to the range and diversity of educational, health, cultural and community services and facilities in the town.
  - Improving accessibility to the town's major retail, service and employment areas, particularly by public transport, from the rest of the District.
  - Managing car parking to support the role of Leek as a destination for shopping, employment, entertainment and tourism without leading to congestion of the town centre.
4. Promote Leek's special character and heritage and strengthen its role as a visitor destination by:
- Conserving and enhancing buildings, sites and areas of heritage and cultural importance, including heritage assets, complemented by new distinctive, sensitively designed, high quality, sustainable buildings;
  - Promoting environmental enhancements in and on the edges of the town centre, establishing the Market as a central feature, creating strong, high quality 'gateways' into the centre and improving signposting;
  - Increasing tourist opportunities for visitors through additional high quality accommodation, promoting links with the Peak District and the development of new tourist attractions linked to the Churnet Valley (see policy SS11);
  - Improving and creating pedestrian and cycle links in the town and in particular between the town centre and Brough Park, Westwood College, Leek High School and Churnet View Middle School; and encouraging Active Design principles to encourage physical activity;
  - Protecting and improving the setting and historic character of the town and increasing access into the countryside by foot, cycling and horse riding;
  - Implementing measures identified for Leek in the Green Infrastructure Strategy;
  - Ensuring proposals at LE102 are accompanied by a heritage statement that describes the significance of Highfield Hall Estate including any contribution made by its setting, the potential impact of the proposals on its significance and opportunities to enhance or better reveal its significance; to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study.
5. Create major mixed use development opportunities and related infrastructure improvements for the following strategic sites:
- Cornhill East – uses which may be suitable include employment and housing. Development should enable provision for a link between the A520 and A53 to the south of the town and links to the canal and Churnet Valley railway and should have regard to the Churnet Valley Masterplan. Further policy for this site is set out in Policy DSL4

- Land at Newton House - a mix of uses including housing and employment will be supported in line with policy DSL3
- Land at the Mount - the provision of housing and supporting infrastructure, including additional school capacity and transport improvements will be supported in line with policy DSL2.

### Consistency with Core Strategy

This policy carries forward Core Strategy policy SS5a but with the following changes:

- Point 1 Second bullet point updated to include reference to site allocations
- Point 1 additional bullet point inserted after second bullet point referring to supporting housing within the development boundary
- Point 1 fourth bullet amended to reference new studies
- Point 1 fifth bullet point amended to refer to proposed school sites
- Point 1 new bullet at the end to read: "Reducing levels of health and economic deprivation in Leek North" to reflect a recommendation in the Equalities Impact Assessment.
- Point 2 second bullet point updated - refers to Cornhill Masterplan and Newtown House re-development
- Point 2 additional bullet point inserted referring to employment site allocations
- Point 2 fifth bullet point includes reference to other Plan policies and policy E1
- Point 3 first bullet point updated to reflect the adoption of the Town Centre Masterplan and removal of reference to increase the retail offer in to reflect the latest Retail Study
- Point 4 now includes support for the Green Infrastructure Strategy in response to the creation of the strategy and feedback in the Sustainability Appraisal
- Point 4 now expects proposals at LE102 to be accompanied by a heritage statement to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study
- added reference to protection of heritage assets
- Point 5 first bullet point refers to the Cornhill Masterplan, Newton House and the Mount with cross references to relevant strategic development site policies.
- Last paragraph reference to Site Allocations DPD removed along with cross references to wider Local Plan policies.

## **Biddulph Area Strategy**

**7.47** Biddulph is the second largest settlement in the District. It has suffered from economic decline and includes the Biddulph East Ward, an area of high deprivation. The town centre has seen recent improvements due to proposals within the Biddulph Town Centre Area Action Plan coming to fruition. The proposed strategy for Biddulph seeks to further enhance its role as a significant service centre and a market town.

**7.48** The Local Plan defines the extent of the town development boundary (shown on the Policies Map). Due to the extent of green belt around the town, opportunities for peripheral expansion are constrained. A District wide Green Belt Review has been undertaken by the Council and this recommends areas around Biddulph which could be considered for release in exceptional circumstances. The Core Strategy recognised that a review of the Green Belt was necessary in order for Biddulph to accommodate the identified development requirements for the town.

**7.49** The Retail Study (2013) recommends the allocation of a site in Biddulph to accommodate a discount foodstore of around 1000m<sup>2</sup> (net sales) to claw back some of the 45% of residents who shop out of town for their main food shopping. The study identifies outflow to mainstream and discount foodstores. It is considered that a discount store would provide the local population with more choice as due to closures of other stores, Sainsburys is now the only mainstream foodstore in the town. The study identifies land west of the bypass (in an edge of centre location) as the only area with capacity and with appropriate linkages to the town centre.

**7.50** In order to meet the requirements for Biddulph, two key mixed-use development areas are identified. The Wharf Road Strategic development site will help to support a significant degree of the future housing land supply for the town as well as accommodating additional retail and employment development and supporting infrastructure. Much of this area was previously identified as a Broad Area in the Core Strategy for mixed-use development, however, this has now been extended to include additional land alongside the bypass and to the west of the Biddulph Valley Way on land included within the Green Belt. A further mixed-use site for employment and housing opposite Victoria Business Park has also been identified for housing and employment. This site will also require the release of Green Belt land. Elsewhere, the regeneration of mills in the town will further support the sustainability of the town.

**7.51** The identification of sites and proposals for improved or new recreational and sports facilities and for additional or improved educational and health facilities and services will emerge from current studies being undertaken and through discussions with service providers.

**7.52** In order to manage surface water discharge rates into the waste water network in the Biddulph area, the use of Sustainable Urban Drainage Systems should be applied along with DEFRA's non-statutory technical standards.

## Policy SS 6

### Biddulph Area Strategy

The Council and its partners will seek to enhance the role of Biddulph as a significant service centre and a market town and support its regeneration. This will be achieved through the following actions:

1. Improve the local housing market and range of community facilities by:
  - Increasing the range of available and affordable house types, (including starter homes) especially for first time buyers, families and older people, including extra care housing
  - Identifying suitable land for housing sites both within the urban area and, on land adjacent to the urban area. Sites within the urban area shall be in locations across the town which have good accessibility to services and facilities with encouragement being given to previously developed (brownfield) sites.
  - Protecting, increasing and improving the provision and accessibility of open space, sport and recreational facilities in line with the updated Open Space Strategy, Playing Pitch Strategy and Indoor Sports Facility Assessment.
  - Increasing the provision of educational, health and community facilities. Specific facilities and needs will be identified through the Plans and Strategies of relevant service providers.
  
2. Create employment growth and increase the diversity of employment opportunities to meet existing and future needs by:
  - Supporting the retention and growth of existing businesses within the town;
  - Providing opportunities for new enterprises and businesses by promoting further development
  - Providing facilities and sites for new start-up businesses;
  - Supporting improvements to accessibility to employment areas, particularly from areas of local deprivation and need.
  
3. Strengthen the role of Biddulph as a significant service and retailing centre for the District by:
  - Allocation of land for a new foodstore of 1000m<sup>2</sup> (net sales)
  - Supporting improvements public transport connections to the town centre.
  
4. Improve the image and identity of Biddulph and strengthen its role as a visitor destination by:

- Regenerating and improving the streetscape of the town centre;
  - Upgrading the general environment of the town through landscaping and the improvement and creation of green spaces;
  - Strengthening and promoting links between the town and countryside in particular with the Biddulph Valley Way, Biddulph Grange Garden and the Country Parks. This will include the implementation of the Green Infrastructure Strategy;
  - Improving the main approaches to the town from the south;
  - Protecting and enhancing the setting and historic character of the town, including heritage assets.
5. Create major mixed use development opportunities and related infrastructure improvements for the following strategic sites:
- Wharf Road Strategic Development site - mixed-use development including housing, employment, retail and supporting infrastructure will be supported in line with policy DSB1.
  - Tunstall Road Strategic Development site - housing and employment will be supported in line with policy DSB3.

Developments should secure Sustainable Urban Drainage Systems in line with national planning policy and manage surface water discharge rates in accordance with the Sustainable Drainage Systems Non-statutory Technical Standards (DEFRA, 2015).

#### **Consistency with Core Strategy**

- Part 1 - included a reference to starter homes to reflect Government policy
- Part 1 - last bullet point - removed reference to Primary Care Centre as this is open
- Part 1 - removed reference to addressing Schindler properties in Biddulph East as this is no longer an active project
- Part 1 - amend fourth bullet to reference new studies.
- Part 3 - new bullet point to reflect allocation of a new food store (as recommended in the Council's Retail Study published in 2013).
- Parts 3 and 4 - removal of 'implementation of the Biddulph Town Centre Area Action Plan' as this document will be superseded by the Local Plan.
- Part 4 - added reference to the Green Infrastructure Strategy to reflect new evidence and feedback from the Sustainability Appraisal and Equalities impact Assessment

- New Part 5 added to refer to key role that two mixed-use development sites will play in supporting the growth of the town
- added reference to protection of heritage assets
- Last paragraph added to address surface water management issues in the Biddulph area.

### Cheadle Area Strategy

**7.53** Cheadle is the smallest of the District's market towns and has suffered from under-investment in its infrastructure and town centre and a lack of housing opportunities. The Spatial Strategy identifies the town as an area for significant growth in order to expand its role as a service centre and market town. The proposed strategy for Cheadle therefore seeks to achieve this through a range of actions and measures as well as addressing a number of specific challenges which have been identified through consultation, the evidence base and the strategies and plans of other agencies and organisations.

**7.54** One of the most significant challenges is identifying the need and viability of a link road to relieve through traffic in the town and provide improved access to existing and planned housing and employment areas. Whilst some junction improvements have been implemented, there remains scope for further improvements to address transport issues in the town. Assessments undertaken have identified potential improvements such as junction improvements, road widening, improved signage and highways management. The Council will work with partners, including Staffordshire County Council and developers to develop and implement the required improvements.

**7.55** A further significant challenge is the need for more community facilities to serve a growing population. The County Council has identified the need for a new primary school to serve the north of the town. An updated Open Space Sports and Recreation Study will identify potential needs for new facilities across the town.

**7.56** Housing requirements will be met through the identification of key clusters of development to the north and south of the town. The former formed part of the Broad Area as identified in the Core Strategy. Elsewhere, smaller housing allocations within the town will support the sustainable development of Cheadle.

**7.57** Employment provision will be met through the expansion of existing employment areas to the south of the town. This is considered to be the most sustainable location for employment development and will minimise the impact of development on the countryside and existing residential areas.

## Policy SS 7

### Cheadle Area Strategy

The Council and its partners will seek to expand the role of Cheadle as a significant service centre and a market town. This will be achieved through the following actions:

1. Expand the housing market area and community provision by:

- Increasing the range of available and affordable house types and higher market housing, including for first time buyers and families;
  - The development of specific housing sites through new site allocations in the Local Plan. This will include two strategic housing clusters to the north and south of the town, namely:
    - Cheadle North Strategic Development Area - housing and school development will be supported in line with policy DSC1
    - Mobberley Farm - housing development will be supported in line with policy DSC3
  - Protecting, increasing and improving the provision and accessibility of open space, sport and recreational facilities in line with the updated Open Space Study, Playing Pitch Strategy and Indoor Sports Facility
  - Providing additional educational, health and community facilities, including a new primary school to serve north Cheadle at the Donkey Lane site
  - Ensuring development of site CH015 Stoddards Depot, Leek Road adjacent to the Conservation Area enhances the frontage with sensitive design as set out in the Council's Landscape, Local Green Space and Heritage Impact Study
2. Create employment growth and increase the diversity of employment opportunities to meet existing and future needs by:
- Supporting the retention and growth of JCB and other existing businesses within the town;
  - Supporting improved access to JCB and existing employment sites;
  - The development of employment land through new site allocations in the Local Plan;
  - Providing facilities and land for new start-up businesses;
  - Improving and intensifying the use of existing employment areas at New Haden/Brookhouses.
3. Expand the role of Cheadle as a significant service and retailing centre for the District by:
- Supporting improvements to the quality and range of the retail offer and supporting town centre uses



- Regenerating and improving the streetscape of the town centre and creating more public realm
  - Expanding the range and diversity of educational, health, sport, cultural and community services and facilities in the town;
4. Improve environmental quality and accessibility by:
- Addressing traffic related issues in the town centre and along the A521 and A522 by working with partners to develop and implement transport improvements and by safeguarding the route of a potential future link road;
  - Improving pedestrian and cycle links across the town and into the countryside, including the implementation of the Green Infrastructure Strategy;
  - Improving public transport links between the town and other main settlements;
  - Promoting the role and historic character of the town, including the protection of heritage assets and its links with the Churnet Valley as a visitor destination.

### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy SS5c but with the following changes:

- Removing the reference to the need to allocate sites in the Site Allocations DPD
- Amend Part 1 fifth bullet to reference new studies
- Adding reference to new sites for housing, employment and a new school being allocated in the Local Plan
- Add in reference to CH015 and proximity to Conservation Area
- Added reference to the Green Infrastructure Strategy to reflect new evidence and feedback from the Sustainability Appraisal and Equalities Impact Assessment
- Removing the references to increase retail provision in line with the Retail Study
- Added reference to the need to continue to work with partners to address traffic related issue in the town
- Added reference to safeguarded route for potential link road
- added reference to protection of heritage assets

### **Larger Villages Area Strategy**

**7.58** The larger villages have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. It is important therefore that they are sustained and promoted as service centres. A major issue in such settlements is balancing the need to retain local facilities and accommodate housing and other needs with maintaining their character and avoiding over-development. The proposed strategy for the larger villages seeks to sensitively retain and enhance their role as service centres by addressing a number of specific social, economic and environmental challenges which have been identified through consultation, the evidence base and the strategies and plans of other agencies and organisations.

**7.59** The policy allows for development or redevelopment of land to come forward which is appropriate to the Spatial Strategy and character of each settlement. The amount and nature of development will be dependent on the development capacity of individual settlements and the availability of suitable sites. In some settlements the scale of development may therefore be limited. Development boundaries are identified on the Policies Map, within the Development Boundary development of an appropriate scale and nature will be allowed. Outside of the boundaries, limited infilling may be supported, subject to key criteria being met as set out in Policy H1.

### **Policy SS 8**

#### **Larger Villages Areas Strategy**

The following are identified as larger villages:

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

These settlements shall retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas and also for employment needs of a scale and type appropriate to each settlement having regard to infrastructure capacity and character. The Council and its partners will achieve this through the following actions:

1. Retain and enhance their role as rural service centres by:
  - Enabling appropriate development which supports and increases the range and quality of community facilities available to the rural areas;
  - Protecting community facilities where loss would be deemed to reduce the community's ability to meet its day to day needs
  - Improving connections by public transport to surrounding smaller villages and market towns.
  
2. Meet housing requirements by:
  - Increasing the range of available and affordable house types, including for first time buyers and families;
  - Allocating a range of deliverable housing sites with good accessibility to services and facilities
  - Supporting the development of housing windfall sites within the village boundaries, subject to wider Local Plan policies
  - Allowing for rural exceptions housing in appropriate locations on the edge of settlements (in accordance with Policy H1). This will be additional to the housing provision for the rural areas
  - Giving consideration to limited infilling on the edge of settlement boundaries, subject to the criteria set out in Policy H1.
  
3. Meet limited employment needs by:
  - Enabling small-scale new employment development;
  - Improving and intensifying the use of existing employment areas and, where appropriate, expanding them.
  
4. Ensure that new development reflects and enhances each village's special character and heritage by:
  - Giving priority to the reuse and regeneration of existing redundant, underused or surplus sites and premises for new development;
  - Ensuring that development is of a suitable scale in relation to the role and function of the villages as set out in the Spatial Strategy

- Supporting the use of Neighbourhood Plans and Village Design Statements to guide future development
  - Protecting and enhancing the setting of individual settlements
  - Supporting the implementation of the Green Infrastructure Strategy and Local Green Spaces
  - Protecting and enhancing the setting and historic character of the village, including heritage assets
  - Ensuring development of site UT019 in Upper Tean is sensitively designed to enhance the Conservation Area and proposals include mitigation measures including appropriate screening of the southern boundary as set out in the Council's Landscape, Local Green Space and Heritage Impact Study
  - Ensuring development of site WA004 in Waterhouses is sensitively designed and includes heritage masterplanning and provision of a landscaping plan including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study.
5. Supporting the mixed-use development of the Blythe Vale site at Blythe Bridge in line with policy DSR1.

Any development proposal that might have the potential to affect a European or Ramsar Site must itself be subject to appropriate assessment.

### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy SS6a but with the following changes:

- Removal of references to meeting local housing and employment needs
- Point 1 - first two bullet points services and facilities changed to community facilities
- Point 1 second bullet point change to wording
- Point 2 - new reference for scope for limited infilling on the edge of the settlement boundaries, subject to Policy H1
- Point 4 second bullet point - reworded reference to "restricting" scale to "suitable" scale in line with the Spatial Strategy to provide a more positively worded policy in line with the NPPF
- Point 4 third bullet point Parish Plans replaced with Neighbourhood Plans
- Point 4 last bullet point - new reference to implementation of Green Infrastructure Strategy and Local Green Spaces in response to new evidence and feedback from the Sustainability Appraisal

- Point 4 two additional bullet points added regarding development requirements of sites UT019 and WA004 following consultation feedback
- added reference to protection of the character and heritage of villages, including heritage assets
- Added new point 5 to refer to the mixed-use site at Blythe Vale
- Added final sentence to respond to recommendations from the Habitats Regulations Assessment.

### Smaller Villages Area Strategy

**7.60** 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. A major issue for smaller villages is the loss of local population through lack of housing opportunities. The proposed strategy for the smaller villages therefore seeks to allow an appropriate level of sensitive development which enhances community vitality.

**7.61** Development on a large scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village and may undermine the spatial strategy. Development will be strictly controlled in order to ensure that the character and life of the settlement is not undermined. Boundaries are not defined for smaller villages, except where they have been excluded from the Green Belt. Limited development, including infill will be supported subject to this policy and Green Belt policy set out in the National Planning Policy Framework.

## Policy SS 9

### Smaller Villages Area Strategy

The following are identified as 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

These settlements shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. The Council and its partners will achieve this through the following actions:

1. Enhance community vitality by:
  - Protecting and enabling services and facilities which are essential to sustain rural living;
  - Improving connections by public transport and other transport measures to neighbouring larger villages and market towns;

- Supporting the provision of local, mobile and electronic services which increases the range and quality of services
- Supporting the implementation of the Green Infrastructure Strategy and Local Green Spaces

2. Meet community, social or economic need by:

- Enabling limited new housing development, including small infill schemes in accordance with Policy H1
- Allowing for rural exceptions housing in appropriate locations (in accordance with Policy H1). This will be additional to the housing provision for the rural areas.
- Enabling small-scale new employment development including 'live-work' developments which are for a rural enterprise or an existing authorised business use;
- Supporting the diversification of existing farm enterprises
- Supporting the development of appropriate ICT and new means of communications to enable homeworking and small businesses reliant on e-technology.

Ensure that new development reflects and enhances each village's special character and heritage by protecting and enhancing the setting and historic character of the village, including heritage assets.

Any development proposal that might have the potential to affect a European or Ramsar Site must itself be subject to appropriate assessment.

### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy SS6b but with the following changes:

- Point 2 first bullet point amended to refer to scope for limited infilling, subject to Policy H1
- Added final sentence to respond to recommendations of Habitats Regulations Assessment
- Added references to new Policy H1 to reflect Local Plan
- Added reference to Local Green Space and Green Infrastructure to reflect new evidence and Local Plan
- added reference to protection of the character and heritage of villages, including heritage assets.

## Other Rural Areas Strategy

**7.62** The concept of sustainability argues in favour of concentrating most development in or adjoining existing built-up areas. However, there can be cases where some development and diversification of use in the countryside can be beneficial and sustainable. For instance, some farm businesses may benefit from diversification and an increased number of visits to the countryside can help the rural economy. However this needs to be appropriate to the character of the countryside which also needs to be sustained.

**7.63** Where development in the open countryside is justified, the preference will be for the re-use or redevelopment of existing buildings. All development in these areas will be strictly controlled, both in terms of its scale and type in order to ensure that the character and role of the countryside and the green belt is not undermined.

**7.64** Within these areas there are some smaller settlements and hamlets which are not identified in Policy SS10 as 'Small Villages' because their predominantly open character, loose-knit nature and lack of services and facilities.

**7.65** The development of renewable energy sources will also often be in rural areas but such development will almost always have an environmental cost as well as benefits. Such proposals must be weighed against the continuing commitment to protect the environment. The scale and design of such schemes will therefore be of paramount importance and should accord with Policy SD2.

**7.66** Historically development of a large scale has taken place in a number of areas in the countryside of Staffordshire Moorlands, often associated with past industrial activity or specific needs. These are brownfield sites and where these are no longer needed it is necessary to consider whether an alternative use would be appropriate. The complete or partial redevelopment of such major developed areas may offer the opportunity for environmental improvement without adding to their impact as well as helping to meet the needs of the rural areas and improve the rural economy. Two such areas were identified in the Core Strategy and included in the plan at:

- **Bolton Copperworks, Froghall** - The historic copper factory of Thomas Bolton and Sons most of which is now closed and derelict apart from a small section that services copper wires. It lies within an area of high landscape and tourism value adjoining the village of Froghall. The whole site occupies an area of approximately 17 hectares comprising of a range of industrial buildings. There are significant potential contamination issues which may be at some depth within the site which must be addressed; also flooding issues are a constraint and would need to be addressed given the majority of the site is affected by either floodzone 3 or floodzone 2. Its strategic location at the centre of the Churnet Valley is considered crucial to the area's success.
- **Anzio Camp, Blackshaw Moor** – Former army training base located 3 miles to the north of Leek on the southern edge of the Peak District National Park. The site extends to some 15.4 hectares and includes 17 existing buildings. The site now has planning consent.



**7.67** The policy also places considerable emphasis on tourism. This is identified in the spatial strategy and the Sustainable Community Strategy as a major opportunity to sustain the rural economy and strengthen the role of the District within the region and North Staffordshire.

**7.68** The District has a close link with the Peak District National Park in terms of tourism and the policy seeks to encourage and promote tourism opportunities that could ease pressures on the Park itself, provided this would not increase pressure on areas of biodiversity interest.

**7.69** The Green Belt serves a number of purposes which are derived from Government policy in the NPPF and the former Staffordshire Structure Plan. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period, in order to give assurance that its boundaries will endure. National policy on Green Belts is set out in the NPPF and will apply to the whole of the Green Belt. The Green Belt Review assessed the Green Belt in the District against the five purposes of the Green Belt. The Green Belt boundary (as revised) is identified on the Policies Maps.

## Policy SS 10

### Other Rural Areas Strategy

The other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages.

These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

1. Meet housing requirements and specific needs by:
  - Restricting new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with Policy H1;
  - Allowing the conversion or replacement of an existing rural building in accordance with Policy H1;
  - Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred;
  - Allowing suitable development which would secure the future conservation of a heritage asset in accordance with Policy DC2;

- Allowing rural exceptions housing (in accordance with Policies H1 and H3);
  - Allowing community facilities where that need cannot be met in a settlement within the hierarchy. In such cases the development should be in a sustainable location close to an existing serviced settlement.
2. Sustain the rural economy by:
- Enabling the limited expansion or development of business for employment uses where a rural location can be justified
  - Supporting the diversification of existing farm enterprises
  - Supporting the development of appropriate ICT and new means of communications to enable homeworking and small businesses reliant on e-technology;
3. Enhance and conserve the quality of the countryside by:
- Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape;
  - Limiting uses which generate a substantial number of regular trips in areas that are not well served by public transport;
  - Ensuring renewable energy schemes are of an appropriate scale, type and location;
  - Recognising and conserving the special quality of the landscape in the Peak District National Park (in accordance with Policy DC3);
  - Encouraging measures which protect and enhance the biodiversity, geological resources and heritage of the District.
4. Regenerate underused major developed areas in the countryside including:
- Bolton Copperworks, Froghall – uses which may be suitable are employment, residential, tourist-related retail and accommodation, leisure, subject to the satisfaction of flooding and contamination constraints. Development shall make provision for appropriate off-site highway improvements. Further guidance is provided in the Churnet Valley Masterplan SPD and Bolton's Copperworks Masterplan.
  - Anzio Camp, Blackshaw Moor – uses which may be suitable are employment, extra care housing, tourist accommodation. Further guidance is provided in the Churnet Valley Masterplan SPD.

Development of these areas shall be complementary to and not undermine the role of the towns and larger villages nor shall it undermine wider strategic objectives. It shall also avoid or minimise environmental impacts and congestion and safeguard and enhance natural and cultural assets.

- Facilitating the appropriate redevelopment of other major developed areas where the proposed development brings positive benefits to the area and any resultant environmental or highways concerns could be adequately addressed and minimised. Such proposals will be expected to provide supporting information that demonstrates clearly that the redevelopment will complement the overall development strategy for the District.

5. Enhance tourist opportunities by:

- Supporting sustainable tourism developments and measures in the Churnet Valley in accordance with Policy SS12 and the Churnet Valley Masterplan SPD;
- Allowing for small-scale tourism developments in other areas (in accordance with policy E4);
- Establishing strong linkages between recreational and tourist resources;
- Recognising and developing the close linkages to the Peak District National Park.

6. Maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

Any development proposal that might have the potential to affect a European or Ramsar Site must itself be subject to appropriate assessment.

### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy SS6c but with the following changes:

- Second paragraph meets essential to local needs replaced with has an essential need to be located in the countryside.
- Point 1 reference to essential local needs replaced with needs.
- Point 1 bullet point 1 essential local need replace with has an essential need to be located in the countryside. Affordable deleted, H1 included in the policies.
- Point 1 bullet added covering extensions in the open countryside. Clarification of part d) addition of 'additional domestic outbuildings' and clarification regarding 'original dwelling' (Previously within Policy R2)
- Point 2 first bullet point removed reference to existing business and added where a rural location can be justified.
- Point 4 Cross references policies for Bolton Copperworks and Anzio Camp.

- Point 5 first bullet point includes Churnet Valley Masterplan.
- Point 6 reference to Green Belt review deleted.

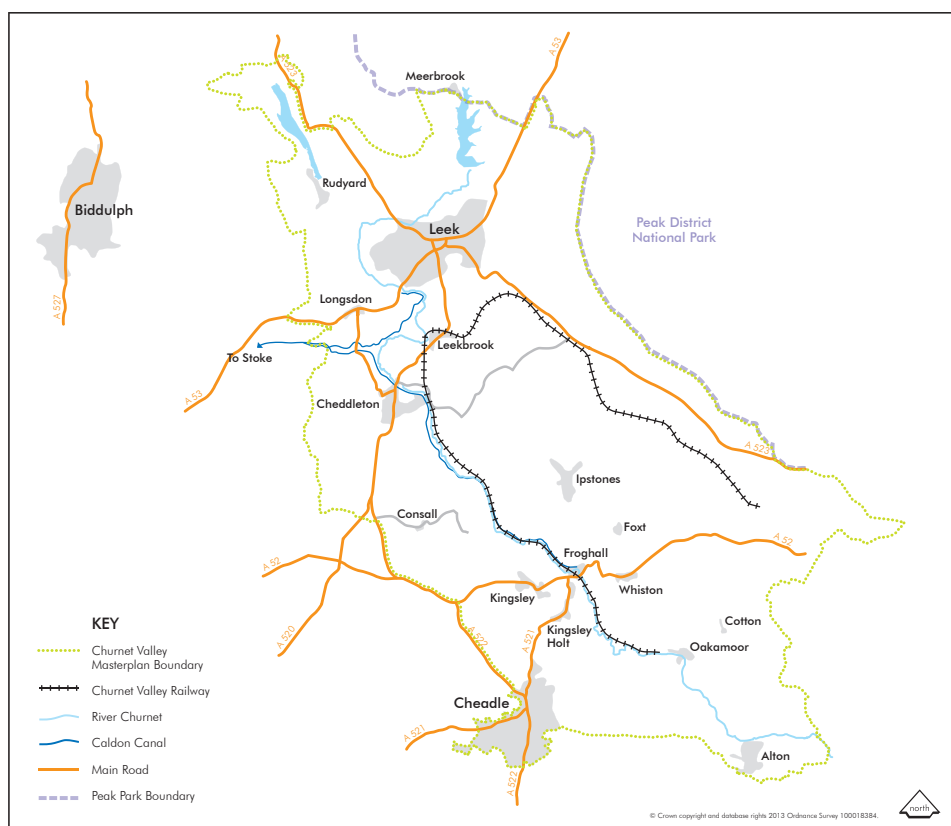
### **Churnet Valley Strategy**

**7.70** The Churnet Valley, running from Rudyard Lake and Tittesworth Water through Leek, Cheddleton, Froghall and Oakamoor to Alton, is an area of significant landscape, wildlife and heritage value with a number of existing well-established tourist and visitor attractions. The Churnet Valley can provide a strong focus for sustainable rural regeneration across the District and a significant sub-regional asset as well as complementing and easing pressures on the neighbouring Peak District National Park. The Churnet Valley Masterplan was adopted as a Supplementary Planning Document (SPD) in 2014. It provides a comprehensive framework for future development in the Churnet Valley. The extent of the area covered is defined in the Masterplan. It identifies opportunities and measures to help regenerate and manage this important rural area based around sustainable tourism in a manner which is sensitive to and enhances its important heritage, landscape and ecology.

**7.71** To reflect the aims of the strategy for the Churnet Valley and the Churnet Valley Masterplan the policy seeks to manage opportunities for further appropriate visitor accommodation and tourist facilities with an emphasis on increasing overnight stays with visitors staying for longer and throughout the year and on further developing the visitor experience of the Churnet Valley through the development of its heritage, nature based and outdoor recreation products, improving and developing links between existing facilities and activities so that they are benefiting from each other, and maintaining and establishing links with regional tourism facilities. This will be supported by measures to improve access by public transport, walking and cycling into the countryside.

**7.72** Sustainable tourism is tourism which takes account of its current and future economic, social and environmental impacts, balancing the needs of visitors, the economy, the environment and host communities. Tourism development must not be at the expense of the special qualities of the Churnet Valley which draw so many people to the area. A very sensitive approach to the provision and expansion of facilities and accommodation will therefore be required to ensure that it is of an appropriate scale and design and compatible with the nature of the local area and enhances the heritage, landscape and ecology of the Churnet Valley. The appropriate redevelopment of existing brownfield sites in the Churnet Valley can also provide overlapping ecological, green infrastructure, flood risk mitigation, landscape impact and remediation benefits eg sensitive redevelopments involving river renaturalisation and landscaping. Flood risk and remediation Policies are set out elsewhere in the Plan.

**7.73** The principal purpose and role of the existing green belt should also not be undermined by development which can still take place provided it is of an appropriate use, scale and form in accordance with national green belt policy.



**Churnet Valley Masterplan Area**

## Policy SS 11

### Churnet Valley Strategy

The Churnet Valley is identified as an area for sustainable tourism and rural regeneration. The Churnet Valley Masterplan provides a comprehensive framework for development in the Churnet Valley and development should be in accordance with the Masterplan. Within this area particular support will be given to the following forms of development and measures:

- short stay and long stay visitor accommodation;
- the expansion of existing tourist attractions and facilities and the provision of compatible new tourist attractions and facilities;
- measures to enhance, protect and interpret the landscape character and heritage assets of the Churnet Valley;
- measures to remediate and restore derelict land, buildings and features including the appropriate redevelopment of sites;
- actions to protect and enhance the biodiversity of the valley, including the maintenance, buffering and connection of designated sites and actions to mitigate climate change.

- measures that support and integrate the heritage transport infrastructure of the valley, sympathetically with enhancing and developing links to strategic footpaths, cycle and horse riding routes.
- measures to improve connectivity and accessibility to and within the Churnet Valley by sustainable transport means having regard to the Green Infrastructure Strategy.

Any development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area. Strong sustainable development and environmental management principles should also be demonstrated. The consideration of landscape character will be paramount in all development proposals in order to protect and conserve locally distinctive qualities and sense of place and to maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.

Complementary and sensitive highway improvements to access routes and/or measures to support other alternative means of access will be required to serve any developments which generate significant additional demand for travel.

Development shall be in accordance with the Churnet Valley Masterplan.

#### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy SS7 but with the following changes:

- First paragraph refers to Policies Map and includes reference to the Churnet Valley Masterplan
- Last bullet includes reference to the Green Infrastructure Strategy
- Last two paragraphs deleted as they refer to the the preparation of the Churnet Valley Masterplan which has now been completed.
- Amended sentence beginning "Any development should be of a scale....." to break it into two sentences as it had too much content to be covered in one sentence. The meaning remains unchanged. (Suggestion from Historic England)

#### **Planning Obligations and Community Infrastructure Levy**

**7.74** Developer contributions will have a significant role to play in infrastructure delivery, including contributions towards affordable housing (on-site or off-site) and other measures required to make developments acceptable in planning terms. Standard formulae used to secure infrastructure provision used by the Local Planning Authority and its partners may also be applied where appropriate. A Developer Contributions SPD will provide detail of how contributions will be calculated. This will be subjected to a viability appraisal to ensure that any requirements do not undermine development viability.

**7.75** The Community Infrastructure Levy could also provide an important funding source for infrastructure required to support the cumulative impacts of growth. An assessment of the viability of development in Staffordshire Moorlands and the scope for potential rates to be charged on developments is ongoing. Subject to the findings of this study and further consideration by the Council, a levy could be pursued in the District. Any levy would be subject to public consultation and an examination prior to adoption. The levy cannot be adopted prior to the new Local Plan.

**7.76** The Infrastructure Delivery Plan that supports the Local Plan identifies the types of infrastructure or specific projects that are expected to be funded either by planning obligations or a levy along with phasing requirements when necessary. However, in many cases it should be recognised that wider sources of funding will be required to provide new infrastructure. In the case of strategic development sites in multiple ownership the Council will encourage applicants to work with the Council and other landowners on joint funding arrangements to coordinate contributions.

**7.77** Other such sources may include the New Homes Bonus or other public and private capital programmes. The Infrastructure Delivery Plan will be updated in consultation with partners to reflect changing circumstances and funding opportunities during the plan period.

## Policy SS 12

### Planning Obligations and Community Infrastructure Levy

Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions. Standard formulate will be applied when applicable. The Developer Contributions SPD will provide further guidance on how contributions will be calculated.

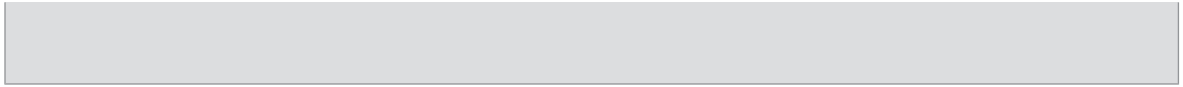
Provision will be required for subsequent maintenance where contributions are secured for facilities which are predominantly for the benefit of users of the development concerned.

Subject to an assessment of development viability and further consideration by the Council, infrastructure requirements related to the cumulative impact of development in Staffordshire Moorlands will generally be supported by the Community Infrastructure Levy. The Infrastructure Delivery Plan that supports the Local Plan provides further clarification on infrastructure needs and sources of funding.

The Infrastructure Delivery Plan will be reviewed regularly to ensure that it remains up-to-date. In implementing this policy regard will be had to economic viability considerations, consistent with meeting the Local Plan objectives.

### Consistency with Core Strategy

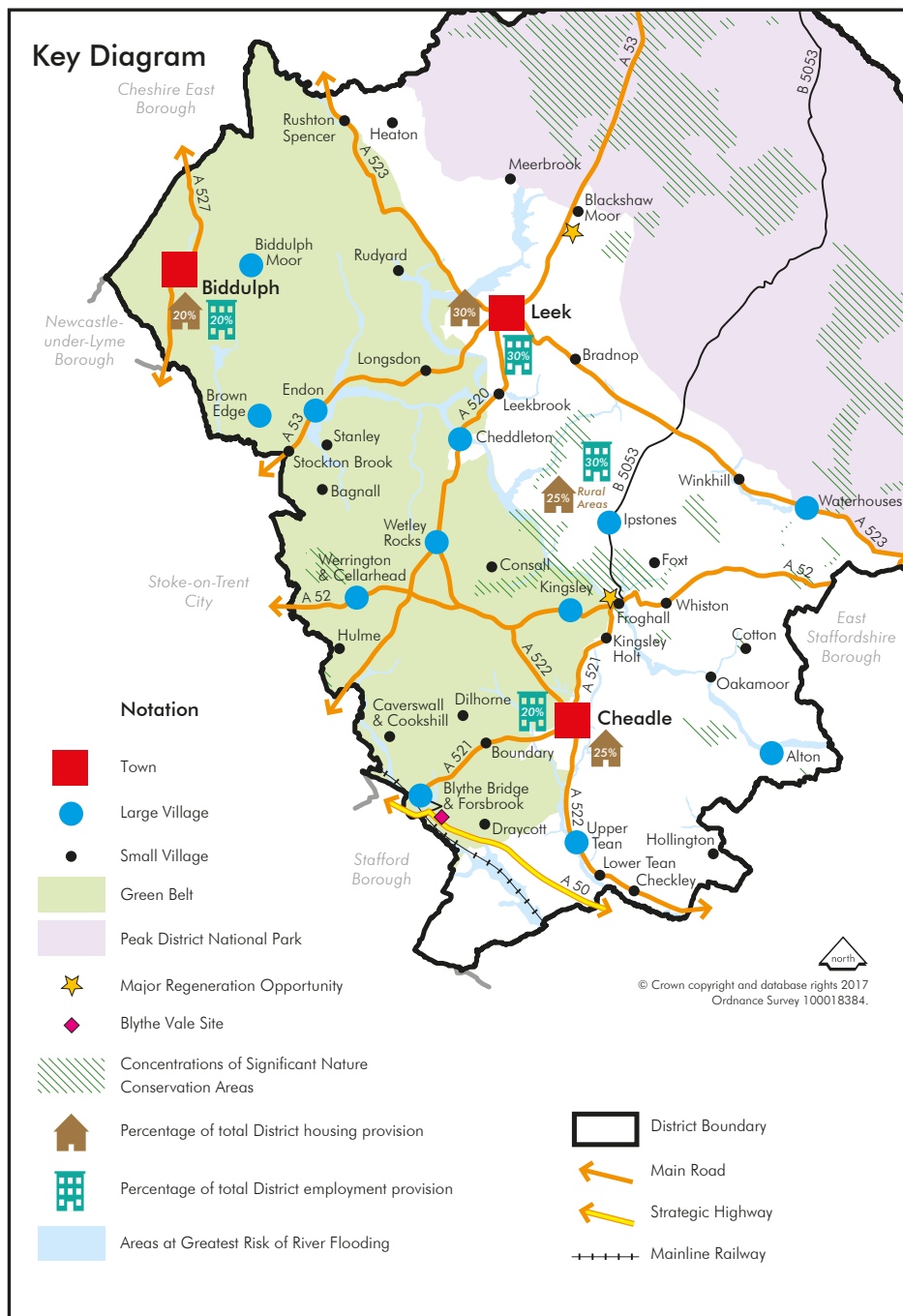
This is a new policy proposed to provide clarity regarding the Council's approach to Planning Obligations and the Community Infrastructure Levy.





### Key Diagram

**7.78** The following Key Diagram illustrates key constraints, opportunities and proposals across the District. It is intended to provide a visual representation of the Spatial Strategy and issues that have helped to shape it. More detailed maps of proposals are provided in the Appendices to this Local Plan.



## Development Management Policies



## 8 Development Management Policies

**8.1** This chapter provides more detailed development management policies for specific planning related matters, namely:

- Sustainable development
- Economy and employment
- Housing
- Town centres and retail
- Design and conservation
- Sustainable communities
- Natural environment
- Transport

**8.2** These policies should be read in the context of the Spatial Strategy and Strategic Policies in the preceding chapter of this Local Plan. In addition, further site specific policies are provided in Chapter 9.

### 8.1 Sustainable Development

#### Spatial Objectives

SO2. To create a District where development minimises its impact on the environment, helps to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources.

#### Sustainable Development Policies

##### Sustainable Use of Resources

**8.3** The need to respond pro-actively to the issue of climate change has been identified as a major challenge for the District and planning has a key role to play in ensuring that development minimises its impact on the environment, helps to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources.

**8.4** The Government has made it clear that sustainable development is the core principle underpinning land use planning, in the NPPF and other guidance. In particular the Stern Review (October 2006) identified that human activity is changing the world's climate, with profound and rising costs to the natural environment, concluding that action is needed now to avoid the worst of these costs. For example in addition to global warming impacts, climate change also results in more flooding and more unpredictable weather patterns generally; and also water scarcity issues. This was addressed in the 2008 Planning Act, which requires that Local Plans contain policies (when taken as a whole) designed to "...contribute to the

mitigation of, and adaptation to, climate change.” The NPPF also addresses climate change mitigation with its support for transition to a low carbon future, support for more renewables; and its direction that Planning should play a key role in helping to secure radical reductions in greenhouse gas emissions.

**8.5** National policy guidance and Policy SD1 support the use of previously developed land for development and the efficient use of land subject to wider considerations. Whilst the Council's Strategic Housing Land Availability Assessment indicates that much new housing could be built on previously developed land, the Council's overall development requirements will mean that it will still need to allocate some greenfield land; further there may be other circumstances where the re-use of a brownfield site over greenfield may not be appropriate, for example on sustainability grounds.

**8.6** Government Policy states that Councils should take into account the economic and other benefits of the best and most versatile (BMV) agricultural land with a preference for development of areas of poorer quality land over those of a higher quality. The Council has used the Natural England likelihood of Best and Most Versatile dataset and this formed part of site assessments against the sustainability appraisal framework. Soil is a finite resource, and fulfils many roles that are beneficial to society. As a component of the natural environment, it is important that soils are protected and used sustainably. Development (soil sealing) has a major and usually irreversible adverse impact on soils. Mitigation should aim to minimise soil disturbance and to retain as many ecosystem services as possible through careful soil management during the construction process. However soil protection needs to be balanced against other Council policies which for example expect demonstration of appropriate housing density for its location, with higher densities expected in more accessible locations, to encourage more sustainable patterns of development. Soils of high environmental value (e.g. wetland and carbon stores such as peatland) should also be considered as part of ecological connectivity. Developers should refer to the Defra Code of practice for the sustainable use of soils on construction sites.

**8.7** The submission of environmental information listed in Part(4) SD1 for major developments (broadly as defined in the Development Management Procedure Order) will enable the Council and applicant to explore how they can further contribute towards improving a scheme in relation to climate change/carbon-saving in the context of the viability expectations of the NPPF. Such information may be submitted as part of a Design and Access Statement or separately. Where the Council considers insufficient information has been submitted given the complexity of the proposal, it may request further information to cover the expectations regarding this part of the Policy.

**8.8** The District contains a number of older settlements, many of which contain buildings and sites which could be re-used. Some of these have a history of contamination due to industrial legacy, and remediation measures will be necessary where redevelopment is proposed. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. In some cases a developer may be required to submit pre-application evidence as to the presence of contamination across the site, under the 2011 Environmental Impact Regulations (as amended), before a planning application can be determined. Any proposal to develop land which has been subject to a previous use which may have caused contamination of the underlying soils and groundwater will need to be supported by a Preliminary Risk Assessment to identify the presence of receptors as identified under Part IIA of the Environmental

Protection Act 1990. The NPPF requires that any contaminated site proposed for redevelopment should not be capable of being described as contaminated land under this legislation, following remediation measures.

**8.9** Further, there is a history of mining and the presence of old mine workings can potentially adversely affect the stability of land within the District. For this reason, where land is located within an area defined as being at risk of instability due to previous mining, developers should consider national planning guidance and where relevant, guidance on coal mining risk assessments produced by the Coal Authority. However, mining legacy issues affecting a site do not of themselves mean it is not suited to re-use, and indeed redevelopment schemes with appropriate remedial works/mitigation measures or that involve recovery of in-situ minerals prior to construction, can provide a good opportunity to re-use the land.

**8.10** The County Council as the Minerals Planning Authority have clarified that their adopted policies seek to protect minerals safeguarding areas (MSAs) and safeguarded mineral infrastructure sites as defined on mapping available on their website. Consequently, consultation with the Mineral Planning Authority may be required for any development schemes within a MSA or on or near to mineral infrastructure sites. Such proposals should be accompanied by a mineral safeguarding statement which addresses the requirements of Policy 3 of the Minerals Local Plan for Staffordshire (2015-2030). Developers should also have regard to the requirements of Policy 1.2 of the Staffordshire and Stoke on Trent Waste Local Plan (2010-2026) that requires all major development proposals to make better use of, and minimise waste. Consequently major development schemes should be accompanied by a site waste management plan.

## Policy SD 1

### Sustainable Use of Resources

The Council will require all development to make sustainable use of resources, and adapt to climate change. This will be achieved by:

1. Having regard to the BMV agricultural classification of the land, with a preference for the use of lower quality over higher quality agricultural land. Development should also aim to minimise soil disturbance and to retain ecological connectivity as far as possible
2. Supporting or promoting proposals that remediate brownfield sites affected by contamination.
3. Re-use of sites affected by mining activity will be supported, provided that any mining legacy is appropriately addressed and it can be demonstrated that the site is safe and stable for the development proposed.
4. Supporting development that is located and designed to minimise energy needs and to take advantage of maximised orientation (subject to design and landscape policies) to achieve energy savings in line with Policy SD3.
5. The Council will require applicants for all major-scale planning applications (10 or more residential units or 1,000+ square metres floor area) to demonstrate that they have considered the energy efficiency, water conservation, sourcing of construction

materials, and site orientation aspects of the scheme, and where possible the feasibility of integrating micro-renewables. The degree of detail expected will depend on the scale/complexity of the proposal.

6. The Council will encourage developers to investigate the potential for re-using construction or construction waste materials, especially those sourced locally (which can include those minerals available on site, as appropriate) and integrates where possible on-site waste management facilities.

### Consistency with Core Strategy

This policy carries forward Core Strategy Policy SD1 but with the following changes:

- a new Part (1) which expects that areas of lower quality agricultural land should be used for development in preference to Best Most Versatile agricultural land; and expects that development should also aim to minimise “soil disturbance” and to retain ecological connectivity as far as possible;
- Part (3) [formerly Part (2)] has been re-worded for clarity that re-use of sites affected by mining legacy will be supported, provided this is appropriately addressed, and the site is safe/stable for future use.
- Part (5) has been amended to refer to submission of environmental information generally, without tying this to submission of sustainability statements. The supporting text clarifies Council expectations;
- amends "expect" under Part (6) to "encourage", so it is more in line with NPPF;
- former Part (6) (on water conservation standards) has been removed and Policy SD(3) has been amended, to clarify that it also supports water conservation measures (not just thermal efficiency measures).

### Renewable/Low-Carbon Energy

**8.11** In recent years the UK has committed itself to legal obligations stemming from EU Directives, relating to both the reduction of future greenhouse gas (GHG) emissions (including carbon); and the meeting of a greater proportion of the UK's future demand for energy through renewables - which have been reflected in more recent legislation. The Climate Change Act 2008 requires the UK to reduce GHG emissions by 80% between 1990 and 2050; with a requirement that UK CO<sub>2</sub> emissions reduce by 26% between 1990 and 2020. EU Directive 2009/28/EC requires the UK to source 15% of its energy from renewables sources by 2020 (the target for 2015-16 was 7.5% – actual uptake in 2015 was 8.3%). The NPPF reflects this with support for transition to a low carbon economy; and its support for greater uptake of renewables. LPAs can also continue to develop an evidence-based understanding of renewables opportunities in their areas. As a response to the above legislation and Policy, in 2009 the Council, along with other Staffordshire planning authorities, commissioned consultants CAMCO to produce a Staffordshire-wide study examining in detail the opportunities for stand-alone renewables in general. The study included energy opportunity mapping, and was published in 2011.

**8.12** In line with National Policy, Policy SD2 gives support to new renewable energy development generally without differentiating between forms, as the District has natural characteristics (e.g. river flows) which could make this viable – either now, or due to future technology. In the case of wind energy proposals, the Policy clarifies that recent Government NPPG Policy (in particular Ministerial Statement HCWS42) will be applied, as the Local Plan does not currently designate any "areas identified as suitable for wind energy development". Policy SD2 also recognises that the siting and design of all stand-alone renewables installations requires careful consideration, to protect the natural and built environment, and other amenities, without precluding the supply of any type of renewable energy. Renewables schemes can also impact upon heritage assets such as Listed Buildings; it is understood Historic England are preparing an Advice Note, which developers should review where appropriate. The viability of different forms of renewable energies, within different areas of the District, is examined in the CAMCO work (which may in future be informed by further local evidence). Note that schemes for non-renewable energy schemes not covered by this policy (such as fossil fuel generators), will be assessed against all relevant policy, including the National Policy Statements.

## Policy SD 2

### Renewable/Low-Carbon Energy

The Council will strive to meet part of the District's future energy demand through renewable or low-carbon energy sources (which could be through a variety of technologies, for example solar energy, biomass etc), in line with current evidence which identifies the feasibility of these forms of energy across the District. The Council will assess wind turbine schemes in line with the Government's specific policy on wind turbines. For all other forms of renewable energy the Council will support small- and large- scale stand alone renewable or low-carbon energy schemes subject to the following considerations:

- the degree to which the scale and nature of a proposal impacts on the landscape, particularly having regard to relevant Landscape Character evidence and impact on the Peak District National Park (taking into account both individual and cumulative effects of similar proposals);
- the degree to which the developer has demonstrated any environmental/economic/social benefits of a scheme, as well as how any environmental or social impacts have been minimised (e.g. visual, noise or smell);
- the impact on designated sites of European (or successor), national and local biodiversity and geological importance in accordance with policy NE1;
- the impact on the amenity of residents and other interests of acknowledged importance, including the historic environment;

- the degree to which individual proposals reflect current local evidence regarding the feasibility of different types of renewable or low-carbon energy at different locations across the District;
- in the case of solar energy proposals that are not affixed to buildings or structures, applicants will be expected to demonstrate that they have examined whether previously developed land is available before greenfield land. Where agricultural land is proposed, poorer quality land should be utilised before higher quality agricultural land.

### Consistency with Core Strategy

This policy carries forward Core Strategy Policy SD2 but with the following changes:

- Policy (and supporting text) clarifies that the Council does not have designated areas for wind turbines and therefore wind turbine proposals will be considered separately against Government Policy (in particular Ministerial Statement HCWS42);
- clarifies expectation that brownfield sites should be prioritised in the case of freestanding solar energy proposals (Ministerial statement HCWS488);
- other textual updates to reflect new landscape evidence etc.

### Sustainability Measures in Development

**8.13** A consequence of recent Governments' commitment to mitigating climate change has been a tightening of the building regulations with respect to environmental performance of new dwellings (including thermal efficiency/ water consumption efficiency/ minimisation of surface water run-off etc), according to a trajectory aimed at attaining "zero carbon" status for new dwellings, by 2016. Previously under the Planning and Energy Act 2008, Councils could set policy requirements that exceeded building regulations; however the Deregulation Act 2015 has since removed this power, as part of the Government's intention to streamline housebuilding standards and remove financial liabilities upon developers. The NPPF is clear in its support for reducing the carbon- and water- consumption impacts of new buildings, but, because this generally involves greater build-costs, this is subject to developer viability considerations. The Government has recently introduced a number of optional 'national technical standards' pertaining to access, space, and water efficiency in new dwellings (Councils can only apply a requirement for these in policy if justified by 'clear evidence'). There are also a number of other voluntary schemes such as BREEAM 'Home Quality Mark', and the UK New Construction Standard (for non-domestic buildings) which builders can refer to.

**8.14** The Infrastructure Act 2015 also clarifies that developers can achieve 'zero carbon' homes standard by using "allowable solutions" such as near- or off-site carbon mitigation measures in addition to on-site environmental performance measures (the exception to this is for 'smaller'-scale housing schemes which are exempted from off-site requirements).



**8.15** For these reasons, Policy SD3 supports a number of measures which can improve the sustainability of new or existing development in advance of the Building Regulations; however it does not set (either on- or off- site) carbon reduction requirements in new development beyond that expected in the building regulations.

### Policy SD 3

#### Sustainability Measures in Development

The Council will support further carbon-saving or water-saving measures in both new and existing developments, in the following ways:

1. Supporting developers who propose exceeding the thermal efficiency or water conservation standards required by law for new buildings or extensions, at the time of the application. In the case of larger developments such as housing estates the Council will support measures such as 'communal' micro-renewables, or District Heating installations.
2. The Council will support measures by landowners/developers designed to contribute to existing or emerging District Heating networks (for example by connecting 'exporters', with receptors, of heat).
3. The Council will support measures designed to improve the sustainability of existing buildings (such as improved thermal insulation, water conservation, or the installation of micro-renewables).

#### Consistency with Core Strategy

Policy SD3 is unchanged apart from minor text changes ("promote" changed to "support" in line with NPPF). Also "Carbon-Saving" in the title is amended to "Sustainability" to reflect the fact that it also supports water conservation measures (in both existing and new development).

### Pollution and Water Quality

**8.16** Pollution not only can negatively impact on the quality of life of people, but can also contribute to climate change (impact on ozone etc) and adversely impact on biodiversity assets (which can also affect 'wealth creation').

**8.17** According to the Government, poor air quality is the largest environmental risk to public health in the UK: pollutants including Nitrogen Dioxide and particulates are still responsible for 40,000 premature deaths each year nationally (according to Royal College of Physicians); about 4% of all deaths across Staffordshire Moorlands were attributable to 'fine' particulate matter in 2015 (Public Health England). Air pollution tends to affect 'hotspots' (such as roads and traffic intersections etc), and although there may be many contributory causes, diesel engines are particularly recognised as a causal factor. Air pollution also negatively impacts upon the health of protected ecosystems, and agricultural productivity. In response to nitrogen limits set in the EU Air Quality Directive, the Government issued its latest 'UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations' in 2017.

**8.18** The NPPF directs Councils to proactively provide needed economic development - however decisions should ensure that new development is “appropriate for its location” in pollution/contamination terms; and more generally development should contribute to securing good standards of amenity and reducing pollution. On the other hand the NPPF recognises that industrial expansions resulting in ‘some’ additional noise should not be unfairly restricted. In accordance with the Government's noise policies including the Noise Policy Statement for England (NPSE) the Council will apply the principles in the following Policy to any development where pollution or contamination considerations may arise.

**8.19** The Water Framework Directive (WFD) came into effect in 2003 and established a legal framework for the protection, improvement and sustainable use of water bodies across Europe: it applies to all surface water bodies (rivers, lakes, canals etc) and groundwater resources. Its objectives include to improve (and prevent deterioration) in quality of water bodies, reduce water pollution, conserve aqueous habitats, and promoting sustainable use of water. The WFD supports a catchment based approach to managing the water environment through separate 'River Basin Management Plans' (including the Humber River Basin District Management Plan) which are the key over-arching sources of information on the water environment. Note that all Local Authorities have a legal duty to have regard to relevant River Basin Management Plans in exercising their planning functions. Water Resource Management Plans are prepared by water companies to reconcile future demand and supply of water for both residents and businesses; they cover a 25-year period, and must be produced every five years. Policy SD4 therefore establishes the link between pollution control and water quality, water capacity; and integrates WFD objectives to improve water quality, as a policy requirement of development.

**8.20** Groundwater is a vital resource supplying about a third of the Country's drinking water, however is often under threat from development pressures. In order to protect the quality of this water resource the policy also sets out expectations concerning risk assessments and mitigation strategies with schemes. Other Policy requirements continue to apply, eg SD5, with regards SuDS requirements, green infrastructure etc.

## Policy SD 4

### Pollution and Water Quality

The Council will protect people and the environment from unsafe, unhealthy and polluted environments by ensuring proposals avoid potential adverse effects; and only permitting proposals that are deemed (individually or cumulatively) to result in pollution (including air/ water/ noise/ vibration/ light/ ground contamination) if after mitigation, potential adverse effects are deemed acceptable. This may be achieved by the imposition of planning conditions or through a planning obligation.

When considering planning applications, the Council will require developers to have regard to the actions and objectives of all relevant River Basin Management Plans and related Plans affecting the District in striving to protect and improve the quality and capacity of water bodies in or adjacent to the District. Planning permission shall only be granted where the proposal makes provision for the protection (and where feasible, enhancement) for water quality and waterside habitat, and water resources where applicable.

In the case of development within Groundwater Source Protection Zones (SPZs) applicants should demonstrate how site layout has sought to mitigate potential pollution to public water supply. A quantitative and qualitative risk assessment and groundwater protection mitigation strategy may be required subject to consultation with relevant bodies.

### Consistency with the Core Strategy

Original Policy SD4 separated into two Policies - the first dealing with pollution control and water quality, and the second dealing with flood risk. The original element of SD4 dealing with pollution control has been amended for clarity in line with the NPPF and the NPSE.

The scope of the Policy has been expanded so that it also covers water quality (and water capacity), so the title now references “water quality” as well as pollution. The Policy expects development to protect and where possible, improve local water quality, and water resources. The Policy links to the Water Framework Directive by requiring developers to have regard to all relevant River Basin Management Plans etc.

The Policy expects schemes within Groundwater Source Protection Zones (SPZs) to demonstrate how site layout has sought to mitigate potential pollution to public water supply. A quantitative and qualitative risk assessment and groundwater protection mitigation strategy may also be required.

### Flood Risk

**8.21** The Moorlands has a wet climate and within it there are significant corridors along rivers identified as being within flood risk zones, in addition to other areas affected by surface water run off. Previous consultations have indicated acute public concerns to flooding generally. Development patterns can have distorting effects on the water cycle and drainage systems (for example, artificial features such as hardstanding, new roads and pavements can create channels of surface run-off). Further, Climate change can be seen to result in more flooding and more unpredictable weather patterns generally; and also water scarcity issues. Therefore the NPPF expects that all new development proposals should be planned to avoid increased vulnerability to the range of impacts arising from climate change in the longer term; which should include mitigation and adaptation measures for the increased risk.

**8.22** The District Council will continue to keep abreast of relevant evidence affecting flood risk in its District, such as the requirements of the Flood & Water Management Act 2010, Humber River Basin District Management Plan, Staffordshire Local Flood Risk Management Strategy, Water Framework Directive and any other relevant Catchment Flood Management Plans. A level 1 Strategic Flood Risk Assessment has been undertaken for the District. In accordance with the NPPF, areas of ‘low’, ‘medium’ and ‘high’ risk have been mapped using data collected from the Environment Agency, Staffordshire Moorlands District Council, Severn Trent Water, United Utilities, the Highways Agency and British Waterways. This has included information on flooding from rivers, surface water (land drainage), groundwater, artificial water bodies and sewers. This provides the basis for the Sequential Test to be applied. The Council will expect the Sequential Test to be applied to all sites within the ‘high’ and ‘medium’ risk flood zones to demonstrate that there are no reasonably available sites in areas with

less risk of flooding that would be appropriate to the type of development or land use proposed. If there is an area of overlap between the site boundary and area at risk of flooding, this should be utilised as an opportunity to reduce flood risk within the site, by using waterside areas for recreation, amenity and environmental purposes. Where sites are affected by the presence of any type of watercourse, the Council will expect developers to undertake early discussions with the Environment Agency and the Lead Local Flood Authority. The NPPF provides guidance on the types of development which require the submission of a site-specific flood risk assessment; which should demonstrate that the development has been designed to be flood resilient and resistant and safe for its users for the lifetime of the development; that the development will not increase flood risk elsewhere and, wherever possible, will reduce overall flood risk.

**8.23** Where a site lies adjacent to a watercourse or existing flood risk management structure (such as defences) it is desirable to maintain a 'buffer' between development and the watercourse or structure not only for maintenance purposes, but also as a 'future-proofing' tool in the event of increase in flood risk over time. In the case of 'main rivers' a buffer of 8m is desirable; for smaller watercourses 4m. However this desire must be balanced against the viability of schemes which can be affected by a smaller development area (especially for smaller sites) therefore the Council will expect developers to discuss potential for buffers at pre-application stage with both the EA and LLFA; the Council may require implementation of buffers on-site based on the advice of these bodies.

**8.24** Where possible, watercourses should not be culverted, as this can impede water flows and worsen flooding. Culverting also impacts on the ecological health of the watercourse. Proposals for culverting a watercourse may trigger a WFD assessment. Crossings of water courses should be made where possible by a bank top to bank top bridge system in preference to culverts. the Council expects developers to explore how existing culverted watercourses on site can be 'opened up' to alleviate flood risk, create and improve habitat and develop green corridors. Where this is not possible for larger, deeper culverts, an assessment of its structural integrity should be made, with any remedial actions taken prior to the development of the site. In addition, a maintenance regime should be agreed to reduce the likelihood of blockage.

**8.25** This policy is designed to limit the impact of surface water flooding from new development. The treatment and processing of surface water is not a sustainable solution. Surface water should be managed at source and not transferred. Every option should be investigated before discharging surface water into a public sewerage network. Applicants should target a reduction in surface water discharge in accordance with DEFRA and LLFA guidance. Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available. On previously developed (brownfield) sites the aim should be to reduce runoff rates and volumes. On greenfield sites the aim should be to ensure that there is no increase in the rate and volume of surface water runoff. Surface water from new development should be discharged in the following order of priority:

1. An adequate soakaway or some other form of Sustainable Drainage System (eg pond,swale,wetland etc).
2. An attenuated discharge to watercourse.
3. An attenuated discharge to public surface water sewer.
4. An attenuated discharge to public combined sewer.

**8.26** Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes. On larger sites drainage proposals should be part of a wider, holistic strategy which coordinates the approach to drainage between phases, between developers, and over a number of years of construction; the Council will encourage applicants to engage in early discussion with utility providers and LLFA for this purpose.

**8.27** Notwithstanding any requirements for site-specific flood risk assessments, new legislation (2010 Flood and Water Management Act) may require separate Sustainable Drainage approval from the SuDS-approving authority (in all locations) for most new developments. In December 2014, a written ministerial statement by Eric Pickles MP clarified that the Government expects Planning Authorities to ensure that sustainable drainage systems for the management of run-off are put in place for all 'major'-scale developments, unless demonstrated to be inappropriate; and that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. SuDS can include permeable surfaces, green roofs, filter strips and swales, infiltration devices and basins or ponds. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. The preference will be for new development to include genuine sustainable drainage systems as opposed to underground tanked storage for surface water. Applicants should also consider how the landscaping of a site can contribute to surface water discharge (hard and soft landscaping, permeable surfaces etc). Development proposals should include an indicative drainage strategy to demonstrate how sustainable drainage will be incorporated into the development. The strategy should include sustainable drainage elements with attenuation, storage and treatment capacities incorporated as set out in (updated) national design guidance. Applicants will also be expected to review any guidance issued by the County Council Lead Local Flood Risk Officer or Environment Agency, with regards to SuDS design expectations, as appropriate including Staffordshire County Council's February 2017 'SuDS Handbook'. Additionally as the Moorlands is hilly, developers should also consider the issue of 'peri-urban flooding' in their surface water/SuDS strategies: where water on land uphill of a site 'sheds off' down into the development. The Updated Flood Map for Surface Water gives a good indication of where problems might arise and developers should consider this potential risk carefully in hilly areas of the District such as Biddulph and Leek. Early pre-application consultation with the LLFA on these risks is advised.

## Policy SD 5

### Flood Risk

The Council will follow a sequential approach to the management of flood risk. New development will be guided to the areas with the lowest risk of current and future flooding where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. The development of sites within areas at greater risk of flooding will only be considered where they are deemed acceptable due to national or other policies or material considerations.

All applicable development must be subject to a site-specific flood risk assessment which demonstrates that the development has been designed to be flood resilient and resistant and safe for its users for the lifetime of the development; in accordance with NPPF Policy. In addition, schemes in flood risk areas should demonstrate how the sequential approach has been used to flood the most vulnerable parts of the

development in the areas of lowest flood risk. Where development sites are located in flood risk areas and/or affected by the presence of watercourses, the Council expects developers to undertake early discussions with the Environment Agency and the Lead Local Flood Authority.

Where a watercourse is present on a development site, applicants will be expected to take opportunities to undertake river restoration and enhance natural river corridors where appropriate, in line with the Water Framework Directive, and to make space for water. The culverting of any watercourse will not normally be permitted and development should, wherever possible, open up any culverted watercourses to increase flood water storage and create a green corridor.

All applicable developments should incorporate sustainable drainage measures (SuDS) to reduce the risk of flooding from surface water runoff and contribute to on-site flood alleviation, as well as contributing to wider Council objectives such as its emerging Green infrastructure Network; to enhancing biodiversity and recreation opportunities; landscape character etc. Developers should undertake early discussions with the Lead Local Flood Risk Authority to ensure that SuDS can be fully integrated into the final development layout.

Where appropriate suitable measures to deal with surface water arising from development proposals will be required to minimise the impact to and from new development. In such cases the Council will expect applicants to demonstrate how their proposals manage surface water run-off sustainably and, where discharge to public sewer is proposed, clear evidence needs to be demonstrated why alternative options are not available. On greenfield sites developers should aim to not increase surface water runoff rates. On brownfield sites developers should aim to reduce surface water runoff to the greenfield rate wherever practical. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage. On larger sites involving phased development and/or involving multiple landowners the Council will where appropriate encourage applicants to engage in early discussion with utility providers and LLFA for the achievement of coordinated, holistic drainage strategies across the whole site over time.

When considering planning applications, the Council will have regard to all relevant Catchment Flood Management Plans affecting the District. In all cases the Council will work with developers, stakeholders and landowners to encourage and promote implementation of natural flood risk management measures which will contribute towards flood risk reduction as well as achieve wider environmental benefits.

### **Consistency with Core Strategy**

Policy SD5 is a new Policy following the separation of original Policy SD4 into two Policies - the first dealing with pollution control and water quality/capacity, and the second (SD5) dealing with flood risk. The scope of Policy SD5 has been widened to cover the following issues:

- text clarification that the sequential approach applies in all cases (not just sites in the floodplain);

- new paragraph that clarifies that site-specific Flood Risk Assessments are required in the circumstances stated in the NPPF (not in all cases);
- the Policy expects developers to undertake early discussions with the Environment Agency and the Lead Local Flood Authority where sites are affected by flood risk or watercourses;
- the Policy expects applicants to undertake river restoration and enhance natural river corridors where watercourses are on site. It clarifies that watercourse culverting will not normally be permitted; and that applicants should, wherever possible deculvert any culverted watercourses on site to increase flood water storage and create a green corridor;
- Expects developers where appropriate to demonstrate how their proposals manage surface water run-off sustainably and have regard to surface water run off rates. On larger or more complex sites, coordinated holistic drainage strategies are encouraged.

## 8.2 Economy and Employment

### Spatial Objectives

SO3. To develop and diversify in a sustainable manner the District's economy and meet local employment needs in the towns and villages.

SO7. To support and enhance the tourism, cultural, recreation and leisure opportunities for the District's residents and visitors.

### New Employment Development

**8.28** The provision of employment land of the right type and in the right place is a key issue for the Local Plan. The Employment Land Study has highlighted the need for the local economy to rely less on the manufacturing industry and to stimulate the private sector by making more sites available. The Study particularly indicated the need for starter units and the potential for offices. Tourism and cultural development is also seen in the Employment Land Study as being potentially significant for the District's economy in terms of generating income and providing employment. This section therefore contains 5 policies to help develop the District's economy and maintain existing valuable employment land and premises. Note that the allocation of Blythe Vale for mixed uses under Policy DSR1 responds to a unique set of circumstances as it is of regional-scale; a more flexible approach to mixed uses is advocated under Policy DSR1 than in this policy.

**8.29** Policy E1 will ensure that there is a choice of sustainably located employment sites, attractive to developers and operators and appropriate to market needs; including 'B' uses but also wider employment uses (refer to Glossary). The Employment Land Study identified a need to follow successful examples such as the Victoria Business Park, and opportunities to encourage more start-up businesses and embrace new technologies in order to diversify the District's economic base away from industrial to office markets.

**8.30** This policy also supports local businesses many of which are located outside main settlements or designated industrial estates, are within rural locations or are tightly hemmed in by housing or other development. For those businesses wishing to expand and remain on their current sites, there needs to be a careful balance between protecting the countryside or surrounding land uses, maintaining the openness of the green belt and allowing these firms to provide the additional floorspace that they require.

**8.31** Expansion and consolidation land and premises also need to be provided for larger occupiers. This will be particularly important for established businesses in the area that are planning to expand locally or respond to changing market circumstances. In meeting these needs, it will be necessary for this policy to be complemented by on-going dialogue and consultation, in particular with major employers in the area to identify not only land-use requirements but transportation and economic development strategies that may be required.

**8.32** Large-scale office developments (200m<sup>2</sup> gross or more), not otherwise allocated, will need to provide an impact assessment regarding the impact of the proposal on town centre vitality and viability (threshold derives from District's 2013 retail study). Schemes having significant adverse effects will be refused.

**8.33** In order to ensure that the local workforce and businesses benefit from new development, the policy also proposes local labour or business agreements in appropriate cases to provide job opportunities and training for local people and businesses in the construction and running of the schemes. More detail on agreements with developers to contribute towards training programmes and employment support and employment access schemes and on off-site contributions for employment training and support will be provided in an SPD on Developer Contributions or any subsequently adopted Community Infrastructure Levy. This will contain additional information on when agreements may be needed, what they will seek to cover, levels of contribution and how they will operate.

## Policy E 1

### New Employment Development

New employment development will be assessed according to the extent to which it supports and improves the local economy in terms of providing for the needs and skills of the existing and future local resident workforce and meeting identified business needs, having regard to the Spatial Strategy Policies in SS2, SS3, and SS10, and general employment land requirements set out in Policy SS4. In general the Council will endeavour to support the expansion of existing businesses and new businesses in the District, subject to the provisions below.

In addition:

- All proposals should help maintain or enhance an appropriate range of employment premises and sites across the District in terms of their scale, location and type.
- Within or on the edge of the town centres and on existing employment sites where redevelopment for other uses is proposed, mixed use schemes will be promoted. Mixed use schemes should accommodate employment generating uses of a scale and nature appropriate to their location.



- New business developments (use class B1a) should be located in existing or proposed employment areas or in or on the edge of town centres. Preference will be given to town centre locations for office developments, unless ancillary to another use or specifically allocated. In other locations the Council will expect a sequential demonstration that there were no centre or edge of centre sites available first. Office (Class B1a) developments of 200m<sup>2</sup> gross or more must provide an impact assessment regarding the impact of the proposal on town centre vitality and viability. This will not apply to appropriate expansions of existing authorised B1 sites or for small scale developments.
- Other types of B use class developments (B1b, B1c, B2 and B8) should be located in existing or proposed employment areas. Such development outside of existing or proposed employment areas but within the settlement boundary may also be acceptable when it would not create undue harm to the character, appearance or amenity of the area. In exceptional circumstances, new-build developments not on existing or proposed employment sites and outside of the settlement boundary may be supported where a rural location can be justified.
- Business development falling within other use classes (such as sui generis) will generally be viewed favourably.
- The sustainable redevelopment, intensification or improvement of existing employment sites for new business and industrial developments will be supported provided it would not have an unacceptable impact on the amenities, character or appearance of the area.
- Schemes involving the re-use of rural buildings for commercial enterprise, including tourism uses, will be considered favourably where the location is sustainable and the proposed use does not harm the building's character and/or the character of its surroundings.

To support the growth of the economy, the Council will:

- Support proposals that help to deliver priorities of the Local Enterprise Partnership;
- Encourage flexible working practices via home-working where there is no adverse impact on residential amenities, and allowing the development of live-work units on residential and mixed use sites
- Encourage provision for small-scale and start-up businesses

To ensure that the District's workforce is suitably skilled, the Council will, where appropriate, seek to enter into agreements with developers and employers to contribute towards training programmes and employment support and employment access schemes.

### Consistency with Core Strategy

This policy carries forward Core Strategy Policy E1 but with the following changes:

- emphasises Council support for expansion of existing businesses and added reference to support new businesses to support the economy;
- updates Policy relating to B1(a) uses such that it fully reflects NPPF (removal of reference to needs testing; clarification of when impact statements are required (such that Policy is consistent with Pol TCR1) ; clearer reference to sequential test expectation;
- added reference to conditions under which development in a rural location may be supported in exceptional circumstances in order to provide a clear policy basis for determining any such applications;
- Policy clarifies the locations and circumstances B1b / B1c / B2 / B8 developments are appropriate;
- widened scope of Policy such that it applies to more than 'B' uses (such as sui generis businesses);
- added section to demonstrate support for projects that support the Local Enterprise Partnership, suitable home-working and small/start-up businesses to provide additional support to suitable economic growth;
- Policy clarifies Council's position regarding conversion of rural buildings: to more closely align with NPPF this supports commercial/ tourism conversions in sustainable locations;
- amendment to clarify that policy in relation to new development outside development boundaries, means new-build development (ie as building conversions have separate reference in policy).

### Employment Allocations

**8.34** The Employment Land Requirement Study was completed in July 2014 and updated in February 2017. The study reviewed a range of economic factors, projections relating to the performance of different sectors of the local economy and the working age population. The 2017 update concluded that 13 to 27ha of additional employment land was required for Staffordshire Moorlands for the period 2016 to 2031. An employment land requirement of 27ha is recommended being at the top end of this range, to dovetail with a housing requirement of 320 homes per year (relating to the level required to support projected increase in jobs).

**8.35** This 27ha is then broken down into the three towns and rural areas, according to the proportions set out in Strategic Policies SS3 and SS4. The Council therefore makes the following allocations for B Class employment use. Note that whilst the ELRS update 2017 tentatively recommends a 'split' allocation (50% for B1a/B1b office, 50% for B1c/B2

industrial/B8 storage and distribution); the Policy does not specify sub-uses so as to maximise the freedom of subsequent occupants. However Policy SS4 carries forward the ELRS update expectations about splits between B-uses. The Council will need to monitor the uptake of the respective sub-uses to assess how effectively employment land is being delivered across the District. Land requirements are expressed as a minimum.

**8.36** Note that as in May 2016 the Council granted outline approval for a major residential and industrial scheme in the countryside at Cresswell with the industrial element covering approx 8.58ha (satisfying the District's residual employment land requirement 2016-2031) there is only one employment allocation within the rural areas. This is site WA004 which, although amounting to around 1.66ha in total, includes an existing 0.44ha industrial estate to which any development schemes across the wider site would have to demonstrate (at least) the protection or re-provision of this area, under Policy E3. Note that, as in the Core Strategy, due to the regional scale of the 48.5ha allocation of land at Blythe Vale (Policy DSR1) for mixed uses, employment development will be considered independently of the general employment land requirements for the District set out in Policy E2.

## Policy E 2

### Employment Allocations

The following sites as identified on the Policies Map will be allocated for employment development (B1b, B1c, B2, B8 uses), and in some cases mixed uses. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan. Proposals for town centres uses, including B1a (office) will be required to comply with the sequential site and impact tests specified in Policy E1.

Leek (including Leekbrook)

Location	Site Area (ha)
Land at Newton House, Leek (Policy DSL 3)(mixed employment/housing)	1.50
Cornhill East, Leek (Policy DSL 4)(mixed employment/housing)	0.83
Land east of Brooklands Way, Leekbrook (Policy DSR 2)	4.01
ADD009 (Land west of Basford Lane, Leekbrook) (Policy DSR 3)	0.80

**Table 8.1**

Biddulph

Location	Site Area (ha)
Land off Tunstall Road (opposite Victoria Business Park), Biddulph (mixed employment/housing) (Policy DSB 3)	4.99

Location	Site Area (ha)
Wharf Road Strategic Development Area, Biddulph (mixed employment) (Policy DSB 1)	1

**Table 8.2**

Cheadle

Location	Site Area (ha)
Cheadle EM1 Land off New Haden Road Cheadle (Policy DSC 4)	4.27

**Table 8.3**

Rural

Location	Site Area (ha)
Land at Waterhouses Enterprise Centre, Leek Road (WA004)(mixed employment/housing)	0.44

**Table 8.4****Consistency with Core Strategy**

New Policy listing sites considered suitable for development. The Policy identifies employment allocations within each of the three towns; and fourthly the rural areas. For clarity it includes all employment allocations including 'mixed use' sites.

**Existing Employment Areas, Premises and Allocations**

**8.37** Government policy guidance for development to take place on previously-developed land has meant that many of the existing employment sites have become under considerable pressure from the threat of residential development. Applicants often argue that there is no demand for an existing employment site or that its retention or its redevelopment for new employment uses is not a viable option. It is accepted that in some cases this is true. However, it needs to be recognised that employment land is a finite resource and once it is lost, it is effectively lost for good. Although the retention or redevelopment of a site for employment use may not be viable at a particular time, the economics of development may change over time and its redevelopment for employment uses may become a viable proposition in the future.

**8.38** The Council will continue to resist proposals involving the loss of employment land (as defined in the Glossary) by proposing a sequential approach towards planning applications. Existing premises that employ people may fall into a number of different use classes, not just industrial (such as sui generis), or in some case it may not be clear what use classes are represented. The Council will reach a view as to what constitutes an existing employment site on a case by case basis. For allocated sites, Policy E3 covers employment sites currently

in use; disused/vacant sites where employment use has not been abandoned; and employment allocations (Policy E2) whether or not they contain development. This would initially involve retaining appropriate and viable employment sites. Where a lack of demand can be demonstrated by an appropriate marketing exercise and where the retention of a site in employment use can clearly be shown to be unviable through the submission of appropriate evidence, the potential for mixed-use development should be explored incorporating an element of employment use within the development. To this end the Council would expect that an applicant demonstrate that as much employment floorspace is retained (or re-provided) as possible on site. In the case of 'enabler' redevelopment schemes involving a proportion of non-employment uses needed to fund improvements to existing employment premises or supporting infrastructure, the Council will consider these on their individual merits (including consideration of evidence submitted), but will seek to retain as much of the redeveloped site in employment use. Schemes proposing changes of use amongst "employment" uses (as defined in this policy) but that do not result in a net loss of employment floorspace, will be assessed on their merits against wider policies including SS4.

**8.39** Mixed-use development is considered to be beneficial in contributing to sustainable development and provides the opportunity to build business units which might otherwise not be viable. Permitting some residential development on employment sites for example can help to raise land value and generate additional revenue to bring forward sites with known problems that are costly to resolve. Locating housing and employment developments close to each other also has added benefits of potentially helping to reduce the amount of traffic, congestion and pollution from work to home travel. This is particularly so with 'live-work' units – purpose built units where the occupier of a studio, office or workshop lives in a flat attached to the place of work.

**8.40** Where mixed use development is not viable then the Council will seek a financial contribution in appropriate cases towards securing employment development elsewhere in the area. Further details will be set out in the Developer Contributions SPD, which will first be tested by viability evidence to ensure that expected financial contributions are NPPF compliant.

**8.41** This policy will only apply insofar as it is consistent with any permanent or temporary provisions for changes of use permissible under the Town and Country Planning (General Permitted Development) Order (as amended). This policy does not apply to any business or industrial land or buildings which are allocated for an alternative use as these will have already been assessed through the plan making process.

## Policy E 3

### Existing Employment Areas, Premises and Allocations

Employment areas, premises and allocations that:

- are well located to the main road and public transport network; and
- provide, or are physically and viably capable of providing through redevelopment, good quality modern accommodation attractive to the market without harm to the amenity of nearby residents; and
- are capable of meeting a range of employment uses to support the local economy;

will be safeguarded for such purposes.

Redevelopment of such areas that will lead to a loss of employment will not be permitted unless:

A) the site is identified in the Local Plan for redevelopment; or,

B) it can be demonstrated that the site would not be suitable or viable for any continued employment use having regard to the above criteria and evidence can be provided that no suitable and viable alternative employment use can be found, or is likely to be found in the foreseeable future; or

C) substantial planning benefits would be achieved through redevelopment which would outweigh the loss of the site for employment use; or

D) Where redevelopment is proposed preference will be given to a mixed use redevelopment scheme which retains as much employment floorspace on the site as possible (to be demonstrated by evidence). The Council will consider "enabling" redevelopment proposals (required to support improvements to existing employment premises or supporting infrastructure) on their individual merits. In such cases, a viability appraisal should be submitted to demonstrate that a change of use or redevelopment of the site is required to fund the improvements; and in all cases the Council will seek to retain as much employment floorspace on the site as possible. Where this would not be viable the Council will negotiate for funding to support off-site employment provision.

### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy E2 but with the following changes:

- widens the scope of the Policy such that its protection applies to wider "employment" uses (as defined in the Glossary), not just 'B' uses;
- clarification in text what counts as "employment";
- clarifies the circumstances in which losses to non-employment uses will be considered;
- clarifies the Council's expectations concerning justification for mixed use proposals involving a net loss of employment Class floorspace;
- new text to explain how 'enabler' mixed use schemes will be assessed upon existing employment sites.

### **Tourism and Cultural Development**

**8.42** This policy positively supports the important role that tourism and culture plays in the economy of the Staffordshire Moorlands and the contribution it makes to increasing physical activity and improving health and wellbeing. The District benefits from natural attributes

including its landscapes, the Churnet River etc alongside man-made features including industrial heritage; prominent examples being the Caldon Canal; heritage railway system, reservoirs such as Rudyard and Tittesworth, and quarry workings. It is essential however that all new tourism, visitor and cultural proposals that are located outside settlement boundaries should be in sustainable locations and carefully assessed so that they do not have a detrimental impact on the local area unless it can be demonstrated that a particular tourism proposal requires such a location. The policy also accords with the Strategic Policies and tourism policy for the Churnet Valley (Policy SS11) which seeks to promote the Churnet Valley as a sustainable tourism and recreational resource.

**8.43** Existing tourist accommodation in the Staffordshire Moorlands is generally small scale family-run businesses, usually rurally located, often in converted buildings. The area has a relatively high proportion of self-catering types of accommodation and very few hotels and serviced accommodation. At present a very low proportion of visitors to the Moorlands stay overnight and supply is particularly low in the three towns. Within the Churnet Valley the provision of further short and long stay visitor accommodation is particularly supported, the Churnet Valley Masterplan provides further guidance on suitable sites and scale. Particular attention should be paid to the quality of new tourist accommodation. A Staffordshire Moorlands Tourism Study undertaken in 2011 has identified a number of projects that would enhance the tourism offer of the District. These include developing and improving attractions and attractors, and enhancing the accommodation stock, notably further small serviced and self catering accommodation, particularly in the Churnet Valley, and providing budget hotel accommodation in the market towns. Tourism also plays an important role in diversifying the rural economy. The Tourism Study identifies where there is scope for further provision and the nature of that provision which will help inform decisions on applications for tourism uses in order to ensure supply matches demand. Policy E4 sets out the considerations for tourism proposals.

**8.44** Within town centres new tourism, visitor and cultural facilities and accommodation should accord with Policy TCR1. Outside settlement boundaries (beyond areas with good connectivity with other tourist destinations and amenities), and in areas not identified for tourism development in the Churnet Valley Masterplan or other relevant documents, new tourist, visitor and cultural accommodation and facilities will be limited to the conversion of existing buildings and in exceptional circumstances new buildings. Sites for touring caravans and camping sites will be granted providing they meet the criteria set out in the policy. Stronger controls will however apply across the Green Belt, including those parts of the Churnet Valley which are within it, in order to preserve their openness.

## Policy E 4

### Tourism and Cultural Development

New tourism and cultural development which promotes the distinctive character and quality of the District will be supported having regard to the Area Strategies in Policies SS5 to SS10 and and Churnet Valley Strategy Policy SS11.

In addition:

1. New tourist, visitor and cultural accommodation, attractions and facilities should be developed in locations that offer, or are capable of offering either:

A) good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling; or

B) in locations in or close to settlements where local services, facilities and public transport are available; or

C) in areas specifically identified for tourism development in the Churnet Valley Masterplan or other relevant documents.

In exceptional circumstances, developments in other locations may be supported where a rural location can be justified.

2. New accommodation, attractions and facilities should:

A) support the provision and expansion of tourist, visitor and cultural facilities in the rural areas where needs are not met by existing facilities; and

B) all development shall be of an appropriate quality, scale and character compatible with the local area, protect the residential amenity of the area, enhance the heritage, landscape and biodiversity of the area and shall not harm interests of acknowledged importance.

### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy E3, but to more closely align with para 28 NPPF with the following changes:

- clarifies the various locations and circumstances where new tourism proposals may be deemed appropriate, and introduces new text that allows for 'exceptional' circumstances beyond these in order to provide a clear policy basis for determining any such applications;
- removes requirements for developers to demonstrate tourism need, or benefits to local economy;
- the Policy considers "cultural" development proposals on the same basis as other tourist or visitor development;
- the Policy removes the limitation that new tourism schemes be through building conversions only.



## 8.3 Housing

### Housing Policies

#### Spatial Objectives

SO4. To provide new housing that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands.

**8.45** The provision of sustainable, decent and affordable housing for all sectors of the community remains one of the priorities of the Council, the Sustainable Community Strategy and of the Local Plan.

#### New Housing Development

**8.46** This policy seeks to ensure that an appropriate range and type of housing is provided which meets identified needs arising from changes in population structure, including special needs for the elderly, and promotes higher quality, more sustainable housing design and layout. It is proposed to address this through a range of measures and requirements. In tackling these issues the proposed policy approach will be contributing towards the delivery of not only local priorities but also national housing agendas.

**8.47** This policy is primarily to ensure that an appropriate range and mix of housing – including affordable housing – is provided to meet the needs of the existing and future population. It reflects government guidance to create sustainable, inclusive and mixed communities and to make efficient use of land. Collaborative working between Local Planning Authorities, local communities, stakeholders, developers and house builders is also a key principle underlying the NPPF.

**8.48** The range, type and mix of affordable accommodation required on development sites will be determined by a combination of the results of housing needs studies, housing market assessment, information from the waiting lists, consideration of existing housing stock, local housing market information as well as any other available information including the constraints of sites.

**8.49** Housing for special groups will also be needed to meet the future increase in elderly persons across the District and the needs of those with a learning or physical disability – this may be in the form of sheltered housing, extra care homes or flexicare or supported housing. Housing strategies produced by the Council, Staffordshire County Council and other agencies will be used to support particular housing needs .

**8.50** In order to address the changes in population structure, new homes should where possible be designed to provide flexible, accessible accommodation that is capable of future adaptation to meet the differing and changing needs of households as they experience life events. Accordingly, new developments should aim to meet the needs of an ageing population by adhering to the optional technical housing standard for access and the new nationally described space standard.

**8.51** The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on District Planning Authorities to maintain a register of those wishing to acquire a serviced plot of land for self-build or custom-build projects and

have regard to the register when carrying out their planning functions. There has been a low level of interest to date however the Council will keep this under review and where a demand exists, qualifying sites will be required to make a contribution. The Council's Annual Monitoring Report will monitor information from the Self-built Register to assess the demand for this type of accommodation in the district.

**8.52** Details of the Council's requirements for sustainable design and construction are set out in Policy SD1 and the accompanying supporting text.

**8.53** It is essential that all applications for planning permission for new dwellings in the countryside are scrutinised thoroughly to avoid new isolated homes in the countryside unless there are special circumstances in accordance with Government guidance. In the case of occupational dwellings the proposal will be required to meet functional and financial tests to demonstrate the essential need for a rural worker to live permanently at or near their place of work in the countryside. It also allows for the re-use of redundant or disused buildings where it is worthy of conversion and lead to enhancement of the immediate setting.

## Policy H 1

### New Housing Development

1) New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H3, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies.

2) In line with Government legislation the Council will maintain and update a register of those interested in acquiring self-build / custom-build housing plots across the District. Where a demand exists, residential developments of 15 dwellings (0.5 hectares) or more will make an appropriate contribution towards this need in agreement with the Council. This will be negotiated on a case by case basis.

3) All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision.

In addition:

a) Housing for special groups, particularly for older people and others as identified in the SHMA or successor document should be of a scale and in a location which is appropriate to its needs.

b) Housing proposals of 10 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure on the site. The final mix will be negotiated with the developer based on housing needs as informed by the Strategic Housing Market Assessment and other relevant factors such as available supply and market demand.

c) All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. It is assumed that higher densities will be appropriate in locations which are accessible by public transport.

d) All new dwellings should aim to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. This will be determined on a site-by-site basis subject to considerations such as viability and design.

e) All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwellings whilst respecting the privacy and amenity of occupiers of existing dwellings.

4) Housing development on sites not allocated for such purposes in Policy H2 will be supported as follows:

a) Within the development boundaries of the towns and larger villages, residential development and development on unidentified (windfall) sites will be permitted, subject to compliance with the Spatial Strategy and wider Local Plan policies

b) Outside of the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial Strategy will be supported, provided that:

- The development will adjoin the boundary of a larger village and be well related to the existing pattern of development and surrounding land uses, or;
- The development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development; and

c) In all cases the development will not lead to a prominent intrusion into the countryside or have an adverse impact of significance to the character of the countryside.

5) In the other rural areas in the open countryside, only the following forms of housing development will be permitted;

a) Affordable housing which cannot be met elsewhere, in accordance with Policy H3.

b) A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.

c) Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

d) The conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion; and where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.

e) Proposals to redevelop previously developed land provided it is not of high environmental value.

f) The subdivision of an existing residential dwelling provided it is not in an isolated location.

6) When development is located in the Green Belt, national Green Belt Policy will apply.

### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy H1 and Policy R2 - Rural Housing with the following changes:

H1:

- Amendment in part 1) to reflect the Housing and Planning Act 2016 and the requirement for all District Planning Authorities to promote the supply of starter homes.
- To reflect the recent self-build / custom-build Act.
- Reference in Part 3) a) to the SHMA and removal of reference to meet a proven need.
- Density examples deleted to enable greater discretion and capacity to consider local character
- Amendment to delete windfall thresholds - NPPF consistency.
- Amendment to reflect Nationally Described Space Standard / accessibility standards - Reflect new standards and note that this will be determined on a site by site basis.
- Amendment regarding amenity for future occupiers and occupiers of existing dwellings - clarification.
- Bullet deleted requiring that all new dwellings meet the sustainable design and construction requirements set out in Core Strategy Policy SD1 - this requirement is considered to be too onerous

- New criteria based approach to housing development outside of larger village development boundaries and infill related to smaller villages in order to support sustainable, flexible infill development.
- Amendment to delete points relating to reasonable access and local and strategic infrastructure as these are covered by separate policies.
- Amendment to move reference Green Belt policy to new point at end of document to improve clarity.

R2:

- Change reference from Site Allocations DPD to Local Plan.
- Rewording of 5. part e) added clarification regarding heritage assets to removed reference to marketing requirements to reflect NPPF. Also remove reference to 'non-residential'.
- Add additional point f) referring to redevelopment of previously development land.
- Add additional point g) allowing subdivision of existing dwellings.

## Housing Allocations

**8.54** In order to meet the housing requirement outlined in Policy SS3 and Policy SS4, the above sites have been identified as suitable for development. In some cases this will be housing but in others the site may be more suitable for a mix of uses.

### Policy H 2

#### Housing Allocations

The following sites will be allocated for housing or mixed use development. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

#### Leek

Location	No of dwellings
Land east of Horsecroft Farm, Leek (ADD01)	15
<b><u>Policy DSL 1</u></b>	
Land at the Mount, Leek (LE066, LE128a&b, LE140, LE142a, LE142b)	345
<b><u>Policy DSL 2</u></b>	

Location	No of dwellings
Land adjacent to Newton House, Cheddleton Rd, Leek (LE150) <b><u>Policy DSL 3</u></b>	179
Land at Cornhill, Leek (LE235) <b><u>Policy DSL 4</u></b>	50
Land west of Ashbourne Road, Leek (LE022)	16
Land north of Macclesfield Road, Leek (LE102)	25

#### Biddulph

Location	No of dwellings
Wharf Road Strategic Development Area (BD055, BD071, BD071a, BD106, BD156, BD076, BD076a, BD108, BD016, BD104, BDNEW). <b><u>Policy DSB 1</u></b>	588
The Mills - Yarn and Minster Mills, Stringer Street, Biddulph (BD101 & BD102) <b><u>Policy DSB 2</u></b>	57
Tunstall Road Strategic Development Area (opposite Victoria Business Park), Biddulph (BD117) <b><u>Policy DSB 3</u></b>	85

#### Cheadle

Location	No of dwellings
Cheadle North Strategic Development Area (CH001 & CH132) <b><u>Policy DSC 1</u></b>	320

Location	No of dwellings
Cecilly Brook Strategic Development Area (CH002a, CH002b, CH024)	106
<b><u>Policy DSC 2</u></b>	
Land to the rear of Froghall Road, Cheadle (CH004)	45
Land to the rear of the Birches (CH013)	51
Stoddards Depot, Leek Road (CH015)	32
Land north of the Green, Cheadle (CH020)	42
Mobberley Strategic Development Area (CH085A, CH085B, CH085C, CH085D, CH128)	430
<b><u>Policy DSC 3</u></b>	

## Rural

Location	No of dwellings
Land at Capri, Gallows Green, Alton (AL012)	13
Blythe Vale, Blythe Bridge	300
<b><u>Policy DSR 1</u></b>	
Land at corner of Brookfield Avenue / Stoney Lane, Endon (EN128)	22
Haulage Depot, St Thomas's Road, Upper Tean (UT019)	15
Land at Waterhouses Enterprise Centre, Leek Road (WA004)	36
Land off Ash Bank Road, Werrington (WE003 & WE052)	75
<b><u>Policy DSR 4</u></b>	

## Consistency with Core Strategy?

New Policy listing sites considered suitable for development.

## Affordable Housing

**8.55** The limited supply of, and high demand for, housing in Staffordshire Moorlands has led to high prices and rents. It is now extremely difficult for local people on low incomes and increasingly those on middle incomes to afford a home of their own. This is particularly so in the rural areas. Unless more affordable housing is provided, there is a danger that those on lower and middle incomes, particularly the young, will be forced to leave the district in increasing numbers. As a result, our communities will be damaged and the district's age and social structure will become even more biased towards the elderly and the wealthy.

**8.56** The Strategic Housing Market Assessment (SHMA) demonstrates a significant need for affordable housing in the District which exceeds the District's average annual development rate requirements. This policy therefore seeks to support the provision of affordable housing across the District through a range of measures. The SHMA findings would suggest a 100% affordable housing target, however this is considered unrealistic as it would not allow a sustainable housing market to be maintained. The NPPF requires that the sites and scale of development should not be subject to such a scale of obligations and policy burdens, including affordable housing, that their ability to be developed is threatened.

**8.57** The threshold and minimum target for affordable housing provision are intended to ensure that adequate provision is made both in urban and smaller rural settlements to help address this need and ensure that a sustainable and deliverable housing market is maintained which will deliver the range of housing needed to help meet market demand as well affordable housing needs. All development involving the provision of housing which meet the thresholds will be required to make provision for affordable housing.

**8.58** The majority of any affordable housing that is likely to be provided will mostly be on allocated sites in or on the edges of the main market towns. Affordable housing provision will also be contributed to by windfall schemes, net gains from conversions, new provision of non self contained household spaces, and long term vacant properties brought back into use.

**8.59** In the rural areas it is anticipated that the bulk of the provision of affordable houses will be in the larger villages, either on allocated sites or on windfall sites. Because of the smaller scale of development in the rural areas a lower threshold is considered justifiable unless there are exceptional circumstances why this would not be possible, such as enabling development.

**8.60** The policy sets out the expected affordable housing split between starter homes, intermediate housing and social / affordable rent.

### Policy H 3

#### Affordable Housing

1) The provision of affordable housing will be delivered through the following measures:

- a) In the towns, residential developments of 15 dwellings (0.5 hectares) or more shall provide a target of 33% affordable housing on-site from all sources. The actual level of provision will be determined through negotiation taking into account development viability and other contributions



b) Elsewhere, residential developments of 5 dwellings (0.16 hectares) or more shall provide a target of 33% affordable housing on-site from all sources, unless there are exceptional circumstances which dictate otherwise. Exceptionally this may be provided through a commuted sum payment in lieu. The actual level of provision will be determined through negotiation taking into account development viability and other contributions.

2) Unless circumstances dictate otherwise and in agreement with the Council, 60% of all affordable dwellings provided on each site will be social / affordable rented housing with the remaining 40% being intermediate / starter homes.

a) In or on the edge of villages, small schemes for 100% affordable housing will be permitted on suitable rural exceptions sites which are well related to services and facilities and where a demonstrable need exists within the local area which cannot otherwise be met by means of provision in the plan.

b) In areas of low demand or where the stock does not meet and is not capable of meeting local housing market needs consideration will be given, in consultation with local communities, to options for renovation/improvement or redevelopment schemes to create more sustainable and balanced housing.

### Consistency with Core Strategy

This policy carries forward Core Strategy Policy H2 with the following changes:

- Clarification that all schemes including 33% on-site affordable housing will include 60% social/affordable rent and 40% intermediate / starter homes (SHMA).
- Bullet deleted referring to allocating sites in the Site Allocations DPD.

### Gypsy and Traveller Sites and Sites for Travelling Showpeople

**8.61** Recent legislation and guidance from the government has indicated a commitment to taking steps to resolve some of the longstanding accommodation issues for members of the gypsy and traveller communities. This legislation and guidance has an overarching aim of ensuring that members of the gypsy and traveller communities have equal access to decent and appropriate accommodation options, health, education and employment opportunities in sustainable locations akin to each and every other member of society.

**8.62** This policy is based on the 2015 'Planning Policy for Traveller Sites' Guidance and wider NPPG, which seek to address this through criteria aimed at ensuring such provision is made in appropriate locations which will apply to the determination of planning applications. This policy also relates to travelling showpeople. Although their work is of a mobile nature, showpeople nevertheless require secure, permanent bases for the storage of their equipment and more particularly for residential purposes.

**8.63** The need for sites for gypsies and travellers within Staffordshire Moorlands has been identified through a recent 2015 joint-Authority Gypsy and Traveller Accommodation Needs Assessment (GTAA). This Assessment identified a requirement for 6x residential and zero

transit pitches for the District over the period 2014 – 2019 (with an additional 2 residential pitches up to 2034, taking account of household formation). This Assessment also covers the separate provision for travelling showpeople (although this GTAA did not identify any additional plot requirements for travelling showpeople across the Staffordshire Moorlands). Proposals for the development of sites required to meet this need will be assessed against the parameters in this policy, taking into account other relevant criteria set out in the Local Plan. The Council will monitor the availability of gypsy and traveller and travelling showperson's accommodation and manage the provision of additional pitches/plots within Staffordshire Moorlands against the need identified for the District and, as set out in the guidance in paragraphs 24 and 27 of the 'Planning Policy for Traveller Sites', will take into account the existing level of local provision and need for sites when considering planning applications for gypsy and traveller sites. Section 124 of the Housing and Planning Act 2016 has clarified that Local Authorities must periodically assess the need for people residing on "sites on which caravans can be stationed"; however the requirement to produce formal "GTAAs" has been removed. The Government also clarified changes to the definition of traveller and travelling showperson, such that those who have ceased to travel permanently, may now be excluded from assessment.

#### Policy H 4

##### **Gypsy and Traveller Sites and Sites for Travelling Showpeople**

The following considerations will be taken into account in the determination of applications for gypsy and traveller sites or sites for travelling showpeople:

- Safe and convenient vehicular and pedestrian access to the site should be provided;
- The site must be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity;
- The site is reasonably accessible to shops, schools, health facilities and other community facilities on foot, by cycle or public transport;
- The site should not be detrimental to amenities of adjacent occupiers;
- Adequate levels of privacy and residential amenity for occupiers should be provided;
- Sites or features of natural value should not be significantly harmed by the proposal;
- development causing harm to heritage assets will need to be justified against NPPF Policy.

There will be a presumption against the development of gypsy and traveller or travelling showperson's accommodation in the Green Belt unless there are very special circumstances.

##### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy H3 with the following changes:

- clarifies that Policy also applies to travelling showpeople;
- removes reference to provision of site allocations for gypsies / travellers / travelling showpeople;
- emphasises the importance of proximity of sites to health facilities, as per national policy (Planning Policy for Traveller Sites 2015);
- the bullet regarding natural- and heritage considerations has been split into two, as the NPPF tests for these considerations are different;
- to more closely align with NPPF the word “significantly” added to new natural bullet to explain that natural value must not be “*significantly* harmed”.

## 8.4 Town Centres and Retailing

### Town Centre and Retailing Policies

#### Spatial Objectives

**SO5.** To ensure the long term vitality and viability of the three market towns of Leek, Biddulph and Cheadle.

**8.64** The market towns of Leek, Biddulph and Cheadle are the main centres in the Staffordshire Moorlands, serving residents of the towns themselves and their large rural hinterlands. It is recognised both locally and nationally that our town centres are very important to the social, economic and environmental well being of the District. It is considered crucial to maintain and improve their long term vitality and viability so that they are attractive places to shop, work, visit and invest in. In line with national guidance set out in the NPPF, this policy states how the Council will plan pro-actively for the town centres by focusing growth and development within them to meet the needs of all members of the community in terms of retailing and other facilities, whilst at the same time preserving their unique local identity.

**8.65** This policy approach ties in with the vision of the Staffordshire Moorlands Sustainable Community Strategy 2007 - 2020, which states that 'by 2020....Our vibrant market towns will be home to a range of successful retail, visitor and knowledge based businesses'.

**8.66** The policy contains a whole range of measures to maintain the vitality and viability of our town centres. Retailing and other key town centre uses like offices, leisure uses such as hotels and cinemas and cultural facilities like those connected with performance and the arts should ideally be focused in town centres. However, as the District has a thriving tourist industry it is recognised that when special circumstances dictate, hotels in particular may need to be located outside town centres, subject to the impact test (required by Policy TCR3) not concluding that this would have an adverse impact on the vitality and viability of the town centre.

**8.67** Examples of measures to enhance the town centres which could be considered are improvements to the public realm such as greening the town centres. It is also extremely important to ensure that our town centres, which are our key service centres for a large rural hinterland, are accessible by a choice of means of transport as well as to pedestrians. It is recognised that a proportion of town centre users travel by private transport and need convenient parking places to encourage them to use the town centres rather than go to other centres outside the District.

**8.68** Retaining and enhancing local distinctiveness has strong local support with residents and businesses alike not wanting our historic market towns to become 'clone towns'. Supporting independent traders and niche markets (such as antiques in Leek) is a positive way of doing this. Good design is also particularly important in our town centres in order to retain distinctiveness, attract visitors and also ensure that key areas and buildings are user friendly for the whole community. The Design Guide SPD and Policy DC1 cover this in more detail.

**8.69** Upper floors in our town centres are not used to their full capacity. There is a local need for housing in accessible locations as well as the other benefits residential use could bring, such as security outside normal working hours and assisting with the development of the evening economy.

**8.70** The 2013 Retail Study did not identify a need to allocate land for additional convenience or comparison goods floorspace in Leek or Cheadle. A need for a discount foodstore was identified in Biddulph and an allocation is proposed on the west side of Biddulph bypass to meet this need. A further review of capacity for convenience and comparison goods floorspace will be undertaken during the plan period to confirm development requirements for the latter phase of the plan.

## Policy TCR 1

### Development in the Town Centres

The vitality and viability of the town centres of Leek, Biddulph and Cheadle (defined on the Policies Maps) will be protected and enhanced by positive management as follows:

1. Focusing and promoting retailing as well as other key town centre uses such as offices, leisure and cultural facilities within the town centres where they contribute to vitality and viability.
2. Supporting positive measures and proposals which enhance and regenerate the shopping and town centre environment and promote their tourism potential.
3. Enhancing local distinctiveness by supporting proposals which help retain, attract or expand the provision of independent retailers in the town centres including niche markets.
4. Ensuring new development is well related to pedestrian shopping routes.
5. Ensuring there are adequate parking facilities in suitable locations in and around the town centres and good access to the town centres is strengthened for those using public transport, cycling or walking.

6. Setting out design principles to improve and enhance the distinctive heritage of the town centres including high quality public spaces as well as minimising the risk of crime and considering the needs of disabled people.

7. Promoting housing on upper floors within the primary shopping areas and elsewhere in the town centres where this does not jeopardise their vitality and viability.

### Consistency with Core Strategy

This policy carries forward Core Strategy Policy TCR1 but with the following changes:

- Removal of references to 'Site Allocations DPD'.
- Removal of references to the 'Biddulph Town Centre Area Action Plan (AAP)' as this document will be superseded by the Local Plan.
- Inclusion of Biddulph in the first paragraph of the policy alongside Cheadle and Leek to reflect the AAP being superseded.
- Amended the reference 'Proposals Map' to 'Policies Map'.
- Amended part 5 of the policy to add in a reference to strengthening links by sustainable forms of transport in order to help sustain a vibrant rural economy in line with the Sustainability Appraisal recommendation.
- Amended part 6 of the policy to add in a reference to 'considering the needs of disabled people' in line with Equality Impact Assessment recommendation. Also substituted the word 'including' for 'as well as' to accommodate this new reference.
- Added "including high quality public spaces" to part 6 of the policy to reflect the Sustainability Appraisal recommendation.
- Removal of part 8 of the policy as this repeats the content of Policy TCR3.
- Removal of part 9 of the policy as this repeats the content of Policy TCR2.
- For clarity, the primary shopping frontages policy has been separated from this policy.

### Primary Shopping Frontages

**8.71** The safeguarding of the retail function at the heart of the town centres is considered to be a crucial factor in maintaining their vitality and viability, so primary shopping frontages for Leek, Biddulph and Cheadle have been defined on the policies maps.

**8.72** It is considered that in the designated primary shopping frontages if a proposed change of use to a non-A1 use would result in three or more adjacent units in non-A1 use then this would create a concentration. In some locations within a primary shopping frontage, where two non-A1 use units are created opposite each other, a non-A1 unit or where there is a

significant A1 frontage (i.e. larger units in prominent positions) the change of use may be unacceptable. Where the units are near a street junction, the presence of non-retail units around the corner may also be a material factor. If significant numbers of non-A1 uses are clustered in a part of the Primary Shopping Frontage, even if they are not adjacent, this may also constitute a concentration. It is recognised that sometimes non-A1 uses in Primary Shopping Frontages can help to contribute towards the vitality and viability of town centres. A judgment will be made on a case-by-case basis. Additionally it is recognised that the retail character of an area can be adversely affected by concentrations of particular types of non-A1 uses. In line with a recommendation in the Council's Retail Study, frontage policies relating to a potential creation of a concentration of evening economy uses (A3, A4 & A5) that would give rise to social and environmental issues are not supported.

## Policy TCR 2

### Primary Shopping Frontages

In primary shopping frontages (defined on the policies maps), proposals for changes of use to A1 retail will be supported. Development falling within other use classes will only be permitted where it will not create a concentration of non-shopping uses and result in an unacceptable change in the retail character of the immediate area or have an adverse effect on the vitality or viability of the town centre.

Proposals for residential use at ground floor level in primary shopping frontages will not be supported.

Any non-A1 use must be complementary to adjacent shopping uses in terms of its operational characteristics.

### Other Frontages within the Town Centre Boundary

In other frontages, development falling within other use classes will be permitted where it will contribute to the vitality and viability of the town centre.

Proposals within the town centre boundary that would create a concentration of evening economy uses (A3, A4 & A5) that would give rise to social and environmental issues will not be supported.

This policy will only apply insofar as it is consistent with any permanent or temporary provisions for changes of use permissible under the Town and Country Planning (General Permitted Development) Order (as amended).

### Consistency with Core Strategy

- This policy has been separated from Policy TCR1 for clarity.
- Amendment to the third paragraph to remove the words "and retain a display frontage appropriate to a shopping area" as they are considered to be unnecessary.

- Reference to 'secondary frontages' removed from policy in line with the Council's new evidence within its updated retail study which makes this recommendation. The policy now just defines a 'Primary Shopping Frontage' in each of the towns which is in line with the NPPF and calls frontages not designated as 'primary shopping frontages' 'other frontages within the town centre boundary.'
- Inclusion of a sentence about concentration of evening economy uses which was recommended for inclusion in the Retail Study (2013).
- Addition of last paragraph to reflect amendments to the Use Classes Order.

### TCR3 Retailing and other Town Centre Uses outside Town Centres

**8.73** As well as requiring the applicant to apply a sequential test to proposals for main town centre uses outside existing town centres which are not in accordance with an up to date Local Plan, the NPPF also requires an impact assessment and allows Councils to define a locally set floorspace threshold to which this should apply. The Council's Retail Study (2013) recommends that the Council should adopt a minimum local floorspace threshold of 200 m<sup>2</sup> (Class A1 net sales floorspace) for impact assessment. A recent update report 'Retail Impact Thresholds - Review' (2017) confirms that this impact threshold is appropriate and informed by robust evidence. The rationale for this has specific regard to the latest NPPG indicators. The majority of units are relatively small and will be more susceptible to the impact of larger-scale retail development outside of the town centres. This threshold provides an appropriate mechanism with which to protect the vitality and viability of the District's town centres. The requirement for qualifying proposals to provide evidence around impact should not be onerous; a proportionate approach in terms of the scoping and extent of information required can be applied through pre-application dialogue with applicants. It is considered appropriate to apply the same threshold to the sequential test requirement.

#### Policy TCR 3

##### Retailing and other Town Centre uses outside Town Centres

In determining proposals for retail and other town centre uses of 200m<sup>2</sup> or more (net sales for A1) on sites not allocated in the Local Plan a Sequential Assessment will be required. Preference will be given to town centre and then edge of centre sites. Where there are no sequentially preferable sites available, sites outside Leek, Biddulph and Cheadle in highly accessible locations that are well connected to the town centre will be considered.

An Impact Assessment will be required on proposals for town centre uses of 200m<sup>2</sup> or more (net sales for A1) located outside of the town centres and not in accordance with the Local Plan. Developer contributions may be sought to mitigate identified impacts on defined centres where appropriate. Proposals with a significant adverse impact will be refused.

### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy TCR2 but with the following changes:

- Amended policy and policy title to include other town centre uses in line with NPPF.
- Removal of references to 'Site Allocations DPD'.
- Removal of text in the first paragraph which refers to identifying sites for significant retail provision in Leek and Cheadle. The relevant evidence set out in the 2013 Retail Study does not recommend allocating sites for food or non-food retailing in either Leek or Cheadle (mainly due to changing market conditions).
- A local impact threshold has been added to the policy to reflect the recommendation in the updated Retail Study (2013), the Retail Impact Assessment Thresholds - Review (2017) and the NPPF.
- A threshold has been set for a Sequential Assessment in line with the threshold for impact assessments.
- Removal of the paragraph stating: 'Other major retail proposals (of 500m2 gross or more) will not be permitted outside town centres in order to protect the vitality and viability of the town centres, unless the proposal can be demonstrated to be acceptable under national policy'. This wording is not now needed as the Impact Assessment performs this function.
- Removal of paragraph stating 'Within the towns, but outside town centres, and in the larger villages identified in Policy SS6a, new or extended convenience retail units of up to 500m2 gross floor space to serve everyday local shopping needs and improve access to retail facilities at a local level will be promoted and supported, provided that they complement but do not adversely impact upon the vitality and viability of the three town centres and are in sustainable locations.' This is not now needed as the Impact Assessment performs this function.

## **8.5 Design and Conservation**

### **Design Considerations**

#### **Spatial Objectives**

**SO7.** To support and enhance the tourism, cultural, recreation and leisure opportunities for the District's residents and visitors.

**SO8.** To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District.



**SO9.** To protect and improve the character and distinctiveness of the countryside and its landscape, biodiversity and geological resources.

**SO10.** To deliver sustainable, inclusive, healthy and safe communities.

**8.74** Good design is a key element of sustainable development, so the Council will promote a high standard of design which is locally distinctive and reinforces the unique character of its individual settlements. A high quality, well designed, development can enhance the sense of place and identity of an area and can bring significant benefits to the local environment and economy. In this way, new development can have a positive impact on the lives of local people and visitors to the District. To this end, the Council operates a 'Design Review Panel' where larger planning applications and other development proposals are considered by a design team and recommendations made to inform the decision on the application or masterplan etc. The 'Building for Life' toolkit is also a useful resource.

**8.75** Guidance on those features and characteristics which make the Moorlands so unique and how design can complement and reflect this will be provided through the Design Guide SPD. All developers and applicants will be required to provide a Design and Access Statement to accompany suitable planning applications which addresses, as appropriate, the issues set out in Policy DC1 and the Design Guide SPD. A Design and Access Statement will be required to accompany proposals for development including an accurate illustration of the proposal and its relationship with its surroundings and crime prevention considerations.

**8.76** Assessment of potential impacts from new developments at the earliest possible stage of the design process will assist in identifying problems to be overcome. Detailed guidance on issues of security and public safety in the public realm can be found in 'Secured by Design' ([www.securedbydesign.com](http://www.securedbydesign.com)) produced by the police. A further useful reference point is the 'Streets for All Manual: West Midlands' produced by the Department of Transport and Historic England. This contains guidance on the retention and conservation of historic street furniture, rationalisation of existing signage, minimisation of street markings, use of appropriate surfacing and associated highway improvements. The principles of active design set out by Sport England promote opportunities for sport and physical activity in the design and layout of development.

**8.77** Sport England have produced new 'Active Design' (2015) guidelines to promote the role of sport and physical activity in creating healthy and sustainable communities. This document sets out the ten principles of active design and how these can be incorporated into new development.

**8.78** New developments which are located adjacent to existing sports facilities or playing fields should consider the location of housing and gardens within the scheme and/or the erection of ball netting/fencing. For example, new housing developments located next to sports pitches can raise the issue of ball strike including damage to property and vehicles and potential danger to residents. New housing built close to artificial turf pitches can cause issues about the use of floodlights and noise generated. If mitigation is required it should be the duty of the developer to provide and fund measures to ensure there is no indirect negative impact.

**8.79** In line with the Council's Sustainability Appraisal, the policy includes a requirement for developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links. It also includes a requirement for the creation of healthy environments (to address potential impacts of air pollution).

**8.80** The 'green infrastructure' can be defined as a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside. It performs a valuable role in the District's towns and villages. A Green Infrastructure Strategy is currently being produced to consider how the green spaces relate to one another in the District and where there may be opportunities to extend them. Where possible, opportunities will be sought to undertake river restoration and enhance natural river corridors as part of a new development in line with the Water Framework Directive.

**8.81** Residents of new housing sites and occupiers of new business premises generally expect to be able to access high speed broadband. The Broadband Delivery UK programme does not cover new development sites. New sites should be planned so that these vital services are designed into the development from the outset, and should not require a public subsidy to make them commercially viable. Access to high speed broadband should enhance the sale-ability of both residential units and businesses premises alike. The failure to supply such access to high speed broadband services could prove to be a real barrier to selling or letting the completed premises. If the developers engage with the network operators at the start of the planning process, they will generally be amenable to supplying access to the required infrastructure at little or no cost to the developer.

## Policy DC 1

### Design Considerations

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:

1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;
3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;
4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;

5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, overbearing development, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;
6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate;
7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;
8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;
9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;
10. ensure, where appropriate, equality of access and use for all sections of the community;
11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy DC1 but with the following changes:

- Inclusion of the word 'height' in bullet 2 to reflect feedback from Historic England.
- Removal of the words 'local and global' from Part 4 of the policy as these are considered to be unnecessary.
- Remove reference to adapting to climate change from part 4 of the policy as this is covered elsewhere in Policy SD1
- Additional wording in part 5 of the policy "creation of healthy environments and" in order to address potential impacts of air pollution (as raised in the Sustainability Appraisal).
- Addition of the term 'active' to points 3 and 5 to reflect feedback from Sport England.
- New wording (part 8 of the policy) stating "require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links" (as raised in the Sustainability Appraisal).
- Amended the name of the SPD from 'Design SPD' to 'Design Guide SPD'.

- References to 'overbearing development' and cross reference to Pollution Policy added to part 5 of the policy to provide greater scope to manage development appropriately.
- New bullet (part 11 of the policy) to cover provision of high speed broadband connections for new development (as raised by Staffordshire County Council).
- Removal of cross references to other policies - these are unnecessary as the plan should be read as a whole.

## The Historic Environment

**8.82** The historic environment of Staffordshire Moorlands is a resource for which the District is renowned. It includes a range of buildings, gardens and structures many of which are statutorily protected. The historic environment also extends beyond individual assets to the historic character of the wider landscape. Historic farmsteads are a particular feature of the Staffordshire Moorlands countryside. This policy seeks to ensure that sites and areas of particular heritage value are both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. The policy requirements apply to all types of development.

**8.83** The NPPF uses the term 'heritage asset' which can be designated or non-designated. Examples of these are Scheduled Monuments, Listed Buildings, Historic Farmsteads, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, archaeological remains. There are just under 1,000 Listed Buildings and structures, 16 Conservation Areas (as at September 2017) and a number of Scheduled Monuments within the District outside the Peak District National Park. Conservation Areas and Listed Buildings are protected by national legislation and guidance. Additionally the Council has adopted an SPD 'Staffordshire Moorlands Local Heritage Register' which outlines procedures for identifying local buildings not statutorily protected but considered worthy of recognition (local listing). In addition, Government Guidance (NPPF) requires the Council to consider any impacts arising from a development proposal on non-designated heritage assets.

**8.84** Eight of the designated Conservation Areas have adopted character appraisals and one is underway. These can be found on the District Council's website at <https://www.staffsmoorlands.gov.uk/article/1358/Character-appraisals> The appraisals assess the particular qualities and needs of each Conservation Area and will act as tools in defining the character of the areas and as an aid in considering development proposals. The character appraisals produced include recommendations for enhancing the Conservation Area, for example, introduction of Article 4 Directions.

**8.85** The built heritage of the plan area is rich and varied - containing a valuable resource of surviving high quality vernacular and industrial architecture. Whilst this resource has escaped the alterations and interventions typically found elsewhere, they often, today, suffer from under-use and dereliction. The plan area's rural hinterland was once prosperous, as is evident by the number and quality of the historic farmsteads. Unfortunately, these have fallen on harder times and many now are in need of repair and a diversification of uses. In response to this, therefore, the plan seeks to create a more sustainable local economy that can better support its built heritage. The Authority will continue to monitor its Listed Buildings at Risk and will be proactive in their repair and reuse. In relation to 'Buildings

at Risk', the Council maintains a local register of all listed buildings which are considered to be at risk through vacancy, under-use, neglect or structural repair. Historic England also publish a national 'Heritage at Risk' register which contains Grade I and II\* listed buildings or structures known to be 'at risk' through neglect and delay. Mill buildings and historic farmsteads are two types of heritage asset which contribute to the character of the Staffordshire Moorlands and clearly the Council would wish to see viable uses for such properties to secure their future.

**8.86** A Register of Parks and Gardens of Special Historic Interest is maintained by Historic England. Although there are no specific additional statutory controls resulting from inclusion on the Register, Government guidance (NPPF) indicates that local authorities must have regard to the protection of these sites in preparing plans and determining planning applications. Staffordshire County Council has undertaken a countywide Historic Landscape Characterisation Project which was taken into account when producing the District Council's Landscape & Settlement Setting Study (refer to Policy DC3).

**8.87** The Landscape, Local Green Space and Heritage Impact Study (2016) assesses the heritage impacts of sites that have been identified for development in the Local Plan in line with NPPF methodology, identifying sites where appropriate masterplanning would be necessary. This has been incorporated into the relevant development site policy.

**8.88** This policy does not seek to repeat NPPF wording which clearly sets out how to assess a development proposal which would lead to 'substantial harm' or 'less than substantial harm' to a heritage asset. It is intended that developers refer to NPPF wording to assess proposals affecting the historic environment.

**8.89** In addition, proposals for sites and areas of heritage importance, including sites identified under local listing and non-designated heritage assets, should adhere to the design guidance to be set out through the Design Guide SPD and any relevant Conservation Area Appraisals and management plans.

**8.90** The policy requires applicants to submit a heritage statement in order for the Authority to understand the potential impact of the proposed works on the significance of a heritage asset and its setting, and to justify that impact. The Council would expect to see an assessment of how the application/proposal will affect the significance of a heritage asset, including its setting and what mitigation/ enhancement measures may be needed to overcome any potential harm. This should refer to the HER in the first instance, and any other documents such as listing, conservation area appraisals, historic landscape characterization etc. This should be carried out by an appropriate qualified professional and may require detailed supporting documents such as historic phasing plans, photographic survey, structural survey, detailed analysis of views and setting or archeological field evaluation. To assess impact, detailed drawings will be required and photomontages can be particularly useful to demonstrate the impact of a new development on the asset and its setting. Further useful information such as GPA 2 and 3 and Conservation Principles, as well as the variety of Historic Environment Advice Notes (HEAN's) (of which the Heritage Statement will be one) can be found on the Historic England website.

## Policy DC 2

### The Historic Environment

1. The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.
2. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.
3. All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate.
4. Where development is likely to affect archaeology, both designated and undesignated, the Council requires the submission of a desk based assessment, and where appropriate, field surveys and trench evaluation by a qualified professional.
5. Where the loss of significance is unavoidable, recording should take place and this should be added to the Historic Environment Record as a minimum, held by Staffordshire County Council.
6. Development proposals which would result in the sympathetic reuse of buildings at risk in line with NPPF policy will be welcomed by the Council.
7. The Council will promote development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of Conservation Area Appraisals, Design Guidance and Statements, Archaeological Assessments, Characterisation Studies and Masterplanning.

### Consistency with Core Strategy

Policy DC2 has been re-written as follows:

- Removal of parts 1 and 3 of the policy to reflect an Inspector's view in an appeal decision in the District, where the policy wording in the Core Strategy was not considered to be NPPF compliant. These have been replaced by references to how development affecting designated heritage assets and non-designated heritage assets will be dealt with.
- A number of amendments have been made which were suggested by Historic England including reference to development affecting archaeology, when a Heritage Statement is required, circumstances where reference to / recording on the Historic Environment Record are applicable and support for re-use of buildings at risk.

## Landscape and Settlement Setting

**8.91** The Staffordshire Moorland's natural environment is one of the District's greatest assets. National guidance set out in the NPPF identifies the need for Council's to produce policies that maintain and enhance the value of the countryside.

**8.92** The Council has developed robust landscape character evidence by undertaking a Landscape Character Assessment in order to identify character features in the District which should be used to inform planning decisions taking into account Staffordshire County Council's Historic Landscape Characterisation Study and earlier Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan, 1996 – 2011 (2000). This identifies a range of 10 different landscape character types across the District.

**8.93** This Policy provides protection for local landscape character which includes features, qualities and views that can make a valuable contribution to the landscape quality. This will be achieved through resisting development that would have a detrimental impact on landscape features, qualities and views.

**8.94** The setting of settlements is also considered important to the character of the Moorlands and the special qualities of its towns and villages. This policy seeks to ensure that new development respects and reinforces these qualities. The Landscape and Settlement Character Study is seen as a positive way of identifying and highlighting the importance of an area and its setting which will form a significant piece of evidence to support both the allocation of sites and the day-to-day control of development.

**8.95** The Landscape, Local Green Space and Heritage Impact Study (2016) assesses the landscape impacts of sites that have been identified for development in the Local Plan. The Assessment also identifies appropriate landscape mitigation measures for development on these sites which should be incorporated into development schemes where appropriate.

### Policy DC 3

#### Landscape and Settlement Setting

The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. Resisting development which would lead to prominent intrusion into the countryside or have an adverse impact of significance to the character of the countryside or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence;
2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;
3. Supporting development which maintains the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds;

4. Supporting identification and implementation of natural flood management measures that will contribute towards delivering a reduction in local and catchment-wide flood risk and impacts of climate change and other multiple benefits;
5. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;
6. Recognising and conserving the special quality of the landscape in the Peak District National Park, and ensuring that development does not adversely affect the wider setting of the National Park.

#### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy DC3 but with the following changes:

- Amended wording in part 1 to clarify that development to be resisted should lead to prominent intrusion / significant adverse impact rather than just being 'harmful' or 'detrimental' as it could be argued that most development would fall into this category. The policy wording is now consistent with Policy H1.
- Change of 'and' to 'or' in part 1 of the policy in respect of adverse impact of significance to the setting of a settlement *or* important views to enable these to be considered independently of each other.
- Inclusion of a new bullet point 4 reading "Supporting identification and implementation of natural flood management measures that will contribute towards delivering a reduction in local and catchment-wide flood risk and impacts of climate change and other multiple benefits" at the suggestion of the Environment Agency.
- Removal of part 4 of the policy relating to 'visual open space'. This designation has now changed to 'Local Green Space' in order to be NPPF compliant (as recommended in Landscape, Local Green Space and Heritage Impact Study (2016)). It was considered appropriate for a separate policy to be introduced to reflect this designation.
- Inclusion of a new bullet point reading "Supporting development which maintains the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds" in line with the Sustainability Appraisal recommendation.
- Removal of reference to Site Allocations DPD.
- Substitute the word 'assessment' for 'evidence' in parts 1 and 2 of the policy.



## Local Green Space

**8.96** The Landscape, Local Green Space and Heritage Impact Study (2016) reviews the 'Visual Open Space' designation used in the old Local Plan and recommends that in order to be NPPF compliant, a new 'Local Green Space' (LGS) designation would be appropriate. The Local Green Space designation allows local communities to protect spaces that are important to them in Local Plans or Neighbourhood Plans provided that they meet the criteria set out in national guidance. The LGS Study specifically notes Brough Park as worthy of mention due to its special character and importance to the town of Leek. Each of the 'Visual Open Space' sites have been re-assessed using the criteria for Local Green Space set out in the NPPF. Those assessed as being suitable for a 'Local Green Space' designation are included as an allocation in the Local Plan. Their location can be viewed on the policies maps and a full list can be found in Appendix 10.

### Policy DC 4

#### Local Green Space

The Council has identified and will protect from inappropriate development Local Green Space shown on the policies maps and listed in Appendix 10.

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space.

#### Consistency with Core Strategy

- Updated wording (formerly part 4 of Policy DC3) to reflect LGS section in the NPPF - made reference to 'very special circumstances' in the context of any new development being allowed in line with NPPF paragraph 76 and removed reference to limited development on LGS possibly being acceptable where this would bring about overriding improvements to the open space itself as the use of 'very special circumstances' covers this.
- Cross reference added to Appendix which will list all the Local Green Spaces (45 no).
- Removal of the text "Where appropriate the Council may seek public access agreements with the land owners and seek proposals for the enhancement or improvement of these areas as part of the green infrastructure network in accordance with policy C3." from the policy as public access is not required in the NPPF.

## 8.6 Sustainable Communities

### Sustainable Communities Policies

#### Spatial Objectives

SO6. To maintain and promote sustainable regenerated rural areas and communities with access to employment opportunities, housing and services for all.

SO7. To support and enhance the tourism, cultural, recreation and leisure opportunities for the District's residents and visitors.

SO10. To deliver sustainable, inclusive, healthy and safe communities.

**8.97** Creating sustainable communities by ensuring that new development contributes to the creation of safe, livable and mixed communities with good access to jobs and key services and to sports, recreation and leisure facilities for all the population is a key principle of Government planning policy and is widely supported by local residents. It is particularly important in rural areas like the Staffordshire Moorlands where accessibility to facilities and services by transport modes other than the private car can be limited. The proposed Sustainable Communities policies therefore seek to establish measures which will support, protect and promote community facilities and services and the provision of infrastructure improvements to serve new development.

#### Sustainable Communities

**8.98** Community facilities such as village halls, village shops and post offices, schools, colleges, nurseries, places of worship, health services, sports and physical activity facilities, convenience stores, libraries, public houses and cultural facilities such as theatres and arts centres play an important role in community life in the Staffordshire Moorlands. The loss of such facilities can have a widespread negative impact on the community, particularly the old and the young who live in rural areas and may have limited access to alternative facilities. The NPPF promotes the retention and development of local services and community facilities in rural areas. In line with this Government guidance, the policy seeks to support the retention of community facilities. Where an alternative facility of the same type already exists or the lost facility is replaced in the same locality so that it is accessible to all members of the community, this could mitigate the loss. Each proposal will be judged on its own merits. It is recognised that there are occasions where particular uses may become financially unviable. In such cases, a thorough marketing exercise must take place and all options for continued use as a community facility (such as a multi use scheme) must be thoroughly explored.

**8.99** An important part of creating sustainable communities is the provision of the necessary infrastructure to serve new development (such as roads, accessibility by public transport, schools and public open space), where this is lacking. Otherwise, new development can put a strain on existing facilities and disadvantage both existing and new residents in an area. This is recognised by the Government as a development cost to be met by the landowner or developer. Full details of the Council's requirements will be produced in an SPD. The Council will also consider the use of Community Infrastructure Levy to fund investment in vital infrastructure either across the District or in specific areas.

**8.100** In accordance with sustainability principles, major new development must be accessible by a choice of means of transport so that all members of the community are able to access it.

## Policy C 1

### Creating Sustainable Communities

In order to create sustainable communities at a local level the Council will:

1. Support proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes) or provide new facilities. New facilities should preferably be located within defined built up areas where they are most accessible. In exceptional cases facilities may be located adjacent to these areas where it can be demonstrated that this is the only practical option and where a site is well related to the existing settlement.
2. Safeguard land required for the provision of facilities to meet existing and future community needs, as identified by service providers.
3. Resist proposals involving the loss of community facilities unless:
  - a) an alternative facility of the same type is available in the locality or can be provided in an accessible location in the same locality; or
  - b) a viability appraisal including a marketing exercise by a qualified professional demonstrates that there are no options for continued use as any type of community facility which are financially viable and it can be demonstrated that loss of the facility would not disadvantage local residents.
  - c) In the case of proposals to change use from one type of community facility to another, the Council will consider the respective benefits of both the existing and proposed uses in terms of their contribution to the community's ability to meet its day to day needs.
4. Only permit new development where the utility, transport and community infrastructure necessary to serve it is either available, or will be made available by the time it is needed. All development proposals must therefore either incorporate the infrastructure required as a result of the scheme, or make provision for financial contributions and/or land to secure such infrastructure or service provision at the time it is needed, by means of conditions or a planning obligation in line with the Developer Contributions SPD, or any subsequently adopted Community Infrastructure Levy.
5. Support the relocation of uses which are no longer compatible with their surroundings due to negative amenity issues such as noise or accessibility where an alternative suitable site can be secured, subject to the requirements set out in Policy E2 in order to facilitate regeneration.

6. Require development proposals to incorporate high quality locally distinctive design features and layouts that will reduce crime and the fear of crime and support inclusive communities, particularly in terms of accessibility and functionality in line with the Council's Design SPD.
7. Require major new development to be accessible by a choice of means of transport, in accordance with policy T1.
8. Support development proposals which encourage electrical battery powered vehicles.

This policy will only apply insofar as it is consistent with any permanent or temporary provisions for changes of use permissible under the Town and Country Planning (General Permitted Development) Order (as amended)."

#### **Consistency with Core Strategy**

This policy carries forward Core Strategy Policy C1 but with the following changes:

- Amendment to bullet 3 a) to clarify that alternative facilities should be available 'in the locality' for the avoidance of doubt.
- Amendment to bullet 3 b) to clarify that options for continued use should consider 'any type of community facility' of the avoidance of doubt.
- Added additional bullet 3 c) to cover changes of use from one type of community facility to another.
- Added additional point 8. which supports proposals that encourage electric vehicles
- Addition of last paragraph to reflect amendments to the Use Classes Order.

#### **Sport, Recreation and Open Space**

**8.101** Open space in the Staffordshire Moorlands forming a network of green infrastructure and active travel routes, is important to both residents and visitors in terms of health and well-being and this policy promotes and safeguards many types of open space. The Council's strategy for Physical Activity and Sport also recognises the importance of good quality open space, sports and recreation facilities and improving the quality of life and health of communities. An updated Open Space Study, Playing Pitch Strategy and Indoor Sports Facilities Assessment has identified future needs and informed the preparation of the Local Plan.

**8.102** The Open Space Study recommends local standards and the Playing Pitch Strategy recommends using the Sport England Toolkits to calculate the requirements for for planning applications or alternatively, the amount of contribution payable in lieu of that provision to the Council. Further guidance will be set out in the Open Space, Sport and Recreation SPD.

**8.103** New sport, recreation and open space facilities should be in an accessible and sustainable location and carefully assessed so that they do not have a detrimental impact on the local area, especially if they are proposed on the edge of a settlement in the open countryside. Opportunities to promote access to facilities by public transport and by alternatives to the car such as recreational routes, cycleways and bridleways etc should be maximised. The Council also supports the improvement and extension of existing facilities in order to increase their use and availability such as new playing spaces, changing facilities, car parking, floodlighting, social facilities such as kitchens and improvements to the quality of playing surfaces. Again these need to be carefully assessed so that the scale is directly related to the needs of the facility, they do not have a detrimental impact on the residential amenity of the area and do not impact on the 'openness' of the Green Belt.

**8.104** The protection and enhancement of existing areas of open space and recreational facilities is also considered necessary to ensure that there is no net loss of open space, sport and recreation in terms of quantity and quality. However, the policy recognises that there may be instances where alternative provision elsewhere or improvements to neighbouring facilities may be a more appropriate option. Areas of open space and outdoor sports facilities will be identified on the Policies Maps.

**8.105** It is acknowledged that due to housing growth and increasing population, some schools may be required to expand, potentially onto playing pitch land. Where this is the case, it is imperative that the schools in question are left with sufficient playing pitch land to deliver curricular and extra-curricular needs. The Playing Pitch Strategy (2017) advises that if the schools curricular and extra-curricular needs can continue to be met despite the expansion, mitigation for the loss of the playing pitch land is still required, given the shortfalls identified. This should therefore be covered via developer contributions from the housing allocations, with a mitigation package agreed upon by all stakeholders, including Sport England, on a site-by-site and development-by-development basis. The Council's Playing Pitch Strategy action plans and Strategy for Physical Activity and Sport will take into account these potential losses as part of its District-wide Action Plan.

## Policy C 2

### Sport, Recreation and Open Space

The Council will promote the provision of high quality recreational open space by implementing and supporting schemes that will protect, provide and improve the quantity, quality and accessibility of open space, indoor and outdoor sports and children's play facilities throughout the district, in accordance with the updated Open Space Study, Playing Pitch Strategy and Indoor Sports Facility Assessment (2017) and successor documents.

Where there is a proven deficiency, qualifying new residential development will be expected to make provision, or a contribution towards provision of open space, sports and recreation facilities which are necessary and reasonably related in form and scale in accordance with the recommendations set out in the above studies. Further guidance will be set out in the Open Space, Sport and Recreation SPD.

In addition:

1) Existing areas of open space, recreational land and buildings including school playing fields and amenity open space will be protected from development, unless:

a) suitable alternative provision is made which is at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality and is capable of being maintained adequately through management and maintenance agreements; or

b) an assessment has been undertaken to demonstrate the facility is surplus to requirements; or

c) any loss of provision would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

2) New sport, recreation and open space facilities should:

a) be located in accessible locations and supported by the local transport infrastructure;

b) protect the residential amenity of the area;

c) be of an appropriate quality, scale and form compatible with the local area, especially if the site is located outside the settlement boundary in the open countryside;

d) not harm interests of acknowledged importance; and

e) be designed so that they are fit for purpose.

3) Applications to improve the use and availability of existing outdoor sports and recreation provision such as the creation of artificial grass pitches and introduction of ancillary facilities such as changing rooms, artificial surfaces or floodlighting will be permitted provided that they :

a) are directly related to the needs of the facility and are proportionate in scale;

b) can be satisfactorily and economically serviced;

c) do not have an unacceptable impact on existing neighbours;

d) meet the above criteria for new sport, recreation and open space facilities; and

e) are acceptable in other respects e.g. design, landscape impact, appropriate in green belt etc

4) The Council will encourage securing community access to schools to maximise the use of existing sports provision outside of the school day and the co-location of community infrastructure wherever possible.

Any of the above development should be consistent with the updated Open Space Study, Playing Pitch Strategy and Indoor Sports Facilities Assessment and the guidance in the Open Space, Sport and Recreation SPD.

### Consistency with Core Strategy

This policy carries forward Core Strategy Policy C2 but with the following changes:

- Updated references to new studies.
- Included new bullet Part 1) c) to include replacement details to be consistent with NPPF.
- Included new Part 3) c) to cover impact on existing neighbours
- Include new section 4) to set out support for community use and co-location of infrastructure
- Delete reference that 'sites over 0.2ha will be included on the proposals map'. Cover in supporting text.
- Added section d) to part 3) regarding applications to improve existing sports and recreation provision, to improve clarity over scale and need to be acceptable in other respects.

## Green Infrastructure

**8.106** Green Infrastructure is the network of green spaces and natural elements that intersperse and connect our towns, villages and countryside. It is the open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage and open countryside.

**8.107** Green Infrastructure provides multiple benefits for the economy, the environment and people. A high quality environment has a key role in delivering the spatial strategy. It is important for the quality of life of local residents and improves the perception and attractiveness of the area for visitors and investment. Green infrastructure also has a role in our adaption to climate change and contributing to carbon neutral development.

**8.108** Staffordshire Moorlands contains a wide range of existing and potential green infrastructure assets, which can benefit from a strategic approach to ensure adequate protection is given to key features, to identify areas where new linkages and assets need to be created and to guide and manage development which may impact on such areas. The Local Plan recognises the cross cutting function that green infrastructure has, and the benefits of integrating green infrastructure with social and economic priorities, which will help contribute to the development of sustainable communities.

**8.109** This policy is supported by a 'Green Infrastructure Strategy' which will seek to create functional and physical connectivity between green spaces, identify opportunities to provide additional green routes, consider how land can help to alleviate flooding through providing storage areas at times of flooding, consider opportunities to adapt to climate change and importantly make recommendations for how new development should be designed and how it can contribute to the wider green infrastructure network.

**8.110** The provision of green infrastructure is also recognised as benefiting biological and geological resources. Defra has produced 'Guidance for Local Authorities on Implementing Biodiversity Duty' which states 'The creation and improvement of Green Infrastructure in urban and rural areas and the countryside in and around towns can help to deliver multiple benefits for biodiversity, landscape, and health and recreation.' Sport England have produced new 'Active Design' (2015) guidelines to promote the role of sport and physical activity. The Town and Country Planning Association (TCPA) have also produced guidance 'Planning for a Healthy Environment – Good Practice Guidance for Green Infrastructure and Biodiversity'. Policy C3 therefore sets out the Council's policy for developing an integrated network of green infrastructure which is informed and supported by a Green Infrastructure Strategy.

### Policy C 3

#### Green Infrastructure

The Council will, through partnership working with local communities, organisations, landowners and developers, develop an integrated network of high quality and multi-functional green infrastructure that will:

- a) Support and improve the provision of open space, sport and recreational facilities for local communities and enhance the settings of neighbourhoods;
- b) Link existing and potential sites of nature conservation value and historic landscape features, create new wildlife habitats, increase biodiversity, and increase tree cover where it is appropriate to the landscape;
- c) Enhance the natural, man-made and cultural features that are crucial to the local landscape and create opportunities for the restoration of degraded landscapes and the enhancement of the urban fringe;
- d) Mitigate the negative effects of climate change and maximise potential climate change benefits including effective flood risk and waterways management;
- e) Create appropriate access for a wide range of users to enjoy the countryside, including improved linkages to and provision of formal and informal recreation opportunities and accessible woodland areas, encouraging walking, cycling and horse riding;
- f) Contribute to the diversification of the local economy and tourist development through the enhancement of existing, and provision of new facilities.

The Council will identify, protect and enhance Green Infrastructure assets through the Green Infrastructure Strategy.



### Consistency with Core Strategy

This policy carries forward Core Strategy Policy C3 but with the following changes:

- Delete reference to Site Allocations DPD.
- Changes in text to reflect the outcomes/recommendations of the Green Infrastructure Strategy.

## 8.7 Natural Environment

### Natural Environment Policies

#### Spatial Objectives

SO9. To protect and improve the character and distinctiveness of the countryside and its landscape, biodiversity and geological resources.

#### Biodiversity and Geological Resources

**8.111** Biodiversity enhancement has the potential to aid in addressing climate change by having more and better connected habitats, through providing valuable green infrastructure and helping reconnect people and nature, especially if local communities are encouraged to help establish or maintain new and existing habitats.

**8.112** The District has a wealth of biological and geological resources many of which are statutorily protected. Government guidance states that the planning system should contribute to and enhance the natural and local environment and local planning authorities should 'set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.' The NPPF requires that distinctions are made between the hierarchy of international, national and locally designated sites. These sites are protected under separate legislation with ODPM Circular 06/2005 outlining how statutory obligations impact within the planning system and policy NE1 will seek to reinforce their protection through the planning process. In addition the 2006 Natural Environment and Rural Communities Act states that planning authorities must in their Planmaking, have regard to the purpose of conserving biodiversity; and the Council will seek to produce net gains and enhance biodiversity having regard to the objectives and priorities for the various ecosystems identified within the Staffordshire Moorlands in the Staffordshire Biodiversity Action Plan.

**8.113** The Council published a number of Phase 1 Ecological Studies for potential development sites across the District since 2015, which have been used as part of the site allocations process. This evidence assessed not only the ecological / nature conservation characteristics presently on-site, but also those immediately adjacent and within 2km of the site, including ancient woodland; and includes an assessment of 'local wildlife site' (LWS) criteria for each site, for the purposes of the NPPF.

**8.114** The Staffordshire Moorlands Biodiversity Opportunity Map has been produced by Staffordshire Wildlife Trust in conjunction with other nature conservation bodies which highlights areas of biodiversity importance. This and other evidence has contributed to the preparation of a Strategic Green Infrastructure Network for the Plan Area which identifies a series of strategic corridors designed to link existing (and proposed) green spaces with green corridors running through towns, villages and rural areas.

**8.115** The policies map shows the concentration of significant nature conservation sites within and around the District, which includes Special Protection Areas, Special Areas of Conservation and Sites of Special Scientific Interest. The policies map also identifies the location of designated sites of international, national, regional and local biological and geological importance and ancient woodlands.

## Policy NE 1

### **Biodiversity and Geological Resources**

The biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development (and having regard to relevant ecological evidence) by:

1. Resisting any proposed development that could have an adverse effect on the integrity of a European site (or successor designation) alone or in combination with other plans or projects unless it can be demonstrated that the legislative provisions to protect such sites can be fully met. Any development with a potential to adversely affect a European site/s through construction activities should ensure that Ciria construction guidelines are followed including environmental good practice on control of dust and water pollution.
2. The Council will not normally permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.
3. Conserving, and enhancing regional and locally designated sites. The Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:
  - a) there is no appropriate alternative site available; and
  - b) all statutory and regulatory requirements relating to any such proposal have been satisfied; and
  - c) appropriate conservation and mitigation measures are provided; or if it is demonstrated that this is not possible

d) the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented.

4. Expecting all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be appropriately scheduled and managed according to the nature, size and scale of the development so as to minimise impacts that may disturb protected or important habitats and species.
5. Supporting opportunities to improve site management and increase public access to wildlife sites including supporting the objectives of the Staffordshire County Council Rights of Way Improvement Plan.
6. Ensuring development promotes the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design. The Staffordshire Moorlands Biodiversity Opportunity Map, in conjunction with the Staffordshire Biodiversity Action Plan, will be used to guide biodiversity enhancement measures to be included in development proposals as appropriate to the nature and scale of development proposed and other environmental interest, in particular supporting opportunities to increase grassland and heathland habitats including supporting targets in the UK and Staffordshire Biodiversity Action Plan.
7. Protecting and enhancing habitats and species of principal importance for the conservation of biodiversity as identified in legislation, and recognising and implementing appropriate measures, including landscape-scale conservation management, to take account of the fact that the distribution of habitats and species will be affected by climate change.
8. Recognising the value of the natural environment for sport and leisure activities and the need to manage such activities to ensure there is no conflict.
9. Ensuring the provision and protection of green infrastructure networks in line with Policy C3.

### **Consistency with Core Strategy**

This Policy carries forward Core Strategy Policy NE1 but with the following changes:

- amendment in first paragraph to include reference to 'relevant ecological evidence' (such as District-wide Phase 1 Ecology and LWS Assessment Studies);
- amendment in part (1) to read 'European site (or successor designation)';
- amendment in part (2) to reflect NPPF wording.

To more closely align with NPPF, Part(5) on net gains in biodiversity (now Part(4)) has been expanded. The additional text clarifies:

- that expected net gains should be proportionate to the size/nature of the scheme, and may not always be possible;
- that compensation measures be *suitable*, depending on the nature of the scheme;
- the last sentence responds to the issue of whether on-site compensation should be planted first, and to prevent its damage during development.

## Trees Woodland and Hedgerows

**8.116** Woodlands, trees and hedgerows are important to both the quality of life and environment, and are essential to life. Trees will play a role in mitigating the effects of climate change through carbon storage, flood mitigation and urban cooling; and encouraging and supporting woodland creation helps to manage flood risk. They are also an important feature in creating a high quality local environment. The Case for Trees – Forestry commission, (2010) and 'Trees in Townscape', (2012) produced by the Trees and Design Action Group (TDAG) bring together research, case studies and policy background with regards to the benefits of trees, particular in built up areas.

**8.117** In January 2013 DEFRA published its *Government Forestry and Woodlands Policy Statement*. This explains the Government's policy of seeking to protect, improve and expand existing public and private woodland assets, to improve and restore native and ancient woodlands, and to improve the biodiversity of woodlands. It states that increasing woodland cover by 12% across England by 2060 is deliverable.

**8.118** Trees will increasingly contribute to making our towns and built up areas more sustainable. As well as preserving what we have the Council will be considering what is required in new developments to reach a good level of sustainability. The CABE publication 'What makes an eco town?' (2008) recommends that a canopy cover of at least 25 per cent in residential areas and 15 per cent in mixed-use or commercial areas be achieved. A canopy cover study will be undertaken by the Council to identify the existing tree cover and identify appropriate canopy cover targets for the District.

**8.119** The Council adopted its own Tree Strategy in 2016. This sets out the Council's aims to create a sustainable, robust tree population in the District to protect existing trees, and to promote tree planting. This will also be taken into account in the consideration of individual development proposals; and with regards to the Council's Green Infrastructure Strategy.

**8.120** Ancient woodlands are irreplaceable habitats. The Staffordshire Moorlands has an above average ancient woodland resource (3.07%) compared to England as a whole (2.78%) (Woodland Trust 2018). Mature and ancient woodland are an essential part of the District's natural capital and a significant source of biodiversity. Development can impact on ancient woodlands in a number of ways including through pollution, disturbance, introduction of new species etc. Veteran trees are trees of special interest because of their history and longevity and may lie outside of ancient woodlands - these are also protected by the policy below. Planning for Ancient Woodland - Planners' Manual for Ancient Woodland and Veteran Trees (October 2017) provides guidance and key recommendations for developments that may impact on these features. Native woodland is also a priority habitat within the Staffordshire Moorlands in the Staffordshire Biodiversity Action Plan.

**8.121** In order to protect trees in the interest of amenity, particularly when they are considered to be at risk, the Council can make a Tree Preservation Order (TPO) meaning the tree has special protection under the Planning Acts. The District Council has made over 200 Tree Preservation Orders (TPOs) covering thousands of individual trees, and hundreds of ‘areas’, ‘groups’ of trees, and ‘woodlands’. This covers over 14% of the District’s area (including that in the Peak Park). Hedgerows also share some of the benefits of trees and woodlands in terms of climate change mitigation, biodiversity, and health and wellbeing. Changes to farming practices in the 20th Century saw a decline in particular in the extent of rural hedgerows. In 1997 regulations were enacted that protect all rural hedgerows over 20m in length from removal without permission. This policy goes further by seeking to protect all hedgerows in the District affected by development.

**8.122** The council will require that tree survey information in accordance with current British Standard 5837 - Trees in relation to Design, Demolition and Construction is submitted with all planning applications, where trees are present on site. The tree survey information should include protection, mitigation and management measures.

**8.123** New developments will be required to ensure that any canopy cover lost within a development site will be replaced and where these cannot be accommodated on site the Council will work with applicants to ascertain if a suitable site(s) can be found off-site for replacement planting in the locality, sufficient to replace the canopy cover lost to accommodate the development. In order to help maximise the chances of survival for replacement trees, developments should also ensure that a landscape implementation and management plan reflecting current best practice is put in place.

## Policy NE 2

### Trees, Woodland and Hedgerows

The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

This will be achieved by:

- Requiring that existing woodlands, healthy trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss;
- Requiring new developments to provide tree cover that secures a good level of sustainability through tree retention, planting and soft landscaping, including where possible the on site replacement of any trees that are removed with sufficient tree planting to replace or increase the canopy cover on-site as appropriate. Landscaping schemes will also be required to mitigate against negative landscape impact and complement the design of new development and make provision for future maintenance. Where it is not possible to secure this new or replacement tree planting within the site, the Council will work with applicants to ascertain if a suitable site(s) can be found off-site for replacement planting in the locality;
- Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.

The Council will refer to its adopted Tree Strategy in the consideration of proposals; and will in general seek to retain as many trees and as much hedgerow on site as possible.

### **Consistency with Core Strategy**

This is a new policy intended to provide clarity regarding Council policy specifically towards trees, woodland and hedgerows. The policy provides protection to all types of trees - including non-designated trees; trees covered by TPO (whether individual-, group-, area-, or woodland-TPO); ancient woodlands; and veteran trees outside ancient woodland. Also protected are all types of hedgerows affected by development.

The Policy expects schemes to maintain or increase the existing canopy cover across development sites; and where this is not possible developers should explore off-site provision. The Council will also refer to its adopted Tree Strategy when assessing schemes.

## **8.8 Transport**

### **Spatial Objectives**

SO11. To reduce the need to travel or make it safer and easier to travel by more sustainable forms of transport

### **Development and Sustainable Transport**

**8.124** Reducing the need to travel, and reducing the reliance on the car is a well established planning principle stemming from concerns at combating climate change (reducing vehicular emissions) and of addressing social equity (ensuring physical accessibility to all sections of society). The Integrated Transport Strategy for Staffordshire Moorlands prioritises transport measures that are required to deliver the Local Plan.

**8.125** It is considered that there is potential in influencing modal shift away from the car in Staffordshire Moorlands in two respects - by targeting public transport improvements along the main corridors connecting the Moorlands with the Stoke-on-Trent conurbation; and by promoting walking, cycling and public transport within and between local settlements. The Council's Development Capacity Studies have examined the accessibility of the main settlements in the District using the existing transport network including public transport and this has informed the development approach and identification of development areas. However, it is important that strategic planning decisions are not purely based on the location of existing sustainable transport infrastructure. For this reason the proposed policies are proactive in seeking improvements to the existing network.

**8.126** Policy T1 reflects national transport planning policy in the NPPF which seeks to deliver a system that supports sustainable transport through the integration with land use planning at all levels, so that transport and planning work together to support more sustainable travel choices and reduce the need to travel. However the NPPF also drives for the

expeditious delivery of necessary development, and is therefore clear that proposals should only be refused on transport grounds alone, where residual cumulative impacts of development are 'severe'. Reducing the need to travel, and reliance on the car, is linked to social equality, through making developments equally 'accessible' to all sections of society. The Policy aims to benefit not only work-related travel but also that for shopping, leisure and recreation etc. In the case of existing major developed areas in the countryside (Policy SS10 Part(4)); these may have non-accessible locations but represent an opportunity to achieve planning benefits such as environmental improvements and economic benefits. Such schemes will therefore be treated on their merits having regard to all applicable policies.

**8.127** The approach embodied in this policy will seek to manage travel demand in an effective and sustainable way, while improving the range of choice and responding to the needs of residents, workers and visitors.

**8.128** The Council will continue to work closely with the Highway Authority to ensure the coordination of proposals within the Local Plan and the priorities of the Staffordshire Moorlands District Integrated Transport Strategy. The location of development and the way that development is carried out are important factors in helping achieve the priorities of the Integrated Transport Strategy. In the case of proposals affecting the trunk road, there will be close involvement with Highways England (formerly the Highways Agency) such that it can undertake its duties as set out in DfT Circular 2/13 Strategic Road Network and Delivery of Sustainable Development. Choices about where new housing and employment uses are located for example, and patterns of travel that result, will be important factors in helping to reduce reliance on the private car. Encouraging alternative forms of travel and securing access to the most sustainable modes of travel such as public transport, walking or cycling, represent approaches which aim to help achieve a new balance between non-motorised transport, public transport and private car use. Staffordshire County Council's Rights of Way Improvement Plan assesses the quality and extent of the existing network of rights of way, permissive ways, bridleways, cycle tracks, greenways etc across the County; including non-definitive routes. This network enables people to access employment and facilities by a sustainable mode of travel so the ROWIP identifies the changes required to the network to improve provision for all users. Applicants should consider how their schemes can also contribute to this network (for example through creation of local bridleways; upgrading of footpaths etc).

**8.129** This approach also reflects the aims of the Council's Sustainable Community Strategy and the Corporate Plan priorities to promote improved health and protect the environment. The Council will aim to ensure as far as possible, development minimises traffic problems and maximises the potential benefits of accessibility and new infrastructure to the wider community.

**8.130** The Government issued a ministerial statement in 2015 which stated arbitrary parking standards that restrict off-street parking (such as maximum standards), should not be applied when assessing planning proposals, without compelling justification. Therefore, the Council will consider the appropriateness of proposed off-street parking in schemes, on a case by case basis, after (where appropriate) having consulted with SCC Highways Officer (and Manual for Streets (2007)/Manual for Streets 2(2010)), rather than referring to formally laid out standards. However the Council has, after consultation with SCC Highways Officer, published recent guidance to accompany this Local Plan which suggests 'minimum' provision of spaces, depending on use class; these are set out in Appendix 8 of the Local Plan.

**8.131** The Council has a statutory responsibility to consult various organisations before determining planning applications (depending on the scale and impact of the proposals) as laid out in the Development Management Procedure Order. For example the Council must consult Highways England, Staffordshire County Council as Highways Authority, or Network Rail for proposals which would have an impact upon trunk roads, local roads, or the rail network, including railway level crossings (respectively). It is also important that major new developments help to mitigate any adverse impacts they may otherwise have on transport and travel. Transport Assessments are required to be prepared where any application would have significant transport implications (in line with DfT's former Guidance on Transport Assessment (March 2007), in consultation with the Highways Authority, so as to determine necessary mitigation measures. Where appropriate, S106 planning obligations, or any adopted Community Infrastructure Levy, will be used to ensure that such developments provide for related transport improvements and fund other appropriate mitigation measures. This may also require developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development. Further details regarding potential access and sustainable transport requirements for individual site allocations are set out in this Plan.

## Policy T 1

### Development and Sustainable Transport

The Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by:

1. Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.
2. Ensuring that major development is located in areas that are accessible by sustainable travel modes or can be made accessible as part of the proposal.
3. Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 8.
4. Where appropriate all new development shall facilitate walking and cycling within neighbourhoods and town centres, and link with or extend identified walking or cycling routes. In addition applicants should also consider how their schemes can enhance the existing path network in line with the Staffordshire County Council Rights of Way Improvement Plan and also give consideration to the protection of non-definitive public footpath routes in addition to definitive routes.

Development which generates significant demand for travel or is likely to have significant transport implications (as identified within a Transport Assessment) will, where appropriate:

- Contribute to improved public transport provision



- Contribute to junction improvements, traffic management and highway infrastructure
- Provide proactive facilities and measures to support sustainable transport modes including on-site features to encourage sustainable travel methods e.g. cycle path links, cycle storage facilities, bus stops etc
- Provide and actively promote travel plans.

### Consistency with Core Strategy

The updated Policy:

- replaces out of date references to "Local Transport Plan" with Staffordshire Moorlands "Integrated Transport Strategy";
- updates previous references to 'parking standards' given Government's recent ministerial statement that these should not be applied in most cases; and introduces the Council's own parking guidance (Appendix 8);
- amends Part (4) to also expect developers to consider how their schemes can enhance the existing path network in line with the Staffordshire County Council Rights of Way Improvement Plan, and should also consider protection of *non-definitive* rights of way;
- adds new bullet under development requirements to reference contributions for junction improvements, traffic management and highway infrastructure.

### Other Sustainable Transport Measures

**8.132** The Integrated Transport Strategy prioritises the allocation of funding streams in accordance with shared transport objectives and the Local Plan must decide broadly where future population is distributed and ensure that the transport network is able to sustain it. It is important therefore that strategic planning decisions are not purely based on the location of existing public transport infrastructure, or predicted locations of funding. For this reason Policy T2 is proactive in seeking improvements to the existing road/bus/rail networks generally. The Council will work with the highway authority to exploit opportunities for highway improvements. If they are feasible and subject to available finances, they will be included in both the Infrastructure Plan and Integrated Transport Strategy.

**8.133** A major issue for the District has been the inadequacy of the alternative modes of travel and in particular the public transport system. Whilst there is an extensive network of bus routes, with many settlements having daily bus links and a call-on-demand Moorlands Connect service, the Development Capacity Study found that the frequency and accessibility to these services can be limited, particularly in the rural areas.

**8.134** The high level of out-commuting in the District would also suggest there is potential in affecting modal shift away from the car in a number of ways - by targeting public transport improvements along the main 'work corridors' connecting the Moorlands with the conurbation; by promoting public transport schemes within rural areas / between rural areas and towns; and by facilitating walking and cycling within settlements. This will also help to support healthy, inclusive and sustainable communities by reducing the impacts of travel.

**8.135** The District also benefits from a network of legally recognised (and other) public rights of way, including footpaths, bridleways and cycle routes which links the towns and villages to the wider countryside. For example a number of National Cycle Network routes run throughout the District. The Council will ensure that all legally recognised public rights of way affected by development are protected (or diverted where necessary) and, where possible, enhanced.

## Policy T 2

### Other Sustainable Transport Measures

In line with priorities set out in the NPPF and the Integrated Transport Strategy, and through working with partner organisations, the Council will encourage and support measures which promote better accessibility, create safer roads, reduce the impact of traffic, or facilitate highway improvements. In particular, the Council will:

1. Support, subject to feasibility assessment, strategic infrastructure improvements and links to major urban areas for example to road, rail, bus facilities in the District and the development of new rail or bus termini within the District.
2. Continue to safeguard all existing disused railway lines within the District and support the reuse of these for public or commercial/tourism use. To this end the Council will refuse any development which would impede or truncate these routes. However proposals for recreational routes, cycleways, bridleways etc will generally be acceptable.
3. Work with its partners to promote the improvement/expansion of existing bus services and the provision of sustainable transport services in the District, particularly those serving rural areas.
4. Support and promote the development of a network of safe walking, horse riding and cycling routes (including the National Cycle Network), connecting to public transport, linking communities and recreational/tourist areas. The Council will also ensure that all legally recognised public rights of way affected by development are protected (or diverted where necessary) and, where possible, enhanced.
5. Seek to minimise the environmental impact of freight road transport and to work with Staffordshire County Council and other partner organisations to agree designated lorry routes, freight handling facilities and greater rail use.

### Consistency with Core Strategy

The updated Policy:

- replaces out of date references to "Local Transport Plan" with Staffordshire Moorlands "Integrated Transport Strategy";
- removes Part 1 (new road schemes) as it promotes unidentified new roads and strategic infrastructure improvements that are not supported by evidence and hence are not required to deliver the Local Plan;

- removes the term 'innovative' from Part(4) (now Part (3)) since the Council would promote any sustainable transport services;
- clarification added under Part(5) (now Part (4)) that the Council will protect and where possible, enhance, existing public rights of way. Also term 'transport interchanges' amended to 'public transport' for clarity.

## Strategic Development Site Policies



## 9 Strategic Development Site Policies

**9.1** This Chapter provides additional policies for specific sites or clusters of allocated developments sites that are of strategic importance to the Local Plan and/or require bespoke policy to shape the development in an appropriate manner.

### 9.1 Leek

#### Land at Horsecroft Farm

**9.2** This is a small greenfield site lying immediately adjacent to the Leek development boundary to the northeast of the town.

**9.3** The School Organisation Team at Staffordshire County Council have indicated that additional school places are required at the Middle School Level to meet the needs of new housing development proposed in Leek. Churnet View Middle school located adjacent to the Horsecroft Farm site, is one of only two middle schools in Leek (along with St Edwards Church of England Academy Middle School) and options to expand school buildings within the school site are limited. It is therefore proposed to provide some additional land for the school within this site; however the site is large enough to provide an element of housing in addition to this.

**9.4** A track in SCC ownership running to Wardle Barn Farm separates the Churnet View School from the Horsecroft Farm site. SCC Highways have indicated that access via this track is acceptable through the Nightingale Estate (Tittesworth Avenue), subject to access design. It is feasible that a mixed use scheme could be accessed either via the current SCC track; or using land at Horsecroft Farm instead. The Council would also view favourably proposals that consolidate the additional school land with the current school site, and consideration should be given to new alignment of this track to accommodate this.

**9.5** The Council's Environmental Health Team have advised that there may be constraints on development due to possible ground gas (methane and carbon dioxide) from nearby landfill(s). Investigation would be required.

**9.6** The Council's Landscape, Local Green Space and Heritage Impact Study considers the site to be high landscape sensitivity. Development of this site will have to incorporate a comprehensive landscaping plan to ensure that any adverse landscape impacts are minimised as far as possible.

**9.7** The SCC Lead Local Flood Risk Officer has indicated that there may be a watercourse flow route to north of site; therefore recommends that a site-specific flood risk assessment should be submitted with any proposal.

**9.8** The Extended Phase 1 Habitat Surveys and Local Wildlife Assessments also recommend a number of ecological surveys are undertaken (including survey of the peripheral hedgerow habitat to establish potential SBI/BAS status) and that any vegetation is removed at the appropriate time of year.

**9.9** Developer contributions for affordable housing and infrastructure will be required as appropriate.

## Policy DSL 1

### Land at Horsecroft Farm, Leek

Land amounting to 0.89ha is allocated for a mix of uses including housing (approximately 15 dwellings) and D1 education.

Development must:

- consider re-alignment of the track so that an extension to the school could be consolidated into the existing school site;
- provide a landscaping plan including submission of landscape and visual impact assessments and mitigation of heritage impact to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study; in particular schemes should incorporate heritage masterplanning to include mitigation measures including the use of vegetation screening to reduce effects on the setting of heritage assets;
- Provide a site specific flood risk assessment;
- Make appropriate contributions towards infrastructure;
- be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate;
- address priorities and actions identified in the Council's Green Infrastructure Strategy; and
- provide affordable housing in accordance with Policy H3.

### Consistency with Core Strategy

This is a new policy following the allocation of land for residential and educational development. This policy clarifies the Council's expectations regarding development of the site.

### Land at the Mount

**9.10** This is a series of separate fields lying immediately adjacent to the development boundary or built up area of Leek on its eastern side, along Mount Road. Access to Mount Road is possible via Buxton Road, Kniveden Lane or Ashbourne Road.

**9.11** Staffordshire Council Highways advise that development in this area should contribute to the improvement of Mount Road including provision of footways and pedestrian links. Also Kniveden Lane should be brought up to adoptable standard with the implementation of footways. Further junction improvements at Mount Road/ Ashbourne Road may also be appropriate. Given the interconnection of these sites it may be considered appropriate to consider highway improvement works holistically; the Council will encourage applicants to work with the Council and other landowners on joint funding arrangements to coordinate contributions.

**9.12** The School Organisation Team at Staffordshire County Council have indicated that an equivalent of at least 1 new first school should be provided within Leek during the Local Plan period to take into account the number of dwellings required; and request that land to the east of the town be safeguarded for this purpose. Policy DSL2 provides for this.

**9.13** The Council's landscape evidence indicates that the various sites around the Mount vary between low, to medium, to high landscape sensitivity. Development of sites should include appropriate landscape mitigation measures such as advanced planting and landscaping along eastern boundaries, and limited building heights.

**9.14** The Extended Phase 1 Habitat Surveys and Local Wildlife Assessments also recommend a number of ecological surveys are undertaken (including polecat surveys, bat surveys, further bat survey of trees, to establish potential SBI/BAS status on parts of the site) and that any vegetation is removed at the appropriate time of year.

**9.15** Developer contributions for affordable housing and infrastructure will be required as appropriate. As the site is in multiple ownerships, owners will be encouraged to enter into a Land Equalisation Agreement to ensure an equitable distribution of benefits to landowners.

## Policy DSL 2

### Land at The Mount, Leek

Land amounting to approximately 10.62ha as shown on the proposals map is allocated for housing (approximately 345 dwellings); and 0.76 ha for D1 education.

Development must:

- provide a landscaping plan including submission of landscape and visual impact assessments and mitigation of heritage impact to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study;
- make appropriate contributions towards infrastructure;
- be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate;

- address priorities and actions identified in the Council's Green Infrastructure Strategy; and
- provide affordable housing in accordance with Policy H3.

Land for a new first school shall be safeguarded as identified on the proposals map, or similar location, if forming part of a mixed education and residential development.

Development proposals on the allocations listed above, shall be expected to contribute to highway or junction improvements in this area, as deemed necessary to enable that development according to the County Highways Authority, in order to coordinate contributions from wider developments along Mount Road.

### **Consistency with Core Strategy**

This is a new Policy following the allocation of development sites around the Mount. The Policy clarifies the Council's expectations regarding development of these sites, including in relation to new first school provision; and regarding coordinated contributions around the Mount to enable local highways improvements.

### **Land at Newton House**

**9.16** This site is the former Britannia/Coop headquarters located off a purpose built roundabout to the east of the A520 at Cornhill, on the edge of the Leek town boundary. The Council needs to allocate additional employment land in the Leek area (about 8ha), in addition to new housing, to 2031.

**9.17** This 9.27ha brownfield site provides an opportunity to comprehensively redevelop for mixed residential and commercial purposes; the Council considers that this could yield at least 5.25ha for residential use (about 179 dwellings), and at least 1.5ha employment land. The nature and location of employment uses across the site would need to take account of the amenity of adjacent housing. The site is closely related to the adjacent 'Cornhill East' site, which is itself the subject of a detailed Masterplan for mixed use redevelopment [see Policy DSL4 below]. The Council considers it appropriate to identify additional employment land for Leek across a range of locations, with good access to main roads such as the A520, to provide choice in locations around the town, to at least meet its residual employment land requirement.

**9.18** Staffordshire County Council Highways advise that proposals would need to assess impact on the existing access roundabout onto the A520 and local traffic impacts, and schemes must demonstrate access onto this roundabout. Also footway links connecting onto the A520 should be provided and cycle facilities should be considered.

**9.19** The School Organisation Team at Staffordshire County Council have indicated that development of this and other sites would add to the existing pressure for first school places in this area (therefore recommend the safeguarding of a site for a new first school in the east of the town).



**9.20** The Council's landscape evidence indicates that whilst the site overall is of low landscape sensitivity the southeast corner is more visually prominent and should ideally remain undeveloped. Development should be concentrated in the north of the site where visual prominence is lowest; and existing trees and landscaping should be retained where possible.

**9.21** The Council's ecological evidence also indicates the proximity to Ballington Wood to the immediate east which is both an ancient woodland and (County-level) Site of Biological Importance at this location. It therefore has the potential for certain species such as badger and newt to forage on the site. In addition to taking account of this ecological evidence (requirements for pre-development surveys), the policy also expects incorporation of a wildlife buffer in design schemes between the allocation and the woodland to the east.

**9.22** There are tennis courts on the site which would be subject to protection under Policy C2. Developer contributions for affordable housing and infrastructure will also be required as appropriate.

### Policy DSL 3

#### Land at Newton House, Leek

This site amounting to around 9.27ha is allocated for mixed residential and employment use. Development proposals should support approximately 179 dwellings and 1.5ha of the site area for B-Class employment purposes; mixed use proposals must demonstrate how the amenity of housing will be maintained around employment uses.

Development must:

- make appropriate contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required;
- provide affordable housing in accordance with Policy H3;
- schemes should incorporate heritage masterplanning to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study; mitigation measures against adverse effects upon heritage assets should include stepping development back and using vegetation screening along the south-western edge of the site;
- address priorities and actions identified in the Council's Green Infrastructure Strategy; and
- be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate; in any case schemes must demonstrate the incorporation of a wildlife 'buffer' along the eastern edge of the site, to the satisfaction of the Council.

### **Consistency with Core Strategy**

This is a new Policy following the allocation of Newton House for mixed employment and residential uses. The Policy clarifies the Council's expectations regarding development of this site, including the expectation that schemes incorporate an eastern wildlife buffer to protect the ancient woodland and ecological interests.

### **Land at Cornhill East**

**9.23** Policy SS3 of the 2014 Core Strategy identified a residual employment land requirement for Leek (to 2026) and identified the Cornhill East area as 'Broad Area EM1' as a "Major Regeneration Opportunity" for future employment allocation (dependent on the need for further employment land provision across the town). Further to the NLP study findings, the Council considers it appropriate to identify additional employment land for Leek across a range of locations, with good access to main roads such as the A520, to provide choice in locations around the town, to at least meet its residual employment land requirement. The SS3 Policy stance is retained under Local Plan Policies SS3 and SS5 (but up to 2031).

**9.24** In 2014 the Council adopted the Churnet Valley Masterplan to guide development proposals within this Valley, which is considered to extend from Rushton Spencer/Blackshaw Moor in the north, to Alton in the southeast, and including Leek town. The terminus of the disused Churnet Valley railway line from Leekbrook at Cornhill in the south of the town (where it meets Caldon Canal) is identified as a tourism 'gateway' into the town, and the wider Cornhill area encompassing Barnfields industrial estate to the A52 to the west, as far as the land east of the railway line but west of Britannia House premises is identified as an 'opportunity site' for commercial/ residential/ tourism redevelopment, with concept plan. As per Leek Strategic Spatial Policy SS5, it also supports a potential link road route in between A53 and A520 to allow easier access across the southern side of the town, and to relieve pressure on Junction Road.

**9.25** In 2015 the Council approved a major redevelopment scheme on the Cornhill area west of the railway line, to accommodate residential, commercial and tourism-related uses (including boating marina, railway station and pub/restaurant); crucially this scheme reserved land for a link road to enable continuation east across the railway line to the Britannia House junction with A520.

**9.26** The site includes Birchall Meadow 'Biodiversity Alert Site' (ie contender- SBI site) to the south west corner covering around 1.12ha, which the Masterplan proposes be redeveloped. Given the sensitivity of this area the Council commissioned further detailed ecological work for the whole Cornhill East site in late 2016, to make any recommendations regarding the status of the BAS, appropriate ecological compensatory measures in the event of its loss, and general recommendations for the whole Cornhill East site. This study is available on the Council's website. The Council's existing natural environment policies and the NPPF expect that loss of such sites would require appropriate mitigation/compensation; therefore this is a requirement of the policy. The nature and location of employment uses across the site would also need to take account of the amenity of adjacent housing.

**9.27** Staffordshire Council Highways advise that access to the site must (whether or not via link road) be onto the existing roundabout junction onto A520, not via Sandon Street. Connectivity measures for pedestrians and cyclists into the town centre may also be appropriate.

**9.28** The School Organisation Team at Staffordshire County Council have indicated that development of this and other sites would add to the existing pressure for first school places in this area (therefore recommend the safeguarding of a site for a new first school in the east of the town).

**9.29** The Council's landscape evidence indicates that the site is of low landscape sensitivity and that development of the site, with planting on its southern boundary, could strengthen Leek's southern boundary and reduce visual prominence. Redevelopment schemes should however have regard to the changing aspects north to south across the site.

**9.30** Developer contributions for affordable housing and infrastructure will be required as appropriate. As the site is in multiple ownerships, owners will be encouraged to enter into a Land Equalisation Agreement to ensure an equitable distribution of benefits to landowners.

## Policy DSL 4

### Cornhill East, Leek

This 3.13ha site is allocated for comprehensive redevelopment for mixed employment and residential purposes. Schemes should have regard to the adopted Churnet Valley Masterplan, development proposals should support approximately 50 dwellings as part of a mixed use scheme also incorporating B-Class employment; and mixed use proposals must demonstrate how the amenity of housing will be maintained around employment uses.

Development must:

- provide for any transport infrastructure improvements having regard to the Churnet Valley Masterplan, and demonstrate acceptable access arrangement to the site which must not be directly served off Sandon Street;
- make appropriate contributions towards infrastructure;
- provide affordable housing in accordance with Policy H3;
- address priorities and actions identified in the Council's Green Infrastructure Strategy; and
- be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate; in the event of proposals affecting Birchall Meadow BAS, appropriate mitigation / compensation measures will be required.

### **Consistency with Core Strategy**

This is a new Policy following the allocation of Cornhill East for mixed employment and residential uses. The Policy dovetails with the aspirations contained within the adopted Churnet Valley Masterplan, whilst making it clear that other proposals may also be appropriate subject to the criteria listed in the policy, including the need to compensate for any loss of the Birchall Meadow BAS.

## **9.2 Biddulph**

### **Wharf Road Strategic Development Area**

**9.31** This is a key mixed use development site in the Local Plan. It is in a sustainable location close to the town centre and most of the land (with the exception of that to the west of the Biddulph Valley Way) lies outside the Green Belt. It presents an opportunity to comprehensively plan for a range of uses to make a significant contribution to Biddulph's development needs over the plan period. There are opportunities to provide improved pedestrian and cycle linkages with the town centre and with the adjacent Biddulph Valley Way for access to the wider countryside.

**9.32** The Employment Land Requirement Study was completed in July 2014 and updated in February 2017. The study reviewed a range of economic factors, projections relating to the performance of different sectors of the local economy and the working age population. The 2017 update concluded that 13 to 27ha of additional employment land was required for Staffordshire Moorlands for the period 2016 to 2031. An employment land requirement of 27ha is recommended being at the top end of this range, to dovetail with a housing requirement of 320 homes per year (relating to the level required to support projected increase in jobs). The residual requirement in Biddulph (over and above the land still available at Victoria Business Park) has been split over 2 sites - Wharf Road and Tunstall Road (opposite Victoria Business Park). The Council considers this approach appropriate to cater for businesses who need a location close to the town centre as well as businesses who wish to locate on a larger business park. The type of employment use to be located at Wharf Road is dependent upon how this integrates with other land uses and will be determined as part of the masterplan.

**9.33** The Council's Retail Study (2013) recommends the allocation of a site to accommodate a discount foodstore (a standard sized store of around 1,000m<sup>2</sup> (net sales) is recommended) to claw back some of the 45% of residents who still shop out of town for their main food shopping. Note that this is a qualitative rather than quantitative need. The study identifies outflow to mainstream and discount foodstores and explains that a discount store would provide the local population with more choice as there is a lack of such a facility in the town at present. The study advises that any new store would have to be sustainably located so that linked trips to the town centre can still be achieved.

**9.34** The school playing field included in the allocation is in use and is proposed for retention in situ.

**9.35** Housing density calculations are set out as gross figures and vary across the site with 40 dwellings per hectare assumed for the area between the bypass and Tunstall Road to reflect adjacent development and its position close to the town centre, 35 dwellings per

hectare assumed for land west of the Biddulph Valley Way and a lower density of less than 30 dwellings per hectare assumed for the central part of the site to reflect known constraints including mine shafts, land levels and the watercourse. Actual density levels will be determined through the masterplan process once all the constraints can be assessed in full detail.

**9.36** The Council's Landscape, Local Green Space & Heritage Impact Study (2016) makes recommendations to mitigate landscape and heritage impact which the developer should adhere to. This study covers the land between the bypass and Biddulph Valley Way as well as land at Beehive Farm. Assessment of the land to the west of the Biddulph Valley Way and land between Beehive Farm and the roundabout can be found in a later document dated October 2017. Landscape sensitivity across the site area varies with low impact to the east of the bypass, in and around the former Meadows School and on land around the telephone exchange. Most of the site has medium landscape sensitivity including the area immediately to the east of the Biddulph Valley Way (BVW). The landscaping plan should reflect the study by including additional advanced planting on the ridge and along the boundary with the BVW and screening in the south-eastern part of the site. The large mature tree adjacent to the telephone exchange access point needs to be retained. Landscaping should be used as a buffer between the residential and employment / retail development. Development of land between Tunstall Road and the bypass provides an opportunity for urban greening along the Tunstall Road frontage and buffer planting for visual and noise purposes along the bypass boundary. All of the land on the west side of the Biddulph Valley Way has high landscape sensitivity so particular attention to landscaping in this location will be required. The Green Belt Review recommends creation of a new settlement edge along the south-western boundary of the part of the site located to the west of the BVW. This should be included in any landscaping scheme. Submission of landscape and visual impact assessments alongside any planning application will be necessary.

**9.37** There is a cluster of heritage assets within and immediately adjacent to the south eastern boundary. Most of these are listed buildings associated with the property known as 'Fairhaven' which is currently occupied by the Roaches School. There are two Grade II Listed Buildings in the site and five additional Grade II Listed Buildings within the 400m buffer used in the study. As a consequence, mitigation must take place to include setting development back from the assets coupled with landscape masterplanning to provide screening. Historic England requires an assessment of how the setting of the Listed Buildings contributes to their significance and this must be undertaken to inform any development.

**9.38** The Council's contamination department has advised that air quality issues of future occupants of the housing can be avoided by careful site design to avoid placing housing too close to the bypass.

**9.39** This area, along with many others around Biddulph, has a mining legacy. The Coal Authority has advised that new development should recognise the problems and how they can be positively addressed. They consider that mining legacy is not always a complete constraint and new development can address issues making it safe, sustainable and stable. The mining legacy of this site will not prevent development but detailed site investigation work must take place to inform site design. A developer will therefore need to undertake intrusive site investigations to locate these mine entries and determine their current condition followed by undertaking consequential treatment. Any layout would then need to try and locate the mine entries within landscaping belts, open space, roads etc. The developer must

ensure that no development takes place over mine entries even when treated. Mine entries are positioned parallel to the BVW so this land could potentially be integrated into open space providing a buffer between the BVW and new development.

**9.40** A watercourse runs through the middle of the site, which the Lead Local Flood Authority would like to see preserved to contribute towards Water Framework Directive objectives. This may take up space within the site, however it may be possible to divert the channel round the edge to create more developable space. The Environment Agency should be contacted by the developer at an early stage to discuss this issue. The Environment Agency also requires a Preliminary Risk Assessment of controlled waters to identify any contamination issues and advises that the developer has regard to the relevant River Basin Management Plan. The Lead Local Flood Authority would like to see a Flood Risk Assessment of the whole site undertaken by the developer prior to any development taking place. Any application submission will also be required to include a holistic site wide drainage strategy for foul and surface water which considers how the site will be developed in various phases and most likely by various developers over a number of years. The drainage strategy should clearly demonstrate how the drainage in earlier phases of development interact with the wider phases of development and how the approach to foul and surface water drainage takes account of the flows from later phases of development. Given the availability of an on-site watercourse, only foul flows should be connected to the public sewerage system. Surface water should also be managed by sustainable drainage features. Applicants should note that the site includes large public sewers which cannot be built over. Applicants should engage in early pre- application dialogue with the respective water and wastewater undertakers. The current wastewater undertaker for the area is United Utilities. Options for incorporating the undevelopable land into the Green Infrastructure for the site should be investigated.

**9.41** County Highways has stated that development of this site is acceptable in principle subject to suitable access design and a Transport Assessment. They require site access to the sites on the east side of the bypass to be gained from Tunstall Road and not the bypass.

**9.42** The Council's contamination department has advised that there is possible landfill in the North West of the site which the developer would need to investigate. Also investigation will be required to determine whether any minor contamination from previous uses has occurred on the brownfield parts of the site e.g. the possibility of minor contamination on the land which was formerly Jacksons Nursery due to possible pesticide use.

**9.43** There is ecological interest on the site and comprehensive survey work will need to be carried out at an early stage. Recommendations for survey work are set out in the Council's 2015 Phase 1 Habitat Survey and its 2016 Local Wildlife Assessment work (for land between the bypass and the Biddulph Valley Way as well as land at Beehive Farm). Recommendations for land to the west of the Biddulph Valley Way can be found in the Extended Phase 1 Habitat Survey (September 2017) along with land between Beehive Farm and the roundabout. All of this survey work must be undertaken. This includes a bat survey for all buildings and trees with potential to support roosting bats, a reptile survey, a hedgerow survey following modified HEGS methodology, vegetation removal at the appropriate time of the year, assessment of the trees for location, quantity, age and size and a detailed vegetation survey to determine the status of the habitat mosaic, particularly in the central part of the site, sensitive mowing regime of grassland and leaving rough margins, hedgerow planting of native woody species and management during winter, PSYM pond survey, presence / absence survey for great crested newts and removal of Himalayan

balsam. All the surveys listed are not required on every part of the site. The developer should refer to the Ecology Studies to identify which parts of the site require which type of survey. This work will also establish the SBI / BAS status of parts of the site.

**9.44** The County ecologists point out that the north of the site is adjacent to, or overlaps with a Biodiversity Alert Site. With this in mind they state that design and layout should avoid impacts on this site, it should be enhanced where possible and linear habitat connectivity should be maintained.

**9.45** Natural England have pointed out that a number of sites are located close to and/or adjoining existing areas of open space and green infrastructure and will need to include suitable multi-functional green infrastructure. The Council has prepared a Draft Green Infrastructure Strategy (GIS) for consultation. This site borders the Biddulph Strategic Corridor, comprising the Biddulph Valley Way. The GIS aims to protect and improve the Biddulph Valley Way as an established greenway through the settlement, to increase its use and enjoyment by people for health and recreation and to enhance its function as a wildlife corridor. Development of this area should positively contribute to this aim including the provision of pedestrian and cycling linkages from the site to the BVW and investigation of opportunities to reduce habitat fragmentation and increase connectivity by helping to create and improve wildlife corridors extending into the surrounding countryside.

**9.46** Any public rights of way crossing the sites should be protected and, where possible, enhanced in conjunction with any development. It is accepted that diversions may be required. The existing rights of way at the time of writing are the Biddulph Valley Way, along the old Wharf Road, (the northern boundary of the area) and across land on the west side of the Biddulph Valley Way.

**9.47** As the site is in multiple ownerships, owners will be encouraged to enter into a Land Equalisation Agreement to ensure an equitable distribution of benefits to landowners.

## Policy DSB 1

### Wharf Road Strategic Development Area

Land amounting to 23.4ha is allocated for a mix of uses comprising:

- Housing 20.4ha (approximately 588 dwellings);
- Employment 1ha;
- Retail 0.5ha (food store of around 1000m<sup>2</sup> net sales floor space)
- Retention of School Playing Field 1.5ha.

Development will be subject to comprehensive master planning to include:

- Provision of a landscaping plan including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study including provision of appropriate screening along the south and south-east edge of the site;
- Mitigation of heritage impact by setting development back from the Listed Buildings within and in close proximity to the south eastern boundary (at Fairhaven) and reinstatement of historic screening along the field boundary between the former Jacksons Nursery and Levens to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study. Any developer will be required to assess how the setting of the Listed Buildings contributes to their significance prior to development taking place;
- Creation of a new settlement edge along the south-western boundary of the part of the site on the west side of the Biddulph Valley Way to prevent urban sprawl over the longer term;
- Positioning of housing away from the immediate edge of the bypass to prevent noise and air quality issues;
- Detailed investigation work in relation to the mining legacy of the site before development can commence;
- A site specific flood risk assessment and early discussions with the Lead Local Flood Authority;
- De-culverting of the watercourse flowing beneath the site which should be renaturalised through redevelopment and undertaking a Preliminary Risk Assessment in relation to the contamination of controlled waters;
- A Transport Assessment along with suitable access design. The access point to the area on the east side of the bypass must be from Tunstall Road. An access to land on the west side of the BVW should be created at an appropriate point. The developer is required to ensure that creation of the access point does not adversely affect any existing utilities infrastructure. The design of the access road should ensure the safety of the users of the Biddulph Valley Way. The access should also facilitate the development of the wider site;
- Investigation of possible historic landfill in the north-western part of the site as well as any contamination from previous employment uses;
- Surveys and actions recommended by the Extended Phase 1 Habitat Surveys and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as well as avoiding negative impacts on the nearby Biodiversity Alert site;



- Priorities and actions identified in the Council's Green Infrastructure Strategy;
- Contributions towards infrastructure, public open space, education, services, improved pedestrian and cycle linkages with the town centre and other community needs including sports facilities as required;
- Affordable housing in accordance with Policy H3;
- The employment use will be determined as part of the masterplan taking into account amenity impact in relation to neighbouring land uses. The retail element of the site is intended for a food store. Any main town centre uses proposed must be subject to sequential testing.

### **Consistency with Core Strategy**

The majority of the site (the central area) is identified in the Core Strategy as a broad location for housing in Policy SS5b.

### **Biddulph Mills**

**9.48** The redevelopment of Yarn Mill and Minster Mill provides an opportunity to create high density residential development on these underused sites in the town centre.

**9.49** Both buildings have no historic interest and have had various extensions which is likely to make residential conversion difficult. It is considered that a new build scheme on both sites would be appropriate.

**9.50** The Environment Agency has stated that the sites are within groundwater source protection zones so the developer should check for any restrictions associated with this prior to redevelopment of the sites.

**9.51** There may be ecological interest on the site and survey work will need to be carried out at an early stage to determine this. Recommendations for survey work are set out in the Council's 2015 Phase 1 Habitat Survey. No Local Wildlife Survey is necessary as the site is predominantly hard standing. All of the survey work must be undertaken. This includes a bat survey regime to ascertain whether bats roost in the buildings and vegetation removal at the appropriate time of year.

**9.52** The Highway Authority requires provision of adequate parking and a Transport Assessment / Transport Statement to compare trip generation to the potential maximum of the current planning use. For garages to be counted towards parking provision they must have minimum internal dimensions of 3m x 6m.

## Policy DSB 2

### Biddulph Mills

Land at Yarn Mill and Minster Mill amounting to about 0.38ha in total is allocated for residential development of approximately 57 dwellings. Proposals for further intensification of these sites will be considered if residential amenity for future occupants is not adversely affected.

Development will be subject to:

- A site specific flood risk assessment and early discussions with the Lead Local Flood Authority;
- Undertaking of surveys and actions recommended by the Extended Phase 1 Habitat Survey;
- Provision of adequate parking and a Transport Assessment in line with requirements of the Highway Authority;
- Contributions towards infrastructure, public open space, education, services, improved pedestrian and cycle linkages with the Biddulph Valley Way and other community needs including sports facilities as required;
- Affordable housing in accordance with Policy H3.

### Consistency with Core Strategy

This is a new policy following the allocation of Yarn Mill and Minster Mill for residential development. This policy clarifies the Council's expectations regarding development of the site.

### Tunstall Road Strategic Development Area (opposite Victoria Business Park)

**9.53** This land is on the edge of Biddulph and is proposed for removal from the Green Belt in line with the conclusion of the Council's District wide Green Belt Review and subject to demonstration of very special circumstances. These are that in order to address demand for employment and housing in Biddulph, it is considered that this site is ideally located with good road links opposite Victoria Business Park and bringing it forward will have a positive impact on the local economy.

**9.54** The Council considers that this site would provide for the bulk of the town's residual employment land requirement (up to 2031), catering more for 'general' or heavy industrial uses [pursuant to Local Plan Policy E2], given its position along the A527 that links Stoke with Cheshire, and its proximity to the existing industrial areas at Victoria Business Park, Forge Way etc. However given the site is also allocated for mixed residential use (and its

adjacent residential areas) it is important that development of the site achieves sufficient levels of amenity for new and existing dwellings. The Council therefore expects that this will be reflected in the masterplan.

**9.55** The number of houses has been calculated based on a density of 40 dwellings per hectare (gross) to reflect residential development nearby. Actual density levels will be determined through the masterplan process once the constraints can be assessed in full detail.

**9.56** The site has limited ecological value according to the Council's Ecology Studies. However, the following surveys/actions are recommended in order to establish SBI/ BAS status - hedgerow survey following modified HEGS methodology and relevant trees to be identified and further assessed for their potential to support roosting bats. Following this a bat survey may possibly be required.

**9.57** The Council's Landscape, Local Green Space & Heritage Impact Study (2016) identifies that all but the south-west corner of the site has a high landscape sensitivity and therefore the developer's landscape plan must adhere to the mitigation measures set out in the policy. In order to limit potential landscape impacts the existing vegetation in the south-west of the site should be retained, and additional planting could be undertaken on the edges of, and within the development, to create a strong vegetated edge and soften the appearance of the development in long distance views. Limits on the size and scale of buildings would also soften the appearance of the development.

**9.58** There are no designated heritage assets within the 400m buffer, according to the study and development would be highly unlikely to adversely affect the HLC zone BBHECZ 5 (Historic Environment Character Assessment 2010).

**9.59** The Highway Authority advise that it would be preferable for the access to be achieved as part of the traffic signal controlled junction to Victoria Business Park. A Transport Assessment would also be required. For garages to be counted towards parking provision they must have minimum internal dimensions of 3m x 6m.

**9.60** Natural England have pointed out that a number of sites are located close to and/or adjoining existing areas of open space and green infrastructure and will need to include suitable multi-functional green infrastructure. The Council has prepared a Draft Green Infrastructure Strategy (GIS) for consultation and development of this area should positively contribute to the aims set out within this document.

**9.61** This area, along with many others around Biddulph, has a mining legacy. The Coal Authority has advised that new development should recognise the problems and how they can be positively addressed. They consider that mining legacy is not always a complete constraint and new development can address issues making it safe, sustainable and stable. The mining legacy of this site will not prevent development but detailed site investigation work must take place to inform site design. Land in the central part of the site and land immediately adjacent to Tunstall Road is defined as a high risk mining area. The rest of the site is low risk. According to the latest Coal Authority data, there are no mine entries on or adjacent to the site.

**9.62** The Council's contamination department has advised that there is possible landfills nearby which the developer would need to investigate.

**9.63** The Environment Agency advises that the developer needs to have regard to the relevant River Basin Management Plan.

**9.64** A public right of way runs from Victoria Row along the northern boundary of the site. This will be protected and, where possible, enhanced in conjunction with any development. It is accepted that a diversion may be required.

**9.65** As the site is in multiple ownerships, owners will be encouraged to enter into a Land Equalisation Agreement to ensure an equitable distribution of benefits to landowners.

### Policy DSB 3

#### **Tunstall Road Strategic Development Area (opposite Victoria Business Park)**

Land amounting to around 7.18ha is allocated for mixed-use development as follows:

- Approximately 4.99ha is allocated for general employment development; and
- Land is allocated for residential development of approximately 85 dwellings.

Development will be subject to comprehensive masterplanning to include:

- Surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity;
- Provision of a landscaping plan including submission of landscape and visual impact assessments to address the high landscape sensitivity of most of the site, namely planting within and on the edges of the development, and limiting the sizes and scale of buildings. Landscaping should be used as a buffer between the residential and employment elements;
- A Transport Assessment;
- Inclusion of suitable multi-functional green infrastructure in line with Green Infrastructure Strategy;
- Detailed investigation work in relation to the mining legacy of the site before development can commence;
- Contributions towards infrastructure, public open space, education, services, improved pedestrian and cycle linkages with the town centre and other community needs including sports facilities as required;

- Affordable housing in accordance with Policy H3;
- Details in relation to the employment and residential uses will be determined as part of the masterplan taking into account amenity impact in relation to neighbouring land uses. Any main town centre uses proposed must be subject to sequential testing.

### **Consistency with Core Strategy**

This is a new policy following the allocation of land at Tunstall Road for employment and residential development. This policy clarifies the Council's expectations regarding development of the site.

## **9.3 Cheadle**

### **Cheadle North Strategic Development Area**

**9.66** This is a key strategic mixed use development site in the Local Plan. It presents an opportunity to provide new housing and a new primary school to serve the northern part of the town. The southern section of the site is already located within the town development boundary and identified in the Core Strategy as a broad location for housing.

**9.67** The school organisation team (SCC) has identified the need for new school places in Cheadle, in particular a new county Primary School and have confirmed that it supports the proposed location for a new school. All the current schools in Cheadle are located in the south west area of the town and the provision of a new school in the north area could help to reduce the number of car-based trips travelling through the town centre at certain times of the day and increase the number of pupils walking to school.

**9.68** This area, along with others around Cheadle has a mining legacy. The Coal Authority has advised that new development should recognise the problems and how they can be positively addressed. There are former mineral workings on the site (two mine shafts present). The Coal Authority have confirmed that this would not prevent development taking place, however no development should take place directly over the mine shafts. Investigative work will take place in these areas prior to the commencement of any development.

**9.69** The Council's Landscape, Local Green Space and Heritage Impact Study has recommended site-specific landscape mitigation measures which include limiting building heights in certain areas, advanced planting on some boundaries and setting development back in some other areas. There is one Grade II Listed Building within 400m. As a farm, the wider agricultural setting is considered to contribute to the overall significance of the asset. The site is not within the immediate setting of the asset and development would likely be viewed as part of the existing residential development to the west. However, development may cause adverse effects to its wider setting which could be reduced through mitigation including screening of the north-eastern boundary.

**9.70** Cecilly Brook Local Nature Reserve (LNR) holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor.

**9.71** The Council's Green Infrastructure Plan also recognises the importance of the natural environment of Cecilly Brook for sense of place, nature experience, health and recreation, biodiversity and flood risk management and it's key role to strengthen the population of water voles in this location. It sets out priorities and actions for the strategic corridor.

**9.72** The Extended Phase 1 Habitat Survey and Local Wildlife Assessment recommend that a bat survey and a tree and hedgerow survey are undertaken and that any vegetation is removed at the appropriate time of year.

**9.73** The development area is located in Flood Zone 1 - low probability and therefore the sequential test required by national policy has been met. A Flood Risk Assessment will be required and early discussions with the Lead Local Flood Authority in order to mitigate any surface water flooding within the site. Land to the east, outside the site in Flood Zones 2 and 3 could be used as open space / surface water mitigation.

**9.74** The Highways Authority have confirmed that two separate accesses will be needed to accommodate the number of houses proposed plus a new school. A transport assessment will be required.

## Policy DSC 1

### **Cheadle North Strategic Development Area**

Land amounting to 11.2 ha is allocated for residential development of approximately 320 dwellings, including a new County Primary School and school/community playing pitches (approximately 2ha) and associated public open space.

Development will be subject to comprehensive master planning to include:

- A Transport Assessment along with suitable access design;
- Detailed investigation work in relation to the mining legacy of the site;
- Provision of a landscaping plan including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study;
- A detailed assessment of the significance of the heritage asset and how it may be affected, in addition to mitigation measures including screening of the north-eastern boundary as set out in the Council's Landscape, Local Green Space and Heritage Impact Study;
- Consideration of the growth that may impact on the Cecilly Brook Local Nature Reserve (LNR) in order to manage the impact on the Green Infrastructure Network and the LNR to ensure that Local Plan policy requirements can be met for minimising impacts on biodiversity (and providing net gains in biodiversity where

possible); and establishing coherent ecological networks that are more resilient to current and future pressures; as well as enabling water quality improvements in line with the Water Framework Directive objectives;

- Surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity;
- Priorities and actions identified in the Council's Green Infrastructure Strategy;
- Retention of trees protected by Tree Preservation Orders;
- A site specific flood risk assessment and early discussions with the Lead Local Flood Authority;
- Contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required;
- Affordable housing in accordance with Policy H3; and
- Public footpaths crossing the site will need to be retained and pedestrian connections should be made to the residential areas surrounding the site.

### Consistency with Core Strategy

The southern section of the site is identified in the Core Strategy as a broad location for housing in Policy SS5c.

### Cecilly Brook Strategic Development Area

**9.75** This strategic area comprises two greenfield sites proposed for residential development that lie within the town development boundary and adjacent to the Cecilly Brook Local Nature Reserve.

**9.76** Cecilly Brook Local Nature Reserve (LNR) holds a strong isolated population of water voles. As a protected species their habitat must be maintained with no development creating direct or indirect impacts to impinge movement and expansion of the population along the riparian corridor.

**9.77** The Council's Green Infrastructure Plan also recognises the importance of the natural environment of Cecilly Brook for sense of place, nature experience, health and recreation, biodiversity and flood risk management and it's key role to strengthen the population of water voles in this location. It sets out priorities and actions for the strategic corridor.

**9.78** The Extended Phase 1 Habitat Survey recommended that a buffer zone should be created between the site at Moor Lane Farm (CH002a) and the LNR. The Extended Phase 1 Habitat Surveys and Local Wildlife Assessments also recommend a number of ecological surveys are undertaken and that any vegetation is removed at the appropriate time of year.

**9.79** The site is located in Flood Zone 1 - low probability and therefore the sequential test required by national policy has been met. Site CH002a at Moor Lane Farm is immediately adjacent to Flood Zone 3 of the Cecilly Brook (main river) and a minor tributary (ordinary watercourse). A Flood Risk Assessment will be required and early discussions with the Lead Local Flood Authority in order to mitigate any surface water flooding within the site. Land lying outside the sites in Flood Zones 2 and 3 could be used as open space / surface water mitigation.

**9.80** The Council's Landscape, Local Green Space and Heritage Impact Study considers that the sites have low landscape sensitivity due to adjacent vegetation and surrounding development but recommends some site-specific landscape mitigation measures which include planting to create a vegetated edge. There are three Grade II Listed Buildings and one Conservation Area within the 400m buffer. Due to the buildings as well as vegetation between the assets and the site it is considered that development would be highly unlikely to adversely affect the settings of the heritage assets.

## Policy DSC 2

### Cecilly Brook Strategic Development Area

Land amounting to 3.1 ha is allocated for residential development of approximately 106 dwellings comprising:

- Land at Moor Lane Farm (1.7 ha) of approximately 61 dwellings; and
- Land off Churchill Road (1.4 ha) of approximately 45 dwellings

Development will be subject to compliance with other relevant Local Plan policies; and

- A master-plan that considers the growth that may impact on the Cecilly Brook Local Nature Reserve (LNR) in order to manage the impact on the Green Infrastructure Network and the LNR to ensure that Local Plan policy requirements can be met for minimising impacts on biodiversity (and providing net gains in biodiversity where possible); and establishing coherent ecological networks that are more resilient to current and future pressures; as well as enabling water quality improvements in line with the Water Framework Directive objectives;
- Surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity;
- Priorities and actions identified in the Council's Green Infrastructure Strategy;
- A site specific flood risk assessment (FRA) and early discussions with the Lead Local Flood Authority. The FRA should determine the risk of flooding from both watercourses. It should be ensured that the development does not encroach into the floodplain area and that at least 8m undeveloped easement/buffer strip is maintained adjacent to Cecilly Brook;
- Provision of a landscaping plan including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study;



- A detailed assessment of the significance of the heritage asset and how it may be affected, in addition to mitigation measures set out in the Council's Landscape, Local Green Space and Heritage Impact Study;
- Contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required;
- Affordable housing in accordance with Policy H3; and
- Public rights of way need to be protected.

### Consistency with Core Strategy

This is a new policy following the allocation of land for residential development. This policy clarifies the Council's expectations regarding development of the site.

### Mobberley Strategic Development Area

**9.81** This is a key strategic housing site in the Local Plan. It presents an opportunity to provide new housing and associated public open space in the south west of Cheadle. The majority of the land lies within the town development boundary and a small proportion of the area to the south lies within the Green Belt.

**9.82** The Green Belt Review (2015) recommends that the area could be considered for release under 'exceptional circumstances'. Currently there is no direct access to the undeveloped area within the town development boundary via the existing road network. Access to the area can be achieved via land north of the veterinary practice which is currently in the Green Belt. There are considered to be exceptional circumstances to release this small section of Green Belt to be able to gain access to this area.

**9.83** The Cheadle Town Centre Phase 2 Study (2017) considered the provision of a link road between the A522 Tean Road and Brookhouse Way / A521 as part of this residential scheme. The route is severed by a disused railway line which is in third party ownership and a bridge would be required to connect a link road through. The Council will safeguard the route within the site for a potential future link road and will require that access roads to serve the new development will follow the indicative route and be of a sufficient design to facilitate a link road. Developers should liaise with the District Council and the Highways Authority regarding the specification and route of the link road.

**9.84** The site is located in Flood Zone 1 - low probability and therefore the sequential test required by national policy has been met. There is a main river floodplain located to the west of the site and evidence of some surface water flooding on the southern part of the site. The developer will need to consult with the Environment Agency and the Lead Local Flood Authority as early as possible to discuss SuDs. The masterplan should include opportunities to make space for water through the design and layout of the proposed developments to help management surface water and accommodate climate change. Land lying outside the sites in Flood Zones 2 and 3 could be used as open space / surface water mitigation. There will be a need to ensure that the link road does not impact on the River Tean and its floodplain or increase flood risk elsewhere. A flood risk assessment will be required to support this.

**9.85** The Council's Landscape, Local Green Space and Heritage Impact Study has recommended site-specific landscape mitigation measures which include limiting building heights in certain areas, and planting along the western edge of the site. There are two Grade II Listed Buildings within 400m of the southern section of the site, as a farm the agricultural setting is considered to contribute to the overall significance of the asset. It is considered that mitigation through screening of the southern edge of the site would reduce those effects. The development access road has also been assessed as part of a wider link road in the Heritage Impact Study.

**9.86** The Council's Green Infrastructure Plan also recognises the importance of the natural environment of Cecilly Brook for sense of place, nature experience, health and recreation, biodiversity and flood risk management. It sets out priorities and actions for the strategic corridor.

**9.87** The Extended Phase 1 Habitat Surveys and Local Wildlife Assessments also recommend a number of ecological surveys are undertaken and that any vegetation is removed at the appropriate time of year.

**9.88** Land north of the veterinary practice, west of Tean Road providing the main access into the site, is in a different land ownership to the rest of the wider site. A comprehensive approach to development will require landowners to co-operate to bring the site forward. Owners will be encouraged to enter into a Land Equalisation Agreement to ensure an equitable distribution of benefits to landowners.

### Policy DSC 3

#### **Mobberley Farm, Cheadle**

Land amounting to 16.64 is allocated for residential development (approximately 430 dwellings) including associated public open space. The Council will resist development which would undermine a comprehensive approach to the development of the site.

Development will be subject to comprehensive master planning to include:

- A Transport Assessment along with suitable access design;
- Construction of development access roads along the safeguarded route for a potential future link road of a sufficient design standard to facilitate a link road;
- Surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity;
- Priorities and actions identified in the Council's Green Infrastructure Strategy;
- Provision of a landscaping plan including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study;
- A detailed assessment of the significance of the heritage asset and how it may be affected, in addition to mitigation measures including screening of the southern edge of the site as set out in the Council's Landscape, Local Green Space and Heritage Impact Study;

- Public footpaths crossing the site will need to be retained;
- Ground conditions survey;
- A site specific flood risk assessment (FRA) and early discussions with the Lead Local Flood Authority. The (FRA) should determine the level of flood risk. It should be ensured that the development does not encroach into the floodplain and that at least 8m undeveloped easement/buffer strip is maintained adjacent to the river.
- Contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required; and
- Affordable housing in accordance with Policy H3.

### Consistency with Core Strategy

This is a new policy following the allocation of land for residential development. This policy clarifies the Council's expectations regarding development of the site.

### Land North of New Haden Road

**9.89** Policy SS3 of the 2014 Core Strategy identified a residual employment land requirement for Cheadle (to 2026) so identified 'Broad location EM1' at New Haden/Brookhouses Industrial Estate Road, for future employment allocation (dependent on the need for further employment land provision across the town). The SS3 Policy stance is retained under Local Plan Policies SS2, SS3, SS4 and SS5 (but up to 2031). Further to the NLP study findings, the Council considers it appropriate to identify a single site for allocation for general employment purposes within Cheadle to at least meet its residual employment land requirement. The 4.27ha site was formerly allocated in the 1998 Local Plan, is adjacent to existing general industrial areas, and in proximity to main roads including the A521 and A522.

**9.90** The Council's Landscape, Local Green Space and Heritage Impact Study identifies the site as medium landscape sensitivity. It recommends that development schemes incorporate site-specific landscape mitigation measures including additional advanced planting on the site boundaries and limiting building heights.

**9.91** The northeast boundary of the site is bounded by the River Tean, which falls within Floodzone 2/Floodzone 3. Therefore the SCC Lead Local Flood Risk Officer advises on the need for submission of Flood Risk Assessment and need for early engagement with developers.

**9.92** The Extended Phase 1 Habitat Surveys and Local Wildlife Assessments also recommend a number of ecological surveys are undertaken (including bat survey of two oak trees to establish potential SBI/BAS status) and that any vegetation is removed at the appropriate time of year.

**9.93** Coal Authority advise that Staffordshire Moorlands is an area where there have been significant coal mining activities which have left a legacy. They recommend that sites are assessed to determine if there coal related hazards which require remediation and the likely impact on mineral resources. As most of the site falls within a 'Coal Authority High Risk Area' this is a requirement of the Policy.

**9.94** SCC Highways/Transportation advise that vehicular access may be achieved via either New Haden Road or Brookhouse Way, subject to any necessary highways improvements; and a Transport Assessment will be required including assessment of impact on The Green/Brookhouse Way junction. Also new cycle links into the existing advisory network and footway links to existing footways should be considered.

### Policy DSC 4

#### **Land North of New Haden Road, Cheadle**

Land amounting to 4.27ha is allocated for general employment purposes.

Development must:

- include mitigation measures identified in the Council's Landscape, Local Green Space and Heritage Impact Study;
- provide a site specific flood risk assessment to establish the level of fluvial and surface water flood risk of both the site itself and potential impacts elsewhere, and demonstrate how the impacts of flooding on site have been mitigated. The Council expects developers to undertake early discussions with the Environment Agency and Lead Local Flood Authority;
- include surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity;
- include detailed investigation work in relation to the mining legacy of the site; and
- submit a Transport Assessment and demonstrate a satisfactory vehicular access arrangement, incorporating any necessary highways improvements or financial contributions.

#### **Consistency with Core Strategy**

This is a new policy following the allocation of land for general employment development. This policy clarifies the Council's expectations regarding development of the site.

## 9.4 Rural Areas

### Blythe Bridge

**9.95** The Core Strategy (Policy SS8) supported the development of a Regional Investment Site for high quality, regional scale employment development at this location. Given that this site was intended to serve a regional need, it was considered independently of the employment land requirement for the District. The previous Core Strategy policy supported the development of the site for B1 development and B2 where appropriate.

**9.96** The Local Plan proposes to take this site forward for a mixed use development with a more flexible approach to employment with the restriction to B1/B2 no longer applying. It is still recognised that the site is regionally important and may have a role to play in supporting the future Constellation Partnership regeneration initiative. As in the Core Strategy, due to the regional scale of the site, employment development will be considered separately from the employment land requirement for the District.

**9.97** The is allocated for mixed which includes residential development of approximately 300 houses. This residential development should be located to the north of the site which is more close related to the village of Blythe Bridge. The site has the capacity to deliver housing outside the Green Belt in a sustainable and accessible location. Housing development on the site may also help support the delivery of the employment uses by stimulating new investment. The National Planning Policy Framework (NPPF) is clear that Green Belt boundaries should only be altered in exceptional circumstances where plans are being prepared or revised. The Housing White Paper (February 2017) reaffirms the governments commitment to protecting and maintaining the Green Belt and states that Green Belt boundaries can only be amended when it can be demonstrated that all other reasonable options have been fully examined. The allocation of this site to include residential development is therefore considered important as it will enable the Council to meet it objectively assessed need for housing in line with the principles in the Spatial Strategy and to reduce the amount of land that will be required to be removed Green Belt.

**9.98** A masterplan will be prepared for the site which will look at the details of the development and sustainable transport and rail and road links to and from the site to Blythe Bridge and the surrounding area. An assessment of the cumulative implications of the development traffic at the A50/A521 junction with planned growth in the neighbouring East Staffordshire Local Plan and the emerging North Staffordshire Joint Local Plan will be undertaken at the appropriate time when there is further information regarding the details of development in the neighbouring authorities.

**9.99** The site is located either side of the A50 and is south of Blythe Bridge. It is enclosed by a railway line to the south west. It comprises large areas of agricultural land, and some development including residential properties. To the north of the A50 the site is semi enclosed by hedgerows and tree belts adjacent to the roads. To the south of the A50 the site is more open as screening reduces. The Landscape Local Green Space and Heritage Impact Study (2016) found the site was of medium-high landscape sensitivity to the north of the A50 and high landscape sensitivity to the south of the A50. It recommended landscape mitigation measures to include planting within and on the edges of the development and limits on buildings sizes and scale. A comprehensive landscaping plan will be required to enable the visual impact of development on the landscape to be assessed.

**9.100** Given the proximity of the railway, early engagement with Network Rail will be required to identify and address any impacts on the operation of the railway.

**9.101** The south east of the site is within groundwater source protection zones 1 and 2 defined by the Environment Agency. The zones show the risk of contamination from any activities that might cause pollution in the area. Zone 1 is the area most at risk. Pollution prevention measures will therefore be required and early discussions with the Environment Agency to consider the potential effects of the development with regard to pollutants entering the groundwater. Early discussions with Staffordshire County Council as Lead Flood Authority will also be necessary as there is also a culvert on site and known flooding hotspots nearby. A Flood Risk Assessment will be required. The railway embankment on the western boundary of the site is potentially acting as a flood defence from the River Blithe. The Flood Risk Assessment should give consideration to this and any necessary mitigation measures as well as consideration of breach scenarios which could affect the flood levels of the new development. Early engagement is required with both the Environment Agency and Network Rail.

**9.102** The site is largely improved grassland and contains a number of trees and hedgerows and a total of seven ponds. It has the potential to support wildlife and any development will need to ensure it seeks to minimise impacts on biodiversity and if possible provide improvements. The Local Wildlife Assessment (2017) found the site had biodiversity value, in particular with the single length of species rich hedgerow to the north of the site, two of the ponds and the possibility of bats/badgers using the site. An ecological survey should be submitted to provide an assessment of the wildlife on the site together with any mitigation and enhancement measures.

**9.103** Consideration also need to be given to improving connectivity with surrounding areas both interns of wildlife corridors and sustainable transport routes to Blythe Bridge and the wider transport network. It is important that there are sustainable transport links to the employment development on the site. A cycle path crosses the southern path of the site and this should be retained to provide access to the surrounding area.

**9.104** The site is close to the Blythe Bridge Opportunity Corridor identified in The Green Infrastructure Strategy. This is a corridor linking the Bromley Wood and Hose Wood SBIs in the south with Cresswell and the proposed development site through to Forsbrook, and running north along the Foxfield Steam Railway linking Little Eaves Farm SBI with important habitats at Dilhorne Park and Godley Brook. The potential corridor has scope to create and contribute to significant GI networks for people and wildlife as part of any development at Blythe Vale. The Strategy recommends:

- extending the network of off-road paths around the site for walkers, cyclists and horse riders with links to the surrounding settlements and countryside.
- investigating opportunities for delivery connectivity to new centres of employment brought forward at the site via a network of footpaths and cycle ways.
- investigating opportunities for habitat creation within new developments including looking at establishing wildlife corridors extending into the countryside

**9.105** Development will need to deliver the requirements identified in the Green Infrastructure Strategy.

**9.106** As the site is in multiple ownerships, owners will be encouraged to enter into a Land Equalisation Agreement to ensure an equitable distribution of benefits to landowners.

## Policy DSR 1

### Blythe Vale

Land of approximately 48.5ha is allocated for mixed-use including employment, residential development of approximately 300 houses and supporting infrastructure. This residential development should be located to the north of the site.

Development will be subject to compliance with other relevant Local Plan policies and

- A comprehensive masterplan;
- Affordable housing in accordance with policy H3;
- A Transport Assessment to include an analysis of the site and its traffic impacts on the surrounding road network including the A50 and potential mitigation measures, and early engagement with the Highways England;
- A Travel Plan;
- A landscaping scheme to provide appropriate landscape and visual mitigation measures including submission of landscape and visual impact assessments having regard to the recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study;
- Details of surface water discharge;
- Developers should liaise with Network Rail at an early stage to identify any potential impact on the operation of the adjacent railway and agree mitigation measures as appropriate;
- A site specific Flood Risk Assessment and early engagement with the the Local Lead Flood Authority, the Environment Agency and Network Rail;
- Be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate;
- Measures to improve sustainable transport routes and connectivity with Blythe Bridge and surrounding area having regard to the Green Infrastructure Strategy, to include the provision of suitable crossing facilities to enable access on foot and bicycle to the existing schools in Blythe Bridge;
- Cycle path crossing the site needs to be protected and
- Contributions toward infrastructure, public open space, education services and other community needs including sports facilities as required.

### Consistency with Core Strategy

The policy replaces policy SS8 and carries forward the designation from the Core Strategy it includes the following changes

- Restriction relating to B1 and B2 uses class employment removed
- Additional reference to the need for proposals to support the implementation of the Northern Gateway initiative
- Additional reference to support a wider mix of uses including housing
- Clarification of the Council's expectations regarding development of this site.
- Policy updated to reflect feedback from the Preferred Options consultation on landscaping, ecology, traffic impact, access, flood risk and land equalisation.
- Reference to early engagement with Network Rail.

## Leekbrook

### Land east of Brooklands Way, Leekbrook

**9.107** Leekbrook is identified as a 'smaller village' in the Local Plan, which given its scale and previous residential commitments it is not considered necessary to make an allocation for residential purposes. The village is closely related to the town of Leek however (falling within the same Ward), and it is considered that locations across the village can contribute towards the future employment land requirements for Leek.

**9.108** Policy SS3 of the 2014 Core Strategy identified a residual employment land requirement for Leek (to 2026) so identified 'Broad location EM2' east of Brooklands Way Leekbrook, for future employment allocation (dependent on the need for further employment land provision across the town). The SS3 Policy stance is retained under Local Plan Policies SS2, SS3, SS4 and SS5 (but up to 2031). Further to the NLP study findings, the Council considers it appropriate to identify additional employment land for Leek across a range of locations, with good access to main roads such as the A520, to provide choice in locations around the town, to at least meet its residual employment land requirement.

**9.109** The Council's Landscape, Local Green Space and Heritage Impact Study identifies a Listed building a short distance to the south and advises that despite intervening screening, development of the site would adversely affect its setting. It therefore recommends the site is only suitable for development in heritage terms, subject to suitable masterplanning and appropriate mitigation.

**9.110** The north of the site is bounded by the Leek brook, which falls within Floodzone 2/Floodzone 3. The Environment Agency advise that the Leekbrook area is at risk of flooding from both River Churnet and the Leek Brook as this is a 'rapid response catchment' which responds very quickly to heavy rainfall. Part of Leekbrook is covered by a flood warning area for the River Churnet and EA are currently investigating options for improving the flood



defences in the village; a local flood action group has also been set up. Therefore the EA and SCC Lead Local Flood Risk Officer advise on the need for submission of Flood Risk Assessment and need for early engagement with developers.

**9.111** SCC Highways/Transportation advise that junction assessments at A520/Basford Lane/Brooklands Way will be required, and possible improvements to sustainable transport links. As the site is in multiple ownerships, owners will be encouraged to enter into a Land Equalisation Agreement to ensure an equitable distribution of benefits to landowners.

**9.112** The wider site extends to over 8ha including wooded elements to the south, and sloping pasture to the north as far as the Leek brook; however virtually all the site (aside from SW access areas) lies within a designated Site of Biological Importance (SBI) "Twinney Wood and grassland". A 2016 outline application for major B2 and B8 development across the site covered only 5.42ha of this (but still lying within the SBI, and containing TPOs): the net developable area of the site covered 4.01ha only, excluding southern wooded areas and northern areas affected by flood risk. This has been the subject of a resolution to approve by the Council, on the basis of its contribution to meeting the residual (NLP) employment land requirements for the Leek area; given its previous identification as a 'broad location' for employment; and given that the scheme demonstrated ecological compensation and management measures; and other landscape, flood risk, and heritage impact mitigation measures. Therefore the Policy below sets out the allocation of this site; and general expectations concerning mitigatory measures.

## Policy DSR 2

### Land east of Brooklands Way, Leekbrook

Land amounting to approximately 4.01ha is allocated for employment uses.

Development must:

- Provide a site specific flood risk assessment to determine the level of flood risk across the site as well as the potential risk of flooding elsewhere, and demonstrate how impacts of flooding on site have been mitigated. The Council expects developers to undertake early discussions with the Environment Agency and Lead Local Flood Authority;
- be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate; in particular development must take account the SBI status of the Twinney Wood and Grassland site and demonstrate appropriate ecological impact mitigatory/compensatory measures;
- provide a landscaping plan including submission of landscape and visual impact assessments and mitigation of heritage impact to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study; in particular it must be demonstrated how heritage impacts have been mitigated, for example through submission of a masterplan of the site; development should be focused to the western end of the site and an appropriate mitigation strategy should be put in place;

- address priorities and actions identified in the Council's Green Infrastructure Strategy; and
- make appropriate contributions towards infrastructure including highways improvements.

### **Consistency with Core Strategy**

This is a new Policy following the allocation of land east of Brooklands Way for general employment uses. The Policy clarifies the Council's expectations regarding development of this site, including expected ecological mitigation measures for impacts on the existing SBI.

### **Land west of Basford Lane, Leekbrook**

**9.113** It is considered that a further site in Leekbrook could contribute to Leek's remaining employment land requirement up to 2031. Land is available for employment purposes rear of the Docksey haulage company, west of Basford Lane, Leekbrook. Whilst the gross area extends to around 1.67ha, approximately 0.8ha of this is considered deliverable given topography issues. Given access difficulties from this lane, It is anticipated that access must be served through this business via the A520 main road, however. Staffordshire Council Highways have indicated they are satisfied with this arrangement.

**9.114** The Council's Landscape, Local Green Space and Heritage Impact Study indicates as the site slopes up to the south it becomes increasingly visually prominent to the west despite existing woodland screening. Overall the evidence concludes that the site is of medium landscape sensitivity therefore recommends that future development be limited to the lower ground only and building heights limited in the west.

**9.115** Areas of wooded and open land to the immediate west and south are designated as both a County-level Site of Biological Importance (SBI) and a woodland TPO. The Council commissioned a Phase I Study of the site incorporating 'Local Wildlife Site' assessment in 2016. This concluded that the hedgerow habitat on site was considered of nature conservation value at the local level however it may qualify as an SBI or a BAS (biodiversity alert site) dependent on further survey against Staffordshire SBI guidelines. The improved grassland habitat was considered of nature conservation value at the site level only. However, badgers and bats may use the site and further surveys for these should be undertaken prior to any future development (including tree surveys for roosts). Riparian mammals and white-clawed crayfish should also be surveyed for if Leek brook, close to the north-eastern corner of the site, is likely to be disturbed.

**9.116** The SCC Lead Local Flood Risk Officer advises that the site is steep, adjacent to a flow path, and may need 3rd party land to discharge surface water. EA advise that part of Leekbrook is covered by a flood warning area for the River Churnet and EA are currently investigating options for improving the flood defences in the village; a local flood action group has also been set up. Therefore the EA and SCC Lead Local Flood Risk Officer advise on the need for submission of Flood Risk Assessment and need for early engagement with developers.

**9.117** SCC Highways/Transportation advise that junction assessments at A520/Basford Lane/Brooklands Way will be required, and possible improvements to sustainable transport links.

### Policy DSR 3

#### **Land west of Basford Lane, Leekbrook**

Land amounting to approximately 0.8ha is allocated for general employment uses.

Development must:

- demonstrate a suitable vehicular access arrangement that allows for adequate access by industrial traffic, direct onto the A520 (through Dockseys existing access);
- provide appropriate contributions towards infrastructure including highways improvements;
- be limited to the lower parts of the site where possible and building heights limited to the west; a landscaping plan must be provided including submission of landscape and visual impact assessments and mitigation of heritage impact to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study;
- provide a site specific flood risk assessment to demonstrate how on-site surface water and runoff downstream will be managed; and early discussions with the Lead Local Flood Authority and Environment Agency will be required;
- address priorities and actions identified in the Council's Green Infrastructure Strategy; and
- be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of geodiversity as appropriate.

#### **Consistency with Core Strategy**

This is a new Policy following the allocation of land west of Basford Lane for general employment uses. The Policy clarifies the Council's expectations regarding development of this site, including how design layout should respond to the topography of the site and demonstrate a A520 access point through Dockseys premises; and expected ecological mitigation measures.

## **Werrington**

**9.118** Werrington is defined as a larger village in the settlement hierarchy, it has a range of facilities and services. It is located to the south of the District in a sustainable location. Two sites are allocated for residential development both are located to the southern edge of the settlement off Ash Bank Road and are separated by the HM Young Offenders Institute.

### **WE003 Land adjacent to Stonehouse Farm Ash Bank Road**

**9.119** The larger site (WE003) of some 2.9ha comprises three fields . It is enclosed on all sides by existing development (including HM Young Offenders Institute to the east) apart from the southern edge which is open. The site slopes down from the road with some vegetation on the southern boundary. It is open to long distance views from Ash Bank Road. It forms a gap in the existing development along the A52.

**9.120** The Landscape Local Green Space and Heritage Impact Study (2016) recognised the site would have some landscape impact and found it was of medium landscape sensitivity. It considered that the development would be viewed in the context of the surrounding development but landscape mitigation measures to include planting on the southern and south eastern boundaries would reduce the site's visual prominence. The Green Belt Review (2015) considered that the site was suitable for release from the Green Belt as the overall impact of development on the purposes of the Green Belt would be moderate but recommended development should ensure that the top third of the site should maintain the gap in existing development on the A52 and open space should be retained in this location. The proposed housing density for the site is relatively low due to these issues.

**9.121** Access to the site should be from the eastern length of the frontage with Ash Bank Road. The Highway Authority advise access from the west frontage would not be supported and any access would need to provided adequate visibility splays and ensure it did not form a crossroads with Oakmount Road. A traffic assessment will be required to look at the effect of traffic from the development on Ash Bank Road.

**9.122** A site specific flood risk assessment has been requested by Staffordshire County Council Lead Local Flood Authority.

### **WE0052 land to the north of HM Young Offenders Institute Ash Bank Road**

**9.123** The smaller site is 0.9ha in size and is allocated for approximately 25 houses. The site is a single field enclosed with a hedgerow on the eastern boundary and existing development on the other sides including the HM Young Offenders Institute to the south. It forms a gap in the development along the A52. The Landscape Local Green Space and Heritage Impact Study (2016) found the site had low landscape sensitivity and the Green Belt review (2015) found the impact of development on the site to the purposes of the Green Belt were limited.

**9.124** Access to the site will need to consider the impact on the bus stop on Ash Bank Road and ensure adequate visibility splays are provided.

**9.125** Both sites are grassland with some trees. There are hedgerows on the smaller site. The Phase 1 Habitat Study (2015) and the Local Wildlife Assessment (2017) considered the trees on the site had potential to support bats and recommended a bat survey to establish if bats roost in the trees. A bat survey will therefore be necessary to show whether bats are

present and how they use the site. If bats are found a mitigation plan will need to demonstrate how any negative impacts of the development on the bats will be avoided, reduced or managed.

**9.126** The sites are adjacent to the HM Young Offenders Institute and there is potential for noise disturbance. A noise impact assessment will therefore be required to determine the impact of noise and identify appropriate mitigation measures.

## Policy DSR 4

### Land off Ash Bank Road Werrington

Land comprising two sites is allocated for residential development. WE003 amounts to 2.9ha and is allocated for approximately 50 dwellings and WE0052 amounts to 0.9ha and is allocated for approximately 25 dwellings.

Development will be subject to compliance with other relevant Local Plan policies and

- A landscaping scheme to provide appropriate landscape and visual mitigation measures including submission of landscape and visual impact assessments having regard to the recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study;
- The development shall maintain the gap on the top part of the site WE003 fronting Ash Bank Road by retaining open space on this part of the site;
- A Noise impact assessment to consider the impact of the HM Young Offenders Institute. Where appropriate the assessment shall provide details of measures to mitigate the impact of noise on residential development;
- Adequate visibility splays and access shall be provided in line with the requirements of the Highway Authority;
- A traffic assessment to consider the effect of traffic from the development on Ash Bank Road;
- Be supported by surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of geodiversity as appropriate.;
- A site specific Flood Risk Assessment;
- Affordable housing in accordance with policy H3; and
- Contributions toward infrastructure, public open space, education services and other community needs including sports facilities as required.

**Consistency with the Core Strategy**

This is a new Policy following the allocation of land at Ashbank Road for residential development. The Policy clarifies the Council's expectations regarding development of this site.

Policy updated to reflect feedback from the Preferred Options consultation on landscaping and ecology.

## Implementation and Monitoring



## 10 Implementation and Monitoring

### Delivering and Monitoring the Local Plan

**10.1** The Local Plan is required to set out how much development is intended to happen, where and when and by what means it will be delivered. To enable this to happen, the plan should be:

- Capable of being delivered
- Based on a partnership approach that helps to implement the aims and objectives of partner organisations that benefit Staffordshire Moorlands
- Flexible to reflect to changing circumstances, and have appropriate contingency measures
- in place
- Easy to monitor to determine how well the strategy is performing against indicators and targets

**10.2** The following sections outline how each of the policies of the Local Plan will be implemented, how they will be monitored and how the necessary infrastructure needed to support planned development will be delivered.

### Implementation and Delivery of Policies

**10.3** It is important that the policies in the Local Plan are necessary and capable of being implemented, with clear mechanisms for doing so. The table below outlines how each of the policies will be implemented, what their outcomes will be, how the policy will be implemented and which organisations will be responsible or involved in doing so.

Policy	Principal outcomes	Implementation mechanism	Delivery body
Policy SS1 Development Principles	Ensuring that all local communities are sustainable and that appropriate development is supported	Determination of planning applications  Working with partners to implement relevant plans and strategies	SMDC  Developers  Partner organisations
Policy 1a Presumption in Favour of Sustainable Development	Ensuring that all local communities are sustainable and that appropriate development is supported	Determination of planning applications  Working with partners to implement relevant plans and strategies	SMDC  Developers  Partner organisations



Policy	Principal outcomes	Implementation mechanism	Delivery body
Policy SS2 Settlement Hierarchy	Guides the distribution of development to the most appropriate location	Allocation of sites in the Local Plan  Determination of planning applications	SMDC  Developers
Policy SS3 Future Provision and Distribution of Development	To meet the development needs of the District as far as possible within the limits of local landscape, infrastructure and environmental constraints  Guides the distribution of development to the most appropriate location  To support the preparation of Neighbourhood Plans	Allocation of sites in the Local Plan  Determination of planning applications  Working with Parish/Town Councils  Monitoring the delivery of development through the Annual Monitoring Report	SMDC  Developers  Parish / Town Councils
Policy SS4 Strategic Housing and Employment Land Supply	Guides the distribution of development to the most appropriate location  To meet the housing needs of the District as far as possible within the limits of local landscape, infrastructure and environmental constraints  To provide a range of market and affordable housing  To deliver a sufficient supply of employment land to support the local economy	Allocation of sites in the Local Plan  Determination of planning applications  Working with Parish/Town Councils  S106 and conditions	SMDC  Developers  Parish / Town Councils

Policy	Principal outcomes	Implementation mechanism	Delivery body
	To support the preparation of Neighbourhood Plans		
Policy SS5 Leek Area Strategy	<p>Enable the sustainable development of Leek and consolidate its role as a principal service centre and market town</p> <p>Protect and enhance the special character and heritage of Leek</p> <p>Support the delivery of complementary regeneration and infrastructure projects</p>	<p>Allocation of sites in the Local Plan</p> <p>Determination of planning applications</p> <p>Working with partners to delivery regeneration projects</p> <p>S106 and conditions</p>	<p>SMDC</p> <p>Developers</p> <p>Partner organisations</p>
Policy SS6 Biddulph Area Strategy	<p>Enable the sustainable development of Biddulph and enhance its role as a principal service centre and market town</p> <p>Protect and enhance the special character and heritage of Biddulph</p> <p>Support the delivery of complementary regeneration and infrastructure projects</p>	<p>Allocation of sites in the Local Plan</p> <p>Determination of planning applications</p> <p>Working with partners to delivery regeneration projects</p> <p>S106 and conditions</p>	<p>SMDC</p> <p>Developers</p> <p>Partner organisations</p>
Policy SS7 Cheadle Area Strategy	<p>Enable the sustainable development of Cheadle and expand its role as a principal service centre and market town</p> <p>Protect and enhance the special character and heritage of Cheadle</p>	<p>Allocation of sites in the Local Plan</p> <p>Determination of planning applications</p> <p>Working with partners to delivery regeneration projects</p> <p>S106 and conditions</p>	<p>SMDC</p> <p>Developers</p> <p>Partner organisations</p>

Policy	Principal outcomes	Implementation mechanism	Delivery body
	Support the delivery of complementary regeneration and infrastructure projects		
Policy SS8 Larger Villages Area Strategy	Enable the sustainable development of the larger villages and maintain their role as rural service centres  Protect the larger villages heritage and special character	Allocation of sites in the Local Plan  Determination of planning applications  S106 and conditions	SMDC  Developers  Partner organisations
Policy SS9 Smaller Villages Area Strategy	Enable the sustainable development of the smaller villages  Protect the smaller villages heritage and special character	Determination of planning applications  S106 and conditions	SMDC  Developers
Policy SS10 Other Rural Areas Strategy	Maintain the openness of the countryside and Green Belt	Determination of planning applications  S106 and conditions	SMDC  Developers
Policy SS11 Churnet Valley Strategy	Enhance and promote the Churnet Valley for sustainable tourism and rural regeneration  Protect the the Churnet Valley's heritage and special character	Implementation of the Churnet Valley Masterplan  Implementation of the Green Infrastructure Strategy  Determination of planning applications  S106 and conditions  Working with partners to delivery regeneration projects	SMDC  Developers

Policy	Principal outcomes	Implementation mechanism	Delivery body
Policy SS12 P l a n n i n g O b l i g a t i o n s a n d C o m m u n i t y I n f r a s t r u c t u r e L e v y	Provision of infrastructure or funding by developers to support individual sites and the cumulative impacts of development	Determination of planning applications  S106 and conditions  C o m m u n i t y I n f r a s t r u c t u r e L e v y (subject to further consideration)	SMDC  Developers
Policy SD1 S u s t a i n a b l e U s e o f R e s o u r c e s	To reduce the impact of development on the environment through sustainable design and construction  Efficient use of resources	Determination of planning applications  S106 and conditions	SMDC  Developers
Policy SD2 R e n e w a b l e / L o w C a r b o n E n e r g y	Increased energy from renewable resources  Protect landscape character	Determination of planning applications  S106 and conditions	SMDC  Developers
Policy SD3 S u s t a i n a b i l i t y M e a s u r e s i n D e v e l o p m e n t	To reduce the impact of development on the environment through sustainable design and construction  Efficient use of resources	Determination of planning applications  S106 and conditions	SMDC  Developers
Policy SD4 P o l l u t i o n a n d W a t e r Q u a l i t y	Development located away from sensitive areas as far as possible  Pollution mitigation measures to reduce potential adverse effects	Determination of planning applications  S106 and conditions	SMDC  Developers
Policy SD5 F l o o d R i s k	Mitigate the impact of flood risk	Determination of planning applications  S106 and conditions	SMDC  Developers

Policy	Principal outcomes	Implementation mechanism	Delivery body
	Development located outside areas of flood risk as far as possible		Environment Agency
Policy E1 New Employment Development	New employment development in sustainable locations	Determination of planning applications	SMDC Developers
Policy E2 Employment Allocations	Deliver additional land for employment development  Mitigation of impact of development	Determination of planning applications  S106 and conditions	SMDC Developers
Policy E3 Existing Employment Areas, Premises and Allocations	Protection of land for employment use to maintain sufficient supply	Designation of sites in Local Plan  Determination of planning applications  S106 and conditions  Public sector investment where appropriate	SMDC Developers Partners
Policy E4 Tourism and Cultural Development	New tourist development in sustainable locations  Increased visitor numbers and spend  Protection of landscape	Determination of planning applications  S106 and conditions  Implementation of Churnet Valley Masterplan  Implementation of the Green Infrastructure Strategy	SMDC Developers Partners
Policy H1 New Housing Development	Sufficient supply of land to meet housing needs  New housing in sustainable locations	Allocation of sites in the Local Plan  Determination of planning applications	SMDC Developers

Policy	Principal outcomes	Implementation mechanism	Delivery body
	<p>Provide a range of market and affordable housing</p> <p>Provide a range of house types including self build</p>	S106 and conditions	
Policy H2 Housing Allocations	<p>Sufficient supply of land to meet housing needs</p> <p>New housing in sustainable locations</p>	<p>Allocation of sites in the Local Plan</p> <p>Determination of planning applications</p>	<p>SMDC</p> <p>Developers</p>
Policy H3 Affordable Housing	<p>Supply of affordable housing that considers both need and viability</p> <p>Provision of affordable housing tenures that relates to needs</p>	<p>Allocation of sites in the Local Plan</p> <p>Determination of planning applications</p> <p>Appraisals of individual developments where viability may require adjustment to the level of affordable</p>	<p>SMDC</p> <p>Developers</p> <p>Registered Social Landlords</p>
Policy H4 Gypsy and Traveller Sites and Sites for Travelling Showpeople	<p>Meet the need identified gypsy and traveller sites and sites for travelling showpeople</p> <p>Development that reflects local infrastructure, townscape, landscape and amenity considerations</p>	<p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Regular monitoring of the needs of the gypsy and traveller community and travelling showpeople through future Gypsy and Traveller Accommodation Assessments</p> <p>Partnership work with other Local Authorities and relevant agencies</p>	<p>SMDC</p> <p>Developers</p> <p>Other Local Authorities/agencies</p>

Policy	Principal outcomes	Implementation mechanism	Delivery body
Policy TCR1 Development in the Town Centres	Protect and enhance vitality and viability of town centres  Accessible retail and town centre development that accords with local design guidance  Protect the character of town centres	Designation of land in the Local Plan  Determination of planning applications  S106 agreements and conditions	SMDC  Developers
Policy TCR2 Primary Shopping Frontages	Retention of A1 frontages within areas designated in the town centres  Other town centre uses outside defined Primary Shopping Frontages which	Designation of land in the Local Plan  Determination of planning applications	SMDC  Developers
Policy TCR3 Retailing and other Town Centre uses outside Town Centres	Protect and enhance vitality and viability of town centres	Determination of planning applications  S106 and conditions  Sequential Assessment of development	SMDC  Developers
Policy DC1 Design Considerations	Enhances and protects the special and the character and distinctiveness of local areas  Increased use of sustainable design and construction methods  Provides inclusive design	Determination of planning applications  S106 and conditions  Implementation of the Green Infrastructure Strategy	SMDC  Developers

Policy	Principal outcomes	Implementation mechanism	Delivery body
	Developments accessible and integrated with a range of transport methods		
Policy DC2 The Historic Environment	Enhances and protects heritage assets and the historic character of the area	Determination of planning applications S106 and conditions	SMDC Developers
Policy DC3 Landscape and Settlement Setting	Enhance and protect the distinctive character of the local landscape and settlements	Designation of land in Local Plan Determination of planning applications S106 and conditions	SMDC Developers
Policy DC4 Local Green Space	Protection of Local Green Spaces	Designation of land in Local Plan Determination of planning applications S106 and conditions	SMDC Developers
Policy C1 Creating Sustainable Communities	Protect and enhance community facilities	Designation of land in Local Plan Determination of planning Applications S106 and conditions Community Infrastructure Levy (subject to further consideration)	SMDC Developers Infrastructure providers
Policy C2 Sport, Recreation and Open Space	Protect and enhance the quality, quantity and accessibility of open space and recreation provision	Designation of land in the Local Plan Determination of planning	SMDC Developers Partners



Policy	Principal outcomes	Implementation mechanism	Delivery body
		<p>Applications</p> <p>S106 and conditions</p> <p>Community Infrastructure Levy (subject to further consideration)</p> <p>Implementation of the Green Infrastructure Strategy</p> <p>Working with partners</p>	
<p>Policy C3 Green Infrastructure</p>	<p>Improve and enhance the Green Infrastructure of the District.</p> <p>Develop a multi functional integrated green infrastructure that has both biodiversity and recreational benefits</p>	<p>Designation of land in the Local Plan</p> <p>Determination of planning</p> <p>Applications</p> <p>S106 and conditions</p> <p>Community Infrastructure Levy (subject to further consideration)</p> <p>Implementation of the Green Infrastructure Strategy</p> <p>Working with partners</p>	<p>SMDC</p> <p>Developers</p> <p>Partners</p>
<p>Policy NE1 Biodiversity and Geological Resources</p>	<p>Enhance and protect designated and non designated sites of biodiversity importance</p>	<p>Designation of land in the Local Plan</p> <p>Determination of planning</p> <p>Applications</p> <p>S106 and conditions</p> <p>Implementation of the Green Infrastructure Strategy</p>	<p>SMDC</p> <p>Developers</p> <p>Partners</p>

Policy	Principal outcomes	Implementation mechanism	Delivery body
		Working with partners	
Policy NE2 T r e e s , Woodland and Hedgerows	<p>Increased incorporation of existing mature trees within new development</p> <p>Protection of trees, hedgerows and woodland</p> <p>Improved tree planting and mitigation as part of new development</p>	<p>Determination of planning Applications</p> <p>S106 and conditions</p>	<p>SMDC</p> <p>Developers</p>
Policy T1 Development and Sustainable Transport	<p>New development in sustainable locations</p> <p>Provision of new sustainable transport measures to increase accessibility</p> <p>Measures to promote safer road conditions</p> <p>Identification of impacts of development on highways and transport and necessary mitigation measures</p>	<p>Determination of planning Applications</p> <p>S106 and conditions</p> <p>Travel Plans</p> <p>C o m m u n i t y Infrastructure Levy (subject to further consideration)</p>	<p>SMDC</p> <p>Developers</p> <p>Partners</p>
Policy T2 Other Sustainable Transport Measures	<p>New development in sustainable locations</p> <p>Provision of new sustainable transport measures to increase accessibility</p> <p>Measures to promote safer road conditions</p> <p>Identification of impacts of development on highways and transport and necessary mitigation measure</p>	<p>Implementation of the Green Infrastructure Strategy</p> <p>Local Transport Plan</p> <p>Determination of planning Applications</p> <p>S106 and conditions</p> <p>Travel Plans</p>	<p>SMDC</p> <p>Developers</p> <p>Partners</p>

Policy	Principal outcomes	Implementation mechanism	Delivery body
Policy DSL1 Land at Horsecroft Farm Leek	Secure appropriate residential and educational development of the site  Mitigation of identified impacts	Designation of site in the Local Plan  Determination of planning applications  S106 and conditions	SMDC  Developers
Policy DSL2 Land at the Mount Leek	Secure appropriate residential and educational development of the site  Mitigation of identified impacts	Designation of site in the Local Plan  Determination of planning applications  S106 and conditions	SMDC  Developers
Policy DSL3 Land at Newton House Leek	Secure appropriate residential and employment development of the site  Mitigation of identified impacts	Designation of site in the Local Plan  Determination of planning applications  S106 and conditions	SMDC  Developers
Policy DSL4 Cornhill East Leek	Secure appropriate residential and employment development of the site  Mitigation of identified impacts	Designation of site in the Local Plan  Determination of planning applications  S106 and conditions	SMDC  Developers
Policy DSB1 Wharf Road Strategic Development Area	Secure appropriate residential, retail and employment development of the site. Retain school playing field  Mitigation of identified impacts	Designation of site in the Local Plan  Determination of planning applications  S106 and conditions	SMDC  Developers
Policy DSB2 Biddulph Mills	Secure appropriate residential development of the sites	Designation of site in the Local Plan  <b>Page 227</b>	SMDC  Developers

Policy	Principal outcomes	Implementation mechanism	Delivery body
	Mitigation of identified impacts	Determination of planning applications S106 and conditions	
Policy DSB3 Tunstall Road Strategic Development Area (opposite Victoria Business Park)	Secure appropriate residential and employment development of the site Mitigation of identified impacts	Designation of site in the Local Plan Determination of planning applications S106 and conditions	SMDC Developers
Policy DSC1 Cheadle North Strategic Development Area	Secure appropriate residential and educational development of the site Mitigation of identified impact	Designation of site in the Local Plan Determination of planning applications	SMDC Developers
Policy DSC2 Cecilly Brook Strategic Development Area	Secure appropriate residential development of the site Mitigation of identified impact	Designation of site in the Local Plan Determination of planning applications	SMDC Developers
Policy DSC3 Mobberley Farm Cheadle	Secure appropriate residential development of the site Mitigation of identified impact	Designation of site in the Local Plan Determination of planning applications S106 and conditions	SMDC Developers
Policy DSC4 Land North of New Haden Road Cheadle	Secure appropriate employment development of the site Mitigation of identified impact	Designation of site in the Local Plan Determination of planning applications S106 and conditions	SMDC Developers

Policy	Principal outcomes	Implementation mechanism	Delivery body
Policy DSR1 Blythe Vale	Secure appropriate residential and employment development of the site  Mitigation of identified impacts	Designation of site in the Local Plan  Determination of planning applications  S106 and conditions	SMDC  Developers
Policy DSR2 Land east of Brooklands Way, Leekbrook	Secure appropriate employment development of the site  Mitigation of identified impacts	Designation of site in the Local Plan  Determination of planning applications	SMDC  Developers
Policy DSR3 Land west of Basford Lane, Leekbrook	Secure appropriate employment development of the site  Mitigation of identified impacts	Designation of site in the Local Plan  Determination of planning applications  S106 and conditions	SMDC  Developers
Policy DSR4 Land off Ashbank Road Werrington	Secure appropriate residential development of the site  Mitigation of identified impacts	Designation of site in the Local Plan  Determination of planning applications  S106 and conditions	SMDC  Developers

**Table 10.1 Implementation of Local Plan policies**

### Monitoring the Local Plan

**10.4** It is important that the Local Plan is monitored to identify the need for any reviews to policies or the strategy overall. By identifying appropriate indicators and targets, the effectiveness of policies and implementation measures can be monitored. The results of such monitoring will then identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect.

**10.5** In accordance with the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council is required to prepare and publish a monitoring report with up-to-date information annually. Information should be made available on a number of matters, including;

- Local Development Scheme - timetable and progress report on the Local Plan and any

- Supplementary Planning Documents
- Implementation of Local Plan policies
- Neighbourhood Plans and Neighbourhood Development Orders
- Community Infrastructure Levy (if adopted) - details of receipts and expenditure during the
- Monitoring period
- Duty to Cooperate - details of cooperation with neighbouring authorities, Staffordshire County Council and other key public bodies during the monitoring period
- Housing - completions and commitments, including for affordable housing
- The Self Build Register

**10.6** In addition, issues such as the economy, town centres and the environment should also be monitored in order to determine the effectiveness of relevant policies. The following table sets out the indicators that will be used to monitor all of the policies contained within the Local Plan in the Council's monitoring report. The table identifies relevant indicators and targets for each policy of the Local Plan and their related Local Plan objectives. Sources of data for each indicator are also identified.

Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy SS1 Development Principles	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11	This policy will be monitored through the indicators used for the other Local Plan policies that contribute towards sustainable development principles.		
Policy 1a Presumption in Favour of Development	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11	This policy will be monitored through the indicators used for the other Local Plan policies that contribute towards sustainable development principles.		
Policy SS2 Settlement Hierarchy	SO1	Net additional dwellings for each year over plan period by Towns and Rural Areas	To focus development in the towns and larger villages in line with the spatial strategy.	Development Management
Policy SS3 Future Provision and Distribution of Development	SO1	Net additional dwellings for each year over plan period by Parish  Net additional employment floorspace developed for each year over plan period by Parish	To meet housing and employment requirements identified in the Local Plan.	Development Management Building Control Strategic Housing Land Availability Assessment
Policy SS4 Strategic Housing and Employment Land Supply	SO1	Proportion of housing completed in each area. Proportion of employment development completed in each area.	To meet housing and employment requirements in each part of the District identified in the Local Plan.	Development Management

Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy SS5 Leek Area Strategy	SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO10, SO11	Number (net) and type of housing completions in Leek e.g. affordable housing and self build. Net gain / loss in types of open space provision (ha) and facilities in Leek. Number of new community facilities (including education) completed in Leek. Amount of net additional employment floorspace developed across Leek per year. % of retail and other types of units in Leek town centre (annual data) % of vacant units in Leek town centre (annual data).	Increasing housing provision by type. Protecting quantity of open space and outdoor sports facilities in Leek. Provision of new community facilities (including education) in Leek. To meet employment land requirements identified for Leek in the Local Plan. Maintaining vitality and viability of Leek town centre (annual review).	Development Management Economic Development
Policy SS6 Biddulph Area Strategy	SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO10, SO11	Number / net floorspace of completions on strategic sites in Leek (Cornhill East, Land at Newton House, Land at the Mount). Number (net) and type of housing completions in Biddulph e.g. affordable housing and self build.	Meeting development needs of Leek. Increasing housing provision by type.	Development Management



Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
		Net gain / loss in types of open space provision (ha) and facilities in Biddulph.	Protecting quantity of open space and outdoor sports facilities in Biddulph.	E c o n o m i c Development
		Number of new community facilities in Biddulph.	Provision of new community facilities in Biddulph.	
		Amount of net additional employment floorspace developed across Biddulph per year.	To meet employment land requirements identified for Biddulph in the Local Plan.	
		% of retail and other types of units in Biddulph town centre (annual data)	Maintaining vitality and viability of Biddulph town centre (annual review)	
		% of vacant units in Biddulph town centre (annual data)		
		Number / net floorspace of completions on strategic sites in Biddulph (Wharf Road and Tunstall Road).	Meeting development needs of Biddulph.	
		Number (net) and type of housing completions in Cheadle e.g. affordable housing and self build	Increasing housing provision by type.	Development Management
		Net gain / loss in types of open space provision (ha) and facilities in Cheadle.	Protecting quantity of open space and outdoor sports facilities (including education) in Cheadle.	E c o n o m i c Development
Policy SS7 Cheadle Area Strategy	SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO10, SO11			

Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy SS8 Larger Villages Strategy	SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11	Number of new community facilities (including education) completed in Cheadle.	Provision of new community facilities (including education) in Cheadle.	Development Management SMDC
		Amount of net additional employment floorspace developed across Cheadle per year.	To meet employment land requirements identified for Cheadle in the Local Plan.	
		% of retail and other types of units in Cheadle town centre (annual data)	Maintaining vitality and viability of Cheadle town centre (annual review)	
		% of vacant units in Cheadle town centre (annual data)		
		Number / net floorspace of completions on strategic sites in Cheadle (land off Donkey Lane and Moberley Farm).	Meeting development needs of Cheadle.	
		Number (net) and type of housing completions in each larger village e.g. affordable housing and self build	Increasing housing provision by type. Retain existing community facilities in larger villages.	
Changes in number of community facilities (by village)				

Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy SS9 Smaller Villages Area Strategy	SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11	Number (net) and type of housing completions in smaller villages e.g. affordable housing and self build Changes in number of community facilities (by village)	Ensuring limited appropriate housing development as per policy. Retain existing community facilities in smaller villages.	Development Management SMDC
Policy SS10 Other Rural Areas Strategy	SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11	Number (net) and type of housing completions in other rural areas e.g. affordable housing and self build Redevelopment of major sites (Bolton Copperworks, Frogghall and Anzio Camp, Blackshaw Moor) Number and nature of completions in Green Belt.	Ensuring very limited appropriate housing development as per policy. Sites redeveloped. Ensuring limited development in Green Belt as per national policy.	Development Management
Policy SS11 Churnet Valley Strategy	SO2, SO3, SO6, SO7, SO8, SO9, SO10	Number of planning approvals in Churnet Valley by type.	Ensure the type of development taking place in the Churnet Valley is in line with policy.	Development Management
Policy SS12 Planning Obligations and Community Infrastructure Levy	SO10	Number of approvals for new infrastructure and community facilities. % of major applications approved contrary to infrastructure provider advice.	TBD No applications approved contrary to infrastructure provider advice. Infrastructure provided in accordance with site delivery.	Development Management Infrastructure Delivery Plan

Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy SD1 Sustainable Use of Resources	SO2	Provision of identified infrastructure to support plan allocations.  Total amount of net additional dwellings completed and employment floorspace developed per year across District on previously developed land.  Area of land redeveloped on 'potentially contaminated land' across the District per year	To maximise the effective use of land by supporting development of previously developed land and land affected by contamination from previous uses, as per Government policy.	Development management
Policy SD2 Renewable/Low Carbon Energy	SO2	No of renewable/low carbon energy generation schemes (requiring consent)/completed by installed capacity and type.	To maximise the District's contribution to national obligations regarding both increasing the proportion of energy generated from renewable or low carbon energy; and reducing greenhouse gas emissions.	Development management
Policy SD3 Sustainability Measures in Development	SO2	No of District Heating Network / Schemes completed.	To maximise the District's contribution to national obligations regarding both increasing the proportion of energy generated from renewable or low carbon energy; and reducing greenhouse gas emissions.	Development management

Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy SD4 Pollution	SO2	Pollution objections from Environmental Health to planning applications (no of schemes)	To minimise potential negative environmental/amenity effects arising from new development as a consequence of the Council's development requirements.	Development management / S M D C Environmental Health Records
Policy SD5 Flood Risk	SO2	No of planning permissions granted contrary to EA advice on floodrisk and water quality grounds	To minimise increases in flood risk or reductions in local water quality arising from new development as a consequence of the Council's development requirements.	Development management
Policy E1 New Employment Development	SO3, SO7	Total amount of net additional employment floorspace developed per year across District by type  Total amount of net additional B1(a) office floorspace developed in town centres per year	To meet employment land requirements identified for the District in the Local Plan.	Development Management
Policy E2 Employment Allocations	SO3, SO7	Amount of developed floorspace on allocated sites (ha)	To meet the District's employment land needs on allocated sites.	Development Management
Policy E3 Existing Employment Areas	SO3, SO7	Total amount of employment land (as defined in glossary) developed for other uses per year	To maintain the District's existing level of stock of employment sites, by minimising (and requiring justification of) losses to other uses.	Development Management

Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy E4 Tourism and Cultural Development	SO3, SO7	Percentage of people employed in the Tourism Sector in the Staffordshire Moorlands	Maintaining the important role that tourism and culture plays in the economy of the Staffordshire Moorlands.	Nomis
Policy H1 New Housing Development	SO4	Net additional dwellings for each year over plan period by Parish. Net additional dwellings for each year over plan period in the Green Belt. Net additional rural housing conversions by Parish.	Meeting the District's housing needs. Allowing only appropriate forms of housing development in accordance with Green Belt policy. Allowing re-use of rural buildings for residential in accordance with policy.	Development Management
Policy H2 Housing Allocations	SO4	Number of completions on allocated sites.	To meet the District's housing needs on allocated sites.	Development Management
Policy H3 Affordable Housing	SO4	Number of affordable dwellings completed. Number of 100% affordable housing schemes completed by type and location.	Increased provision of affordable housing in accordance with policy. Provision of 100% affordable housing schemes in appropriate locations.	Development Management

Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy H4 Gypsy and Traveller Sites and Sites for Travelling Showpeople	SO4	Number of permanent traveller pitches developed per year (permanent consent/ temporary consent)  Number of transit traveller pitches developed per year (permanent consent/ temporary consent)  Number of travelling showperson's plots developed per year (permanent consent/ temporary consent)	To fully meet the District's objectively assessed need for traveller pitches and showperson plots.	Development Management
Policy TCR1 Development in the Town Centres	SO5	% of retail and other types of units in each town centre (annual data)  % of vacant units by town centre (annual data)	Maintaining vitality and viability of the town centres (annual review)	Economic Development
Policy TCR2 Primary Shopping Frontages	SO5	% of retail and other types of units in the primary shopping frontage (annual data)  % of vacant units in the primary shopping frontage(annual data)	Protecting the retail function in the town centre shopping streets (annual review)	Economic Development

Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy TCR3 Retailing and other Town Centre uses outside Town Centres	SO5	Number of planning approvals for town centre uses outside of town centres (200m2 floorspace or above)	Maintaining the vitality and viability of the town centres (annual review)	Development Management
Policy DC1 Design Considerations	SO8, SO9	Number of planning applications referred to the Design Review Panel.	All development shall be well designed.	SMDC
Policy DC2 The Historic Environment	SO8, SO9	Number of properties on the Buildings at Risk Register.	Annual reduction to the number of properties in Staffordshire Moorlands on the register.	Buildings at Risk Register
Policy DC3 Landscape and Settlement Setting	SO8, SO9	Number of approved schemes per year where a landscaping scheme has been recommended by SMDC Horticultural Service.	Protecting landscape character in accordance with policy.	SMDC Horticultural Service.
Policy DC4 Local Green Space	SO8, SO9	Number and type of developments permitted within designated Local Green Space.	Protecting areas designated as Local Green Space.	Development Management
Policy C1 Creating Sustainable Communities	SO6, SO7, SO10	Changes in number of community facilities in the towns, larger villages and smaller villages.	Protection, retention or enhancement of existing community facilities.	SMDC
Policy C2 Sport, recreation and Open Space	SO6, SO7, SO10	Net gain / loss in types of open space provision (ha) and facilities.	Protecting quantity of open space and outdoor sports facilities.	SMDC



Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy C3 Green Infrastructure	SO6, SO7, SO10	Creation / enhancement of Green Infrastructure links on completed Local Plan development sites.	Developing an integrated network of high quality multi-functional Green Infrastructure.	SMDC
Policy NE1 Biodiversity and Geological Resources	SO9	<p>Number of approved schemes per year where habitat creation measures have been recommended by SMDC Horticultural Service.</p> <p>Change in area of land across the District covered by nature conservation designations (including sites of international, national, regional or sub-regional or local significance).</p> <p>Number (and percentage) of nature conservation designations across the District under appropriate conservation management.</p>	To conserve and enhance as far as possible the biodiversity and geological resources of the District in light of the Council's development requirements, as per Government policy.	S M D C Horticultural Service. Staffordshire Wildlife Trust.
Policy NE2 Trees, Woodlands and Hedgerows	SO9	Number of approved schemes per year where a landscaping scheme has been recommended by SMDC Horticultural Service.	To conserve and enhance as far as possible the biodiversity and geological resources of the District in light of the Council's development requirements, as per Government policy.	S M D C Horticultural Service.

Policy	Local Plan Objectives	Monitoring Indicator	Target	Data Source
Policy T1 Development and Sustainable Transport	SO11	Number of approvals that comply with parking standards required by the Highway Authority. Number of approvals supported by a Travel Plan.	100% of approvals in compliance with identified parking standards. 100% of approvals accompanied by a Travel Plan when required to do so by Highway Authority.	Development Management
Policy T2 Other Sustainable Transport Measures	SO11	Number and type of schemes implemented.	Supporting measures to promote better accessibility, create safer roads, reduce traffic impact or facilitate highway improvements.	Development Management

Table 10.2 Monitoring of Local Plan Policies

## Infrastructure Delivery

**10.7** A key element of the delivery of the Local Plan is the provision of essential community infrastructure. The Local Plan will seek to optimise existing infrastructure in appropriate locations and ensure that new infrastructure is provided to support development where required in accordance with Policy SS12 (Planning Obligations and Community Infrastructure Levy). As required in this policy, funding will be sought from developers to invest in infrastructure necessary to support on site requirements through planning obligations and / or conditions or to address the cumulative impacts on development through the Community Infrastructure Levy (subject to further consideration).

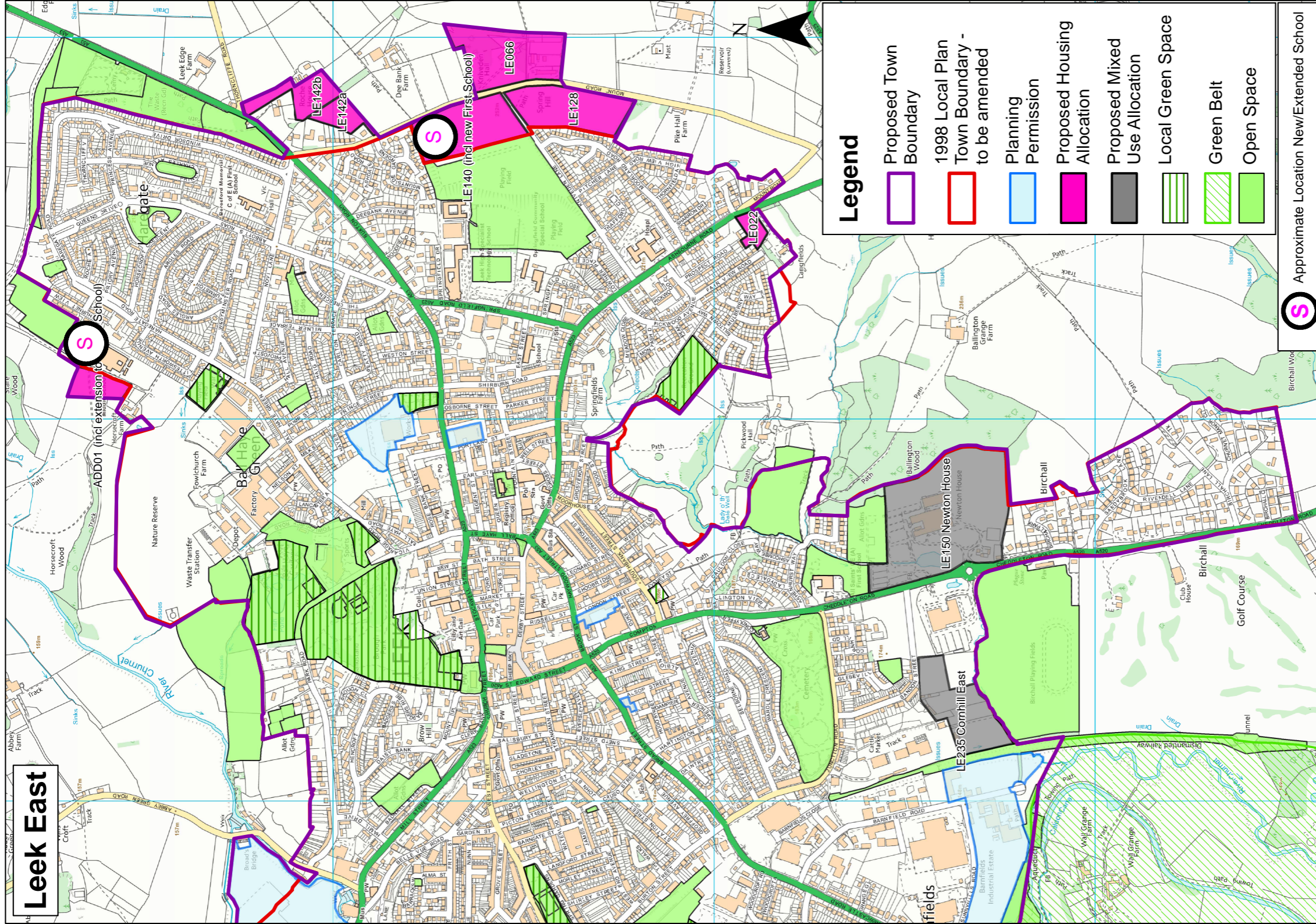
**10.8** In preparing the Local Plan, discussions and consultations with key infrastructure providers have been undertaken regarding the proposed Local Plan to ensure that, at this strategic level, plans are in place for infrastructure delivery.

**10.9** To support the Local Plan, a separate **Staffordshire Moorlands Infrastructure Delivery Plan** has been prepared which identifies the infrastructure requirements for Staffordshire Moorlands, responsible delivery bodies, costs and sources of funding. It will be updated on a regular basis and modified to reflect any changes in circumstances identified through the Annual Monitoring Report. Further engagement with infrastructure service providers will be carried out during the final preparations of the Local Plan and following its adoption to ensure that the Infrastructure Delivery Plan remains up to date. A copy of the Infrastructure Delivery Plan can be viewed on the Local Plan Evidence Base page of the District Council's website.

## Appendix 1 - Leek Maps



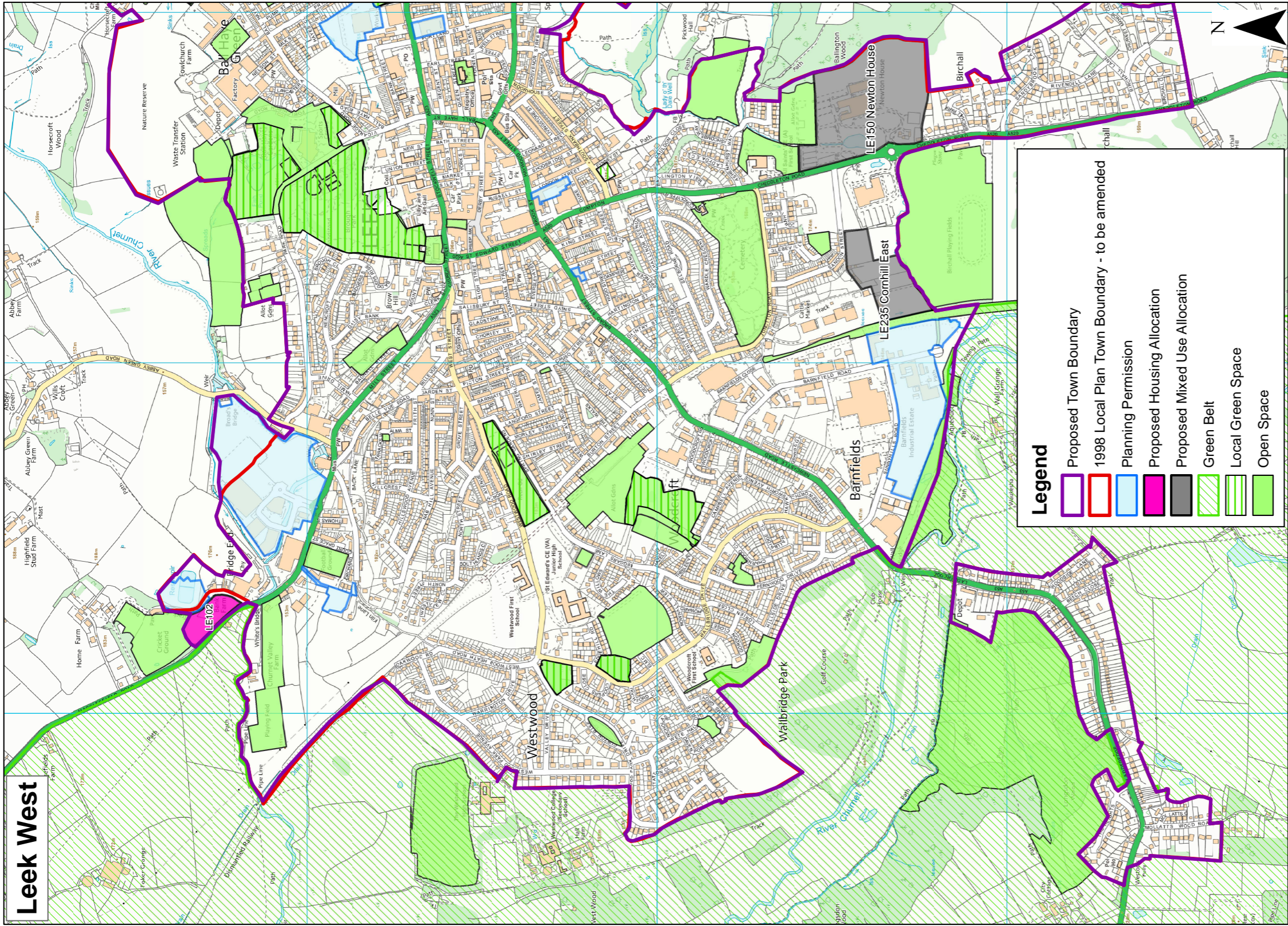
## Appendix 1 - Leek Maps



Approximate Location New/Extended School

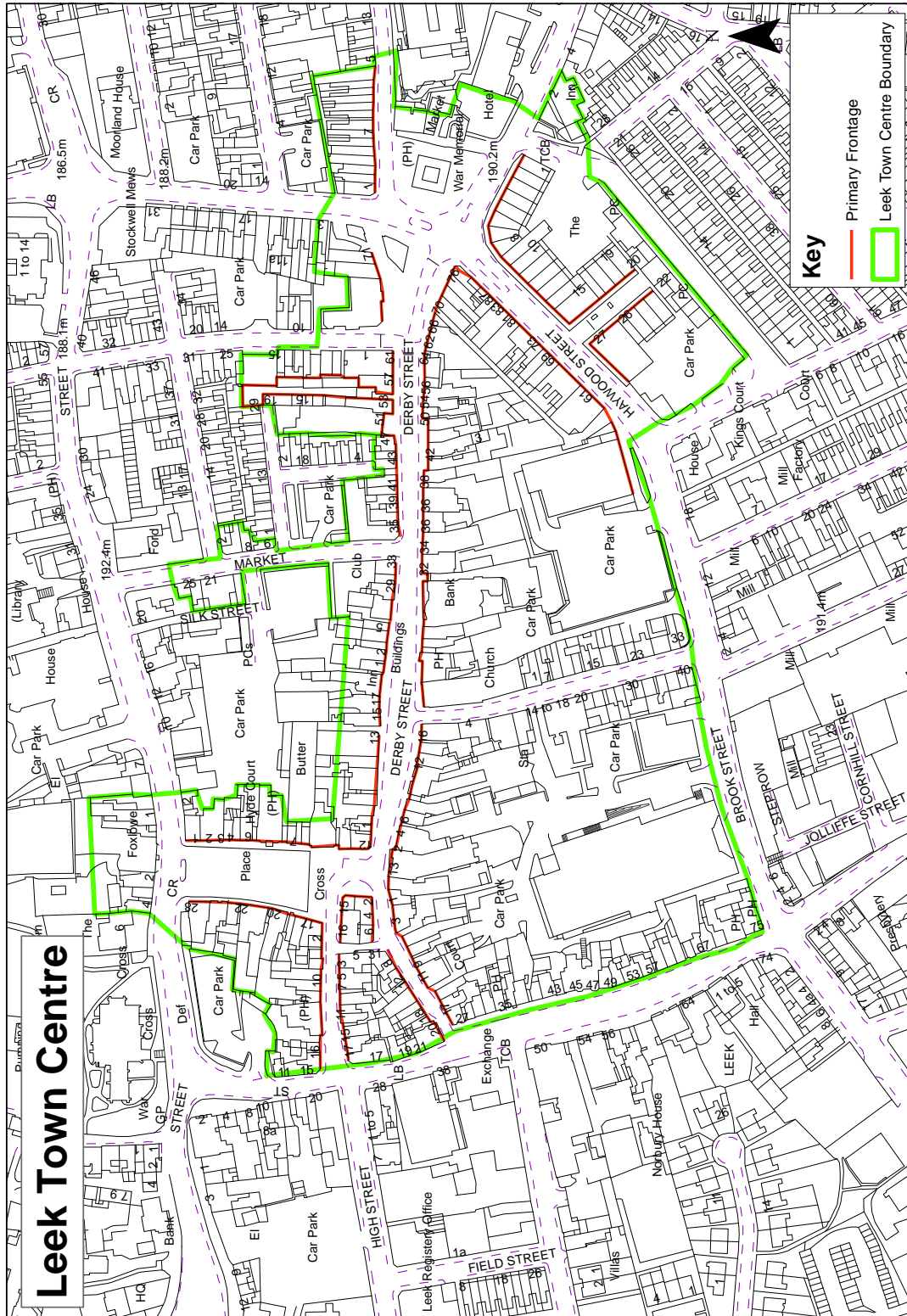
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Map A1.1 Leek East



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Map A1.2 Leek West



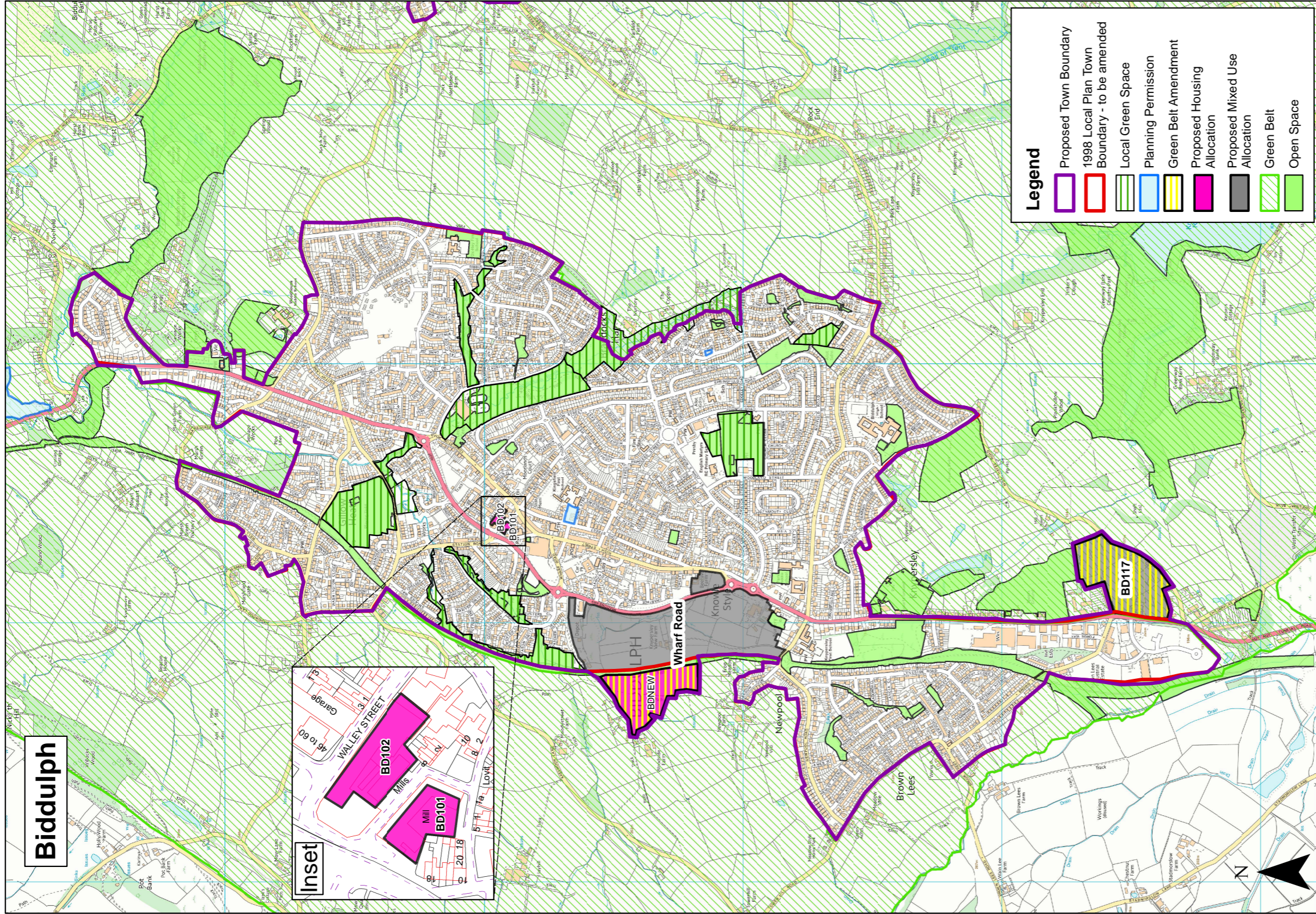
Map A1.3 Leek Town Centre



## Appendix 2 - Biddulph Maps

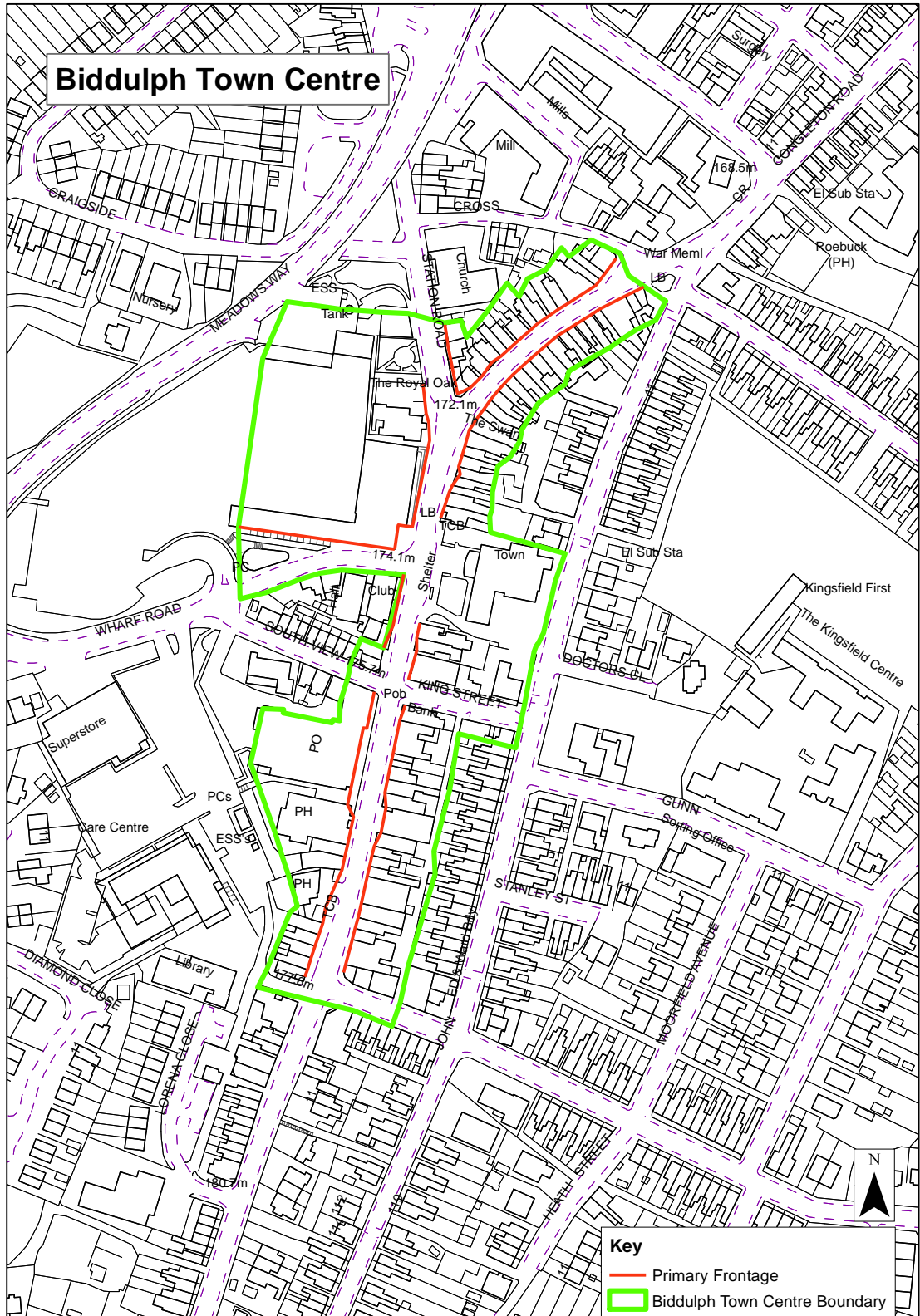


## **Appendix 2 - Biddulph Maps**



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Map A2.1 Biddulph



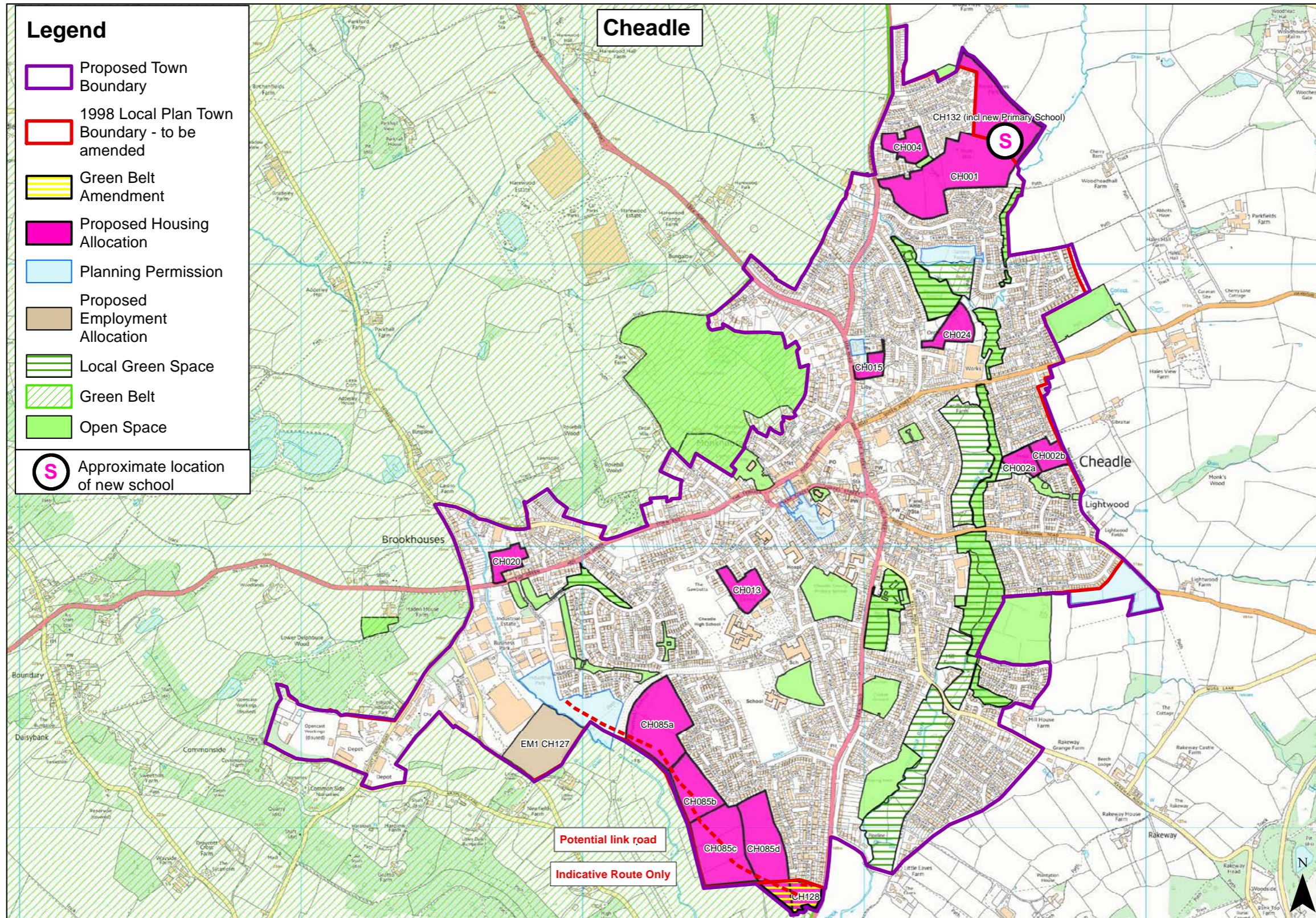
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Map A2.2 Biddulph Town Centre  
Page 252

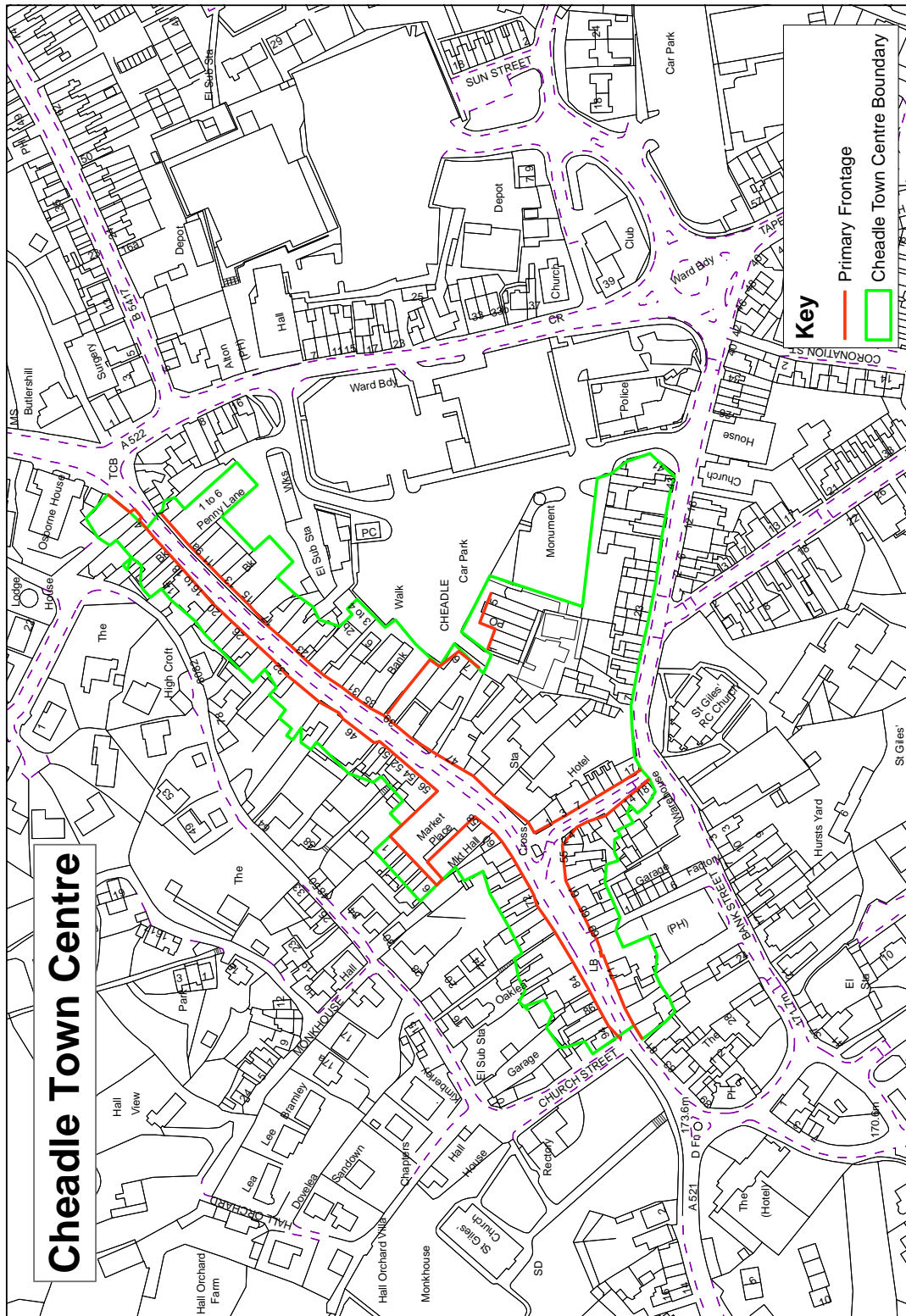
## Appendix 3 - Cheadle Maps



## **Appendix 3 - Cheadle Maps**



Map A3.1 Cheadle



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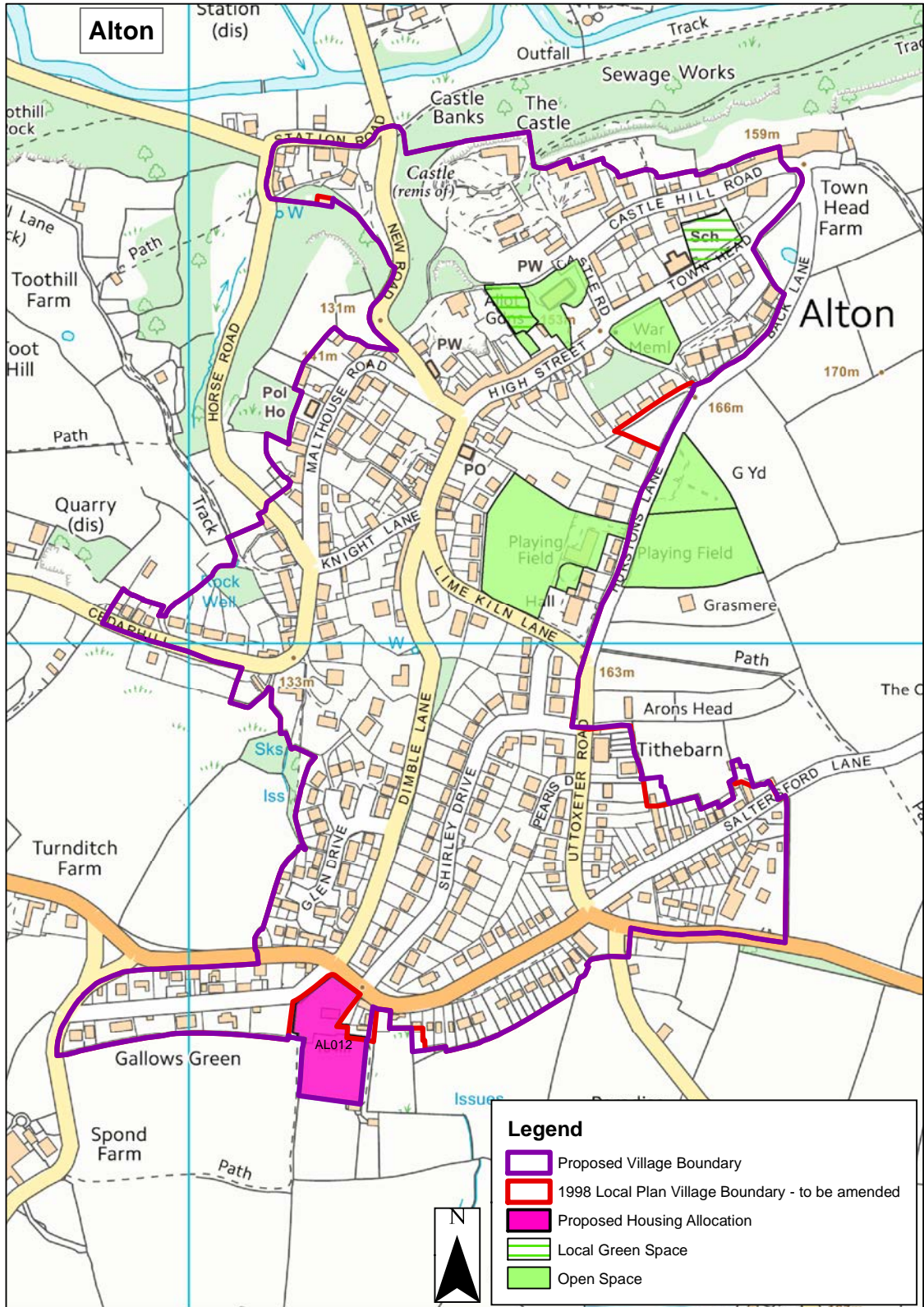
Map A3.2 Cheadle Town Centre



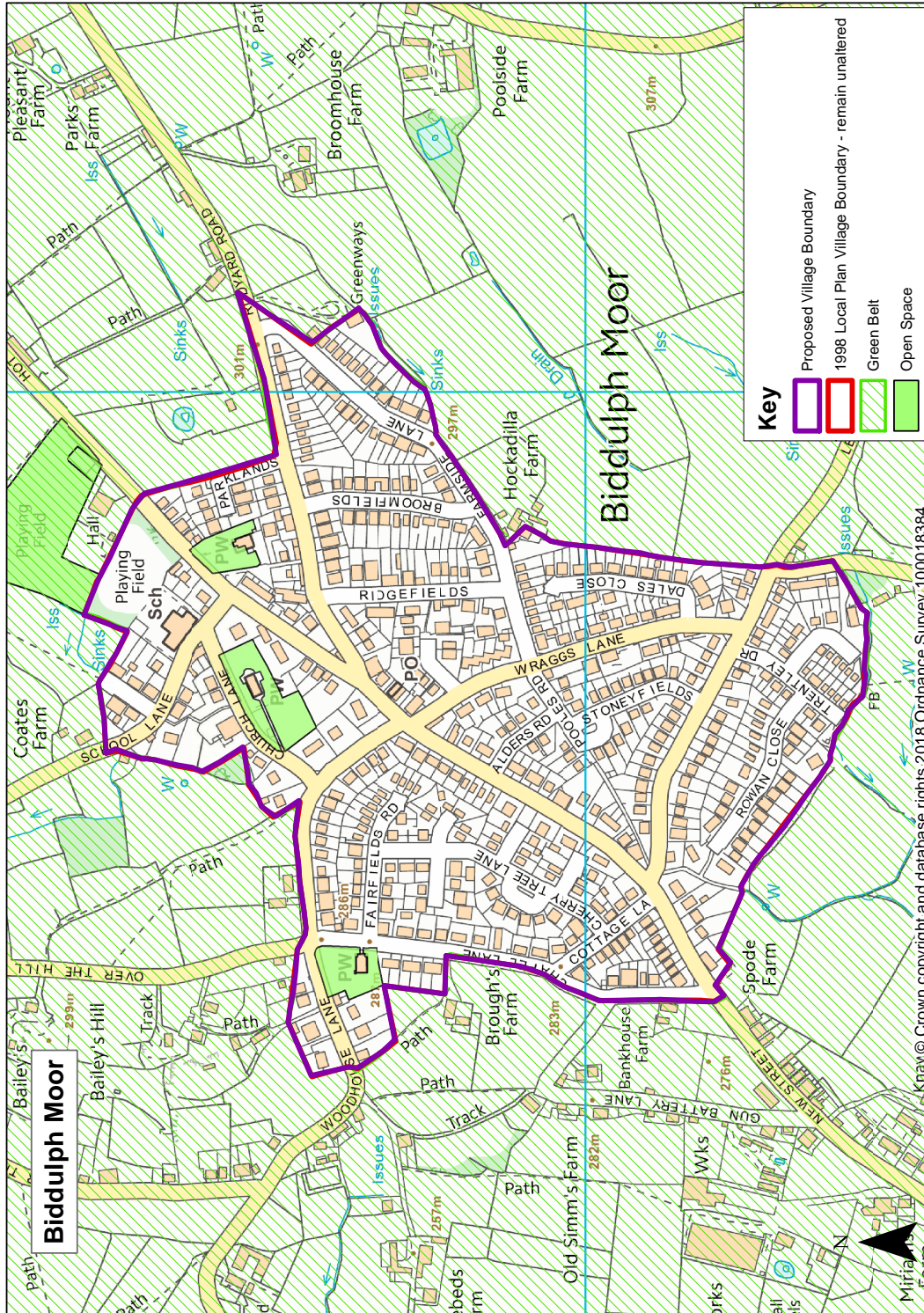
## Appendix 4 - Larger Villages Maps



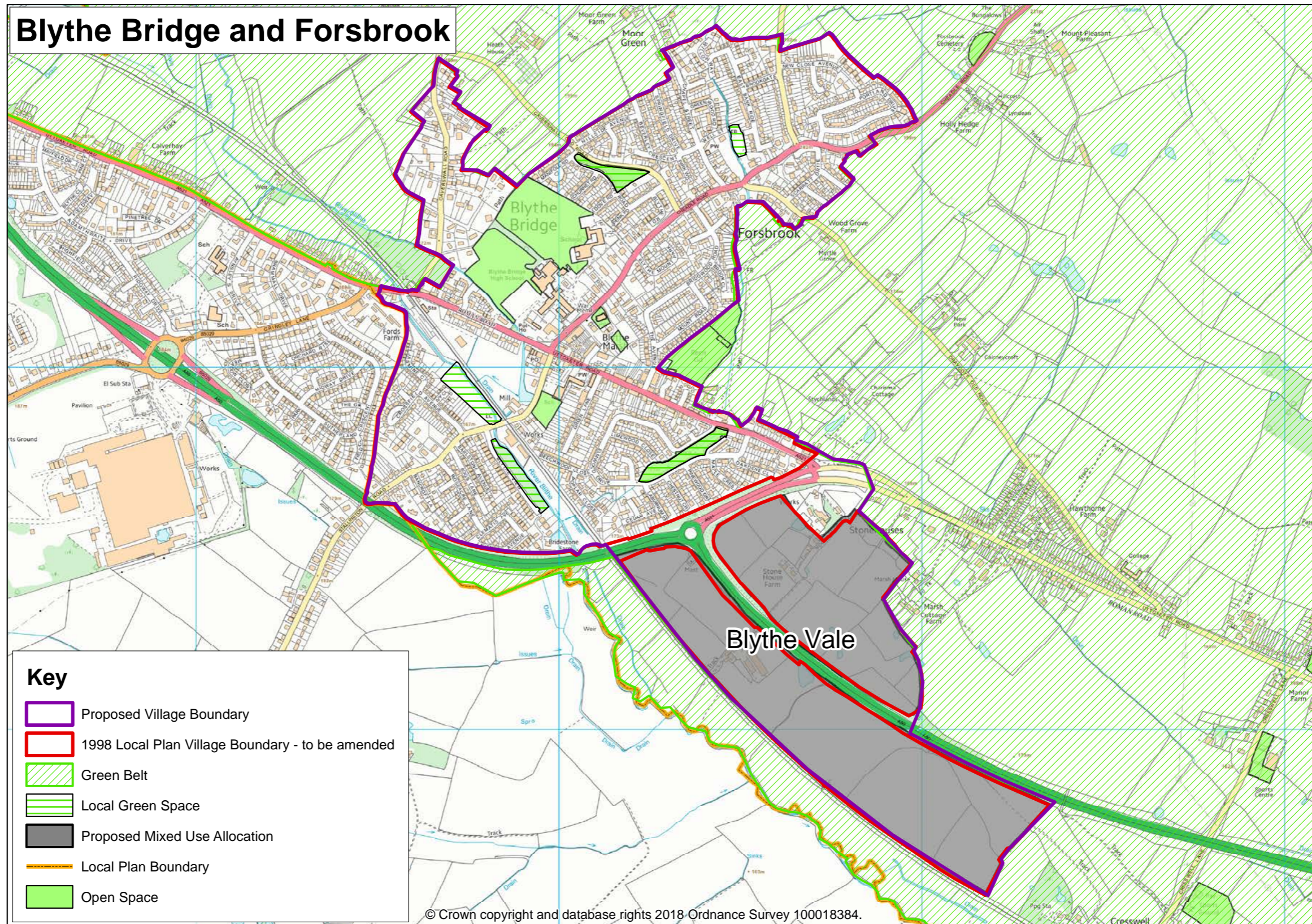
## Appendix 4 - Larger Villages Maps



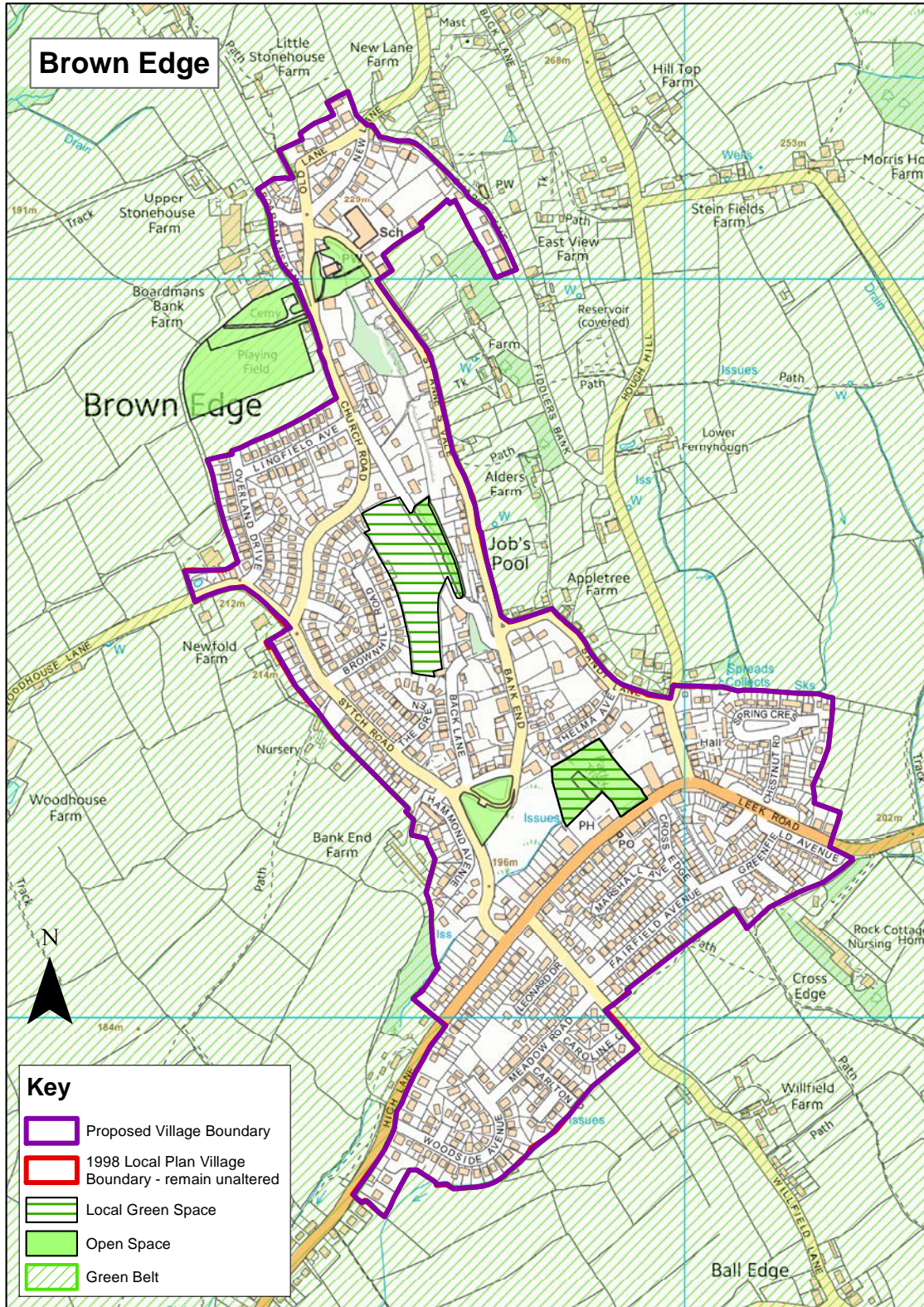
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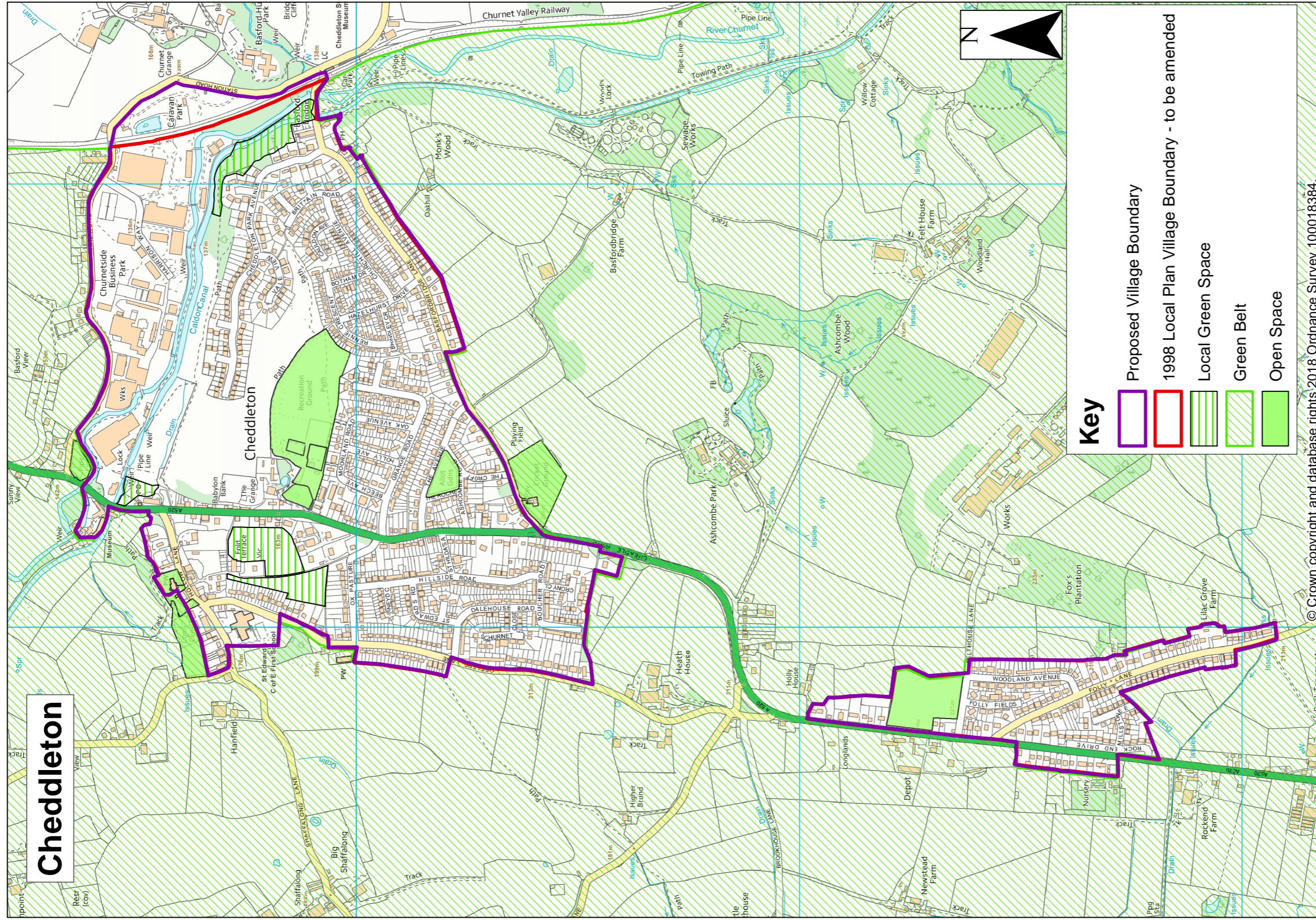
Map A4.2 Biddulph Moor



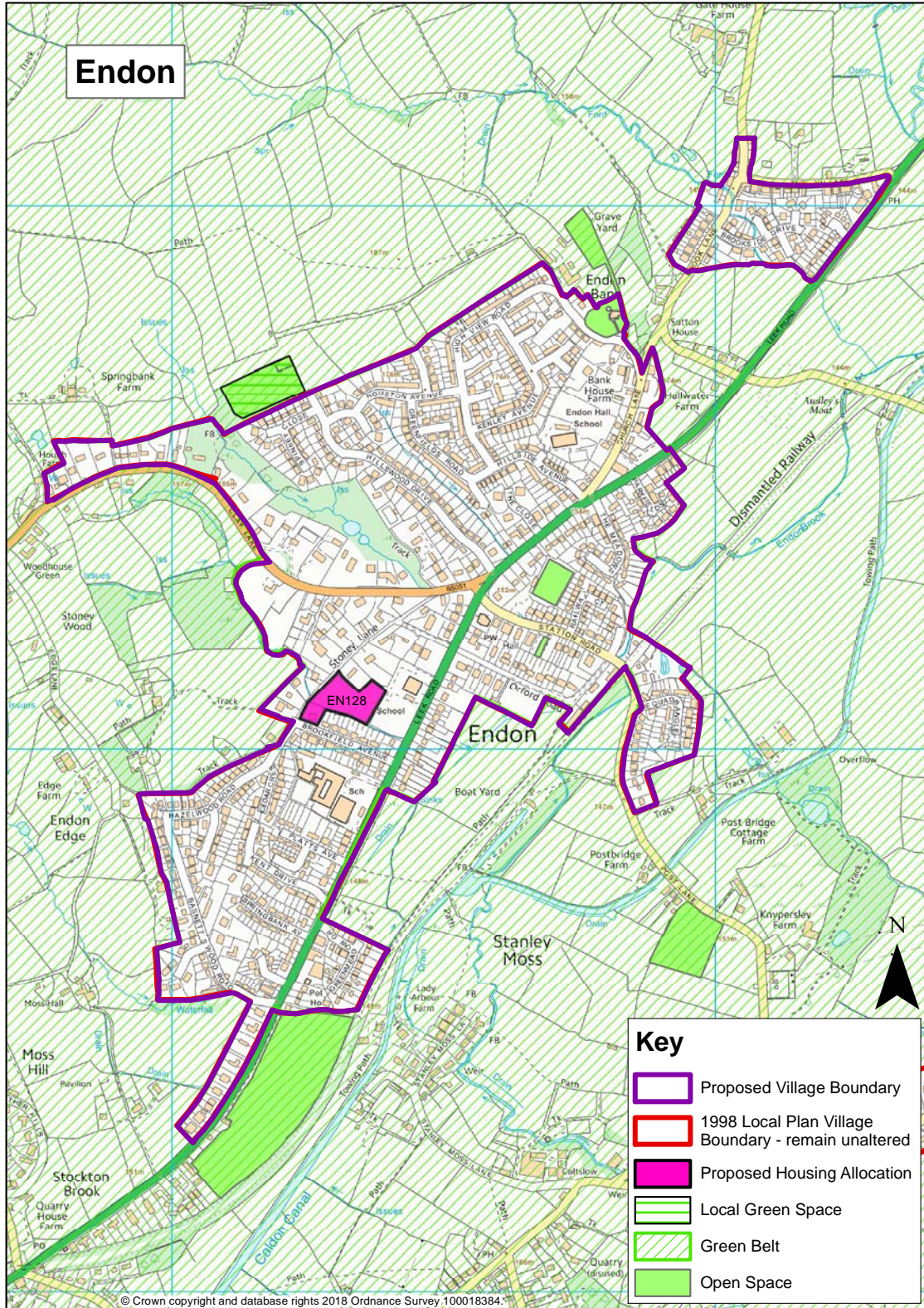
Map A4.3 Blythe Bridge and Forsbrook



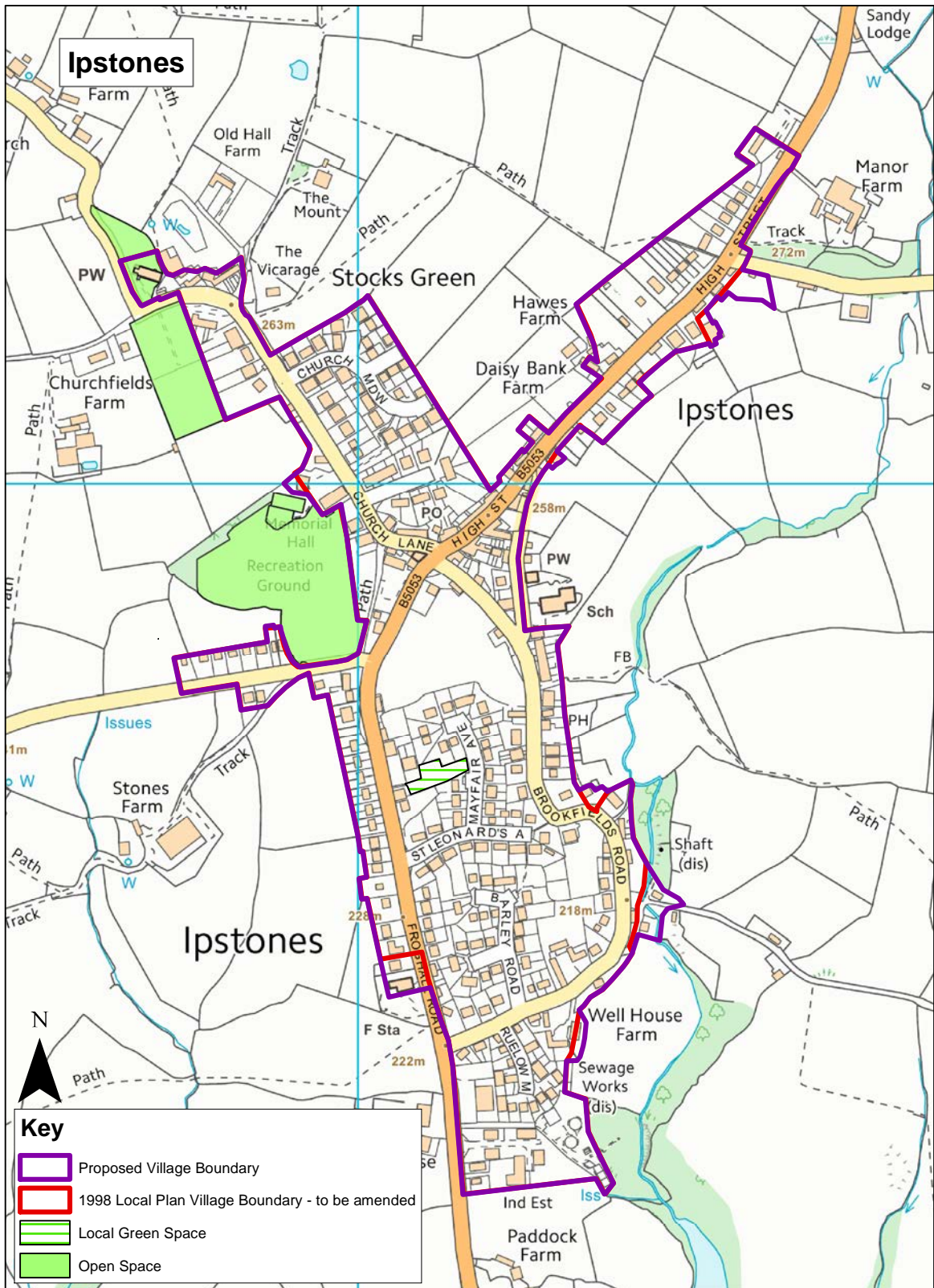
Map A4.4 Brown Edge



Map A4.5 Cheddleton



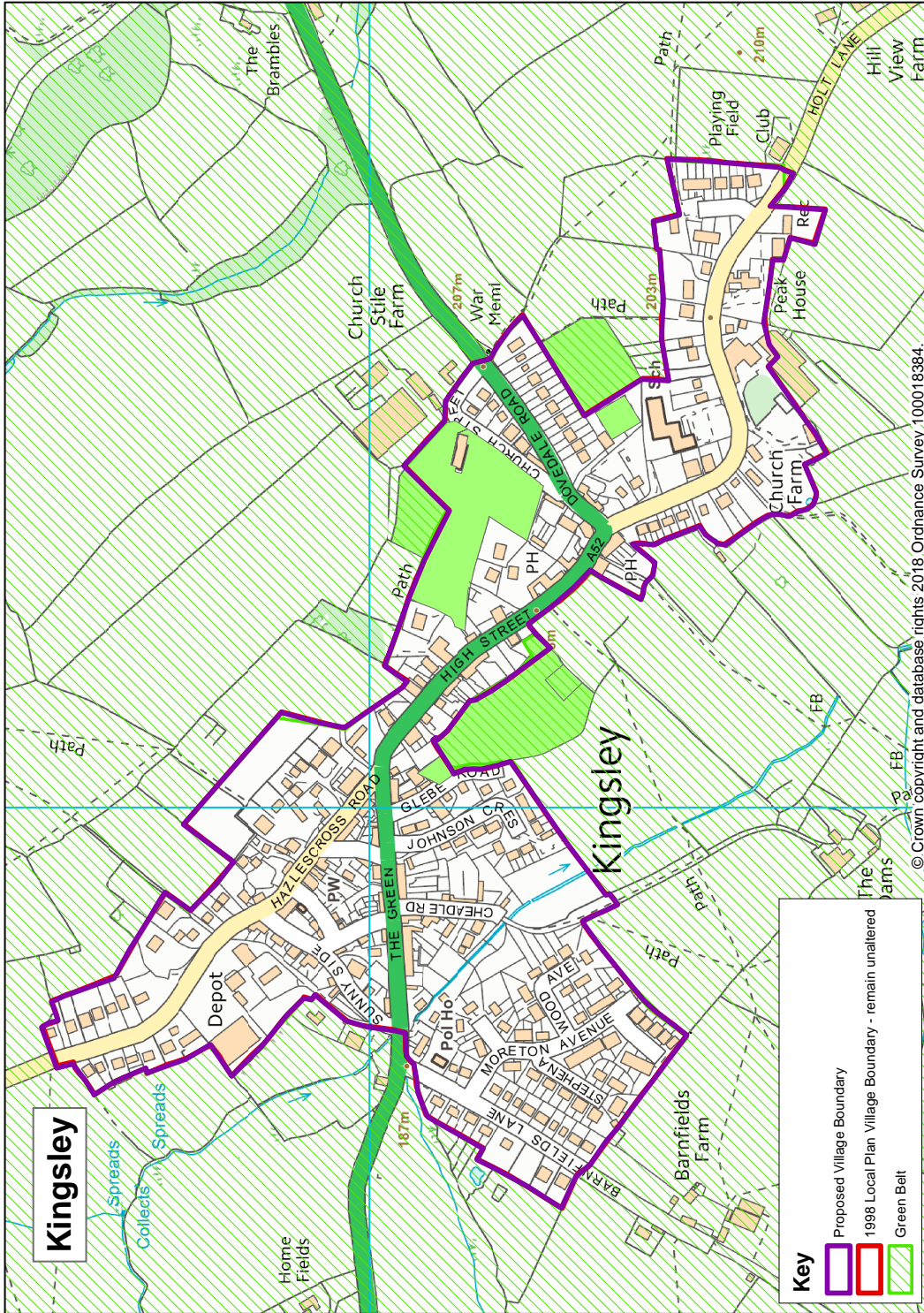
Map A4.6 Endon



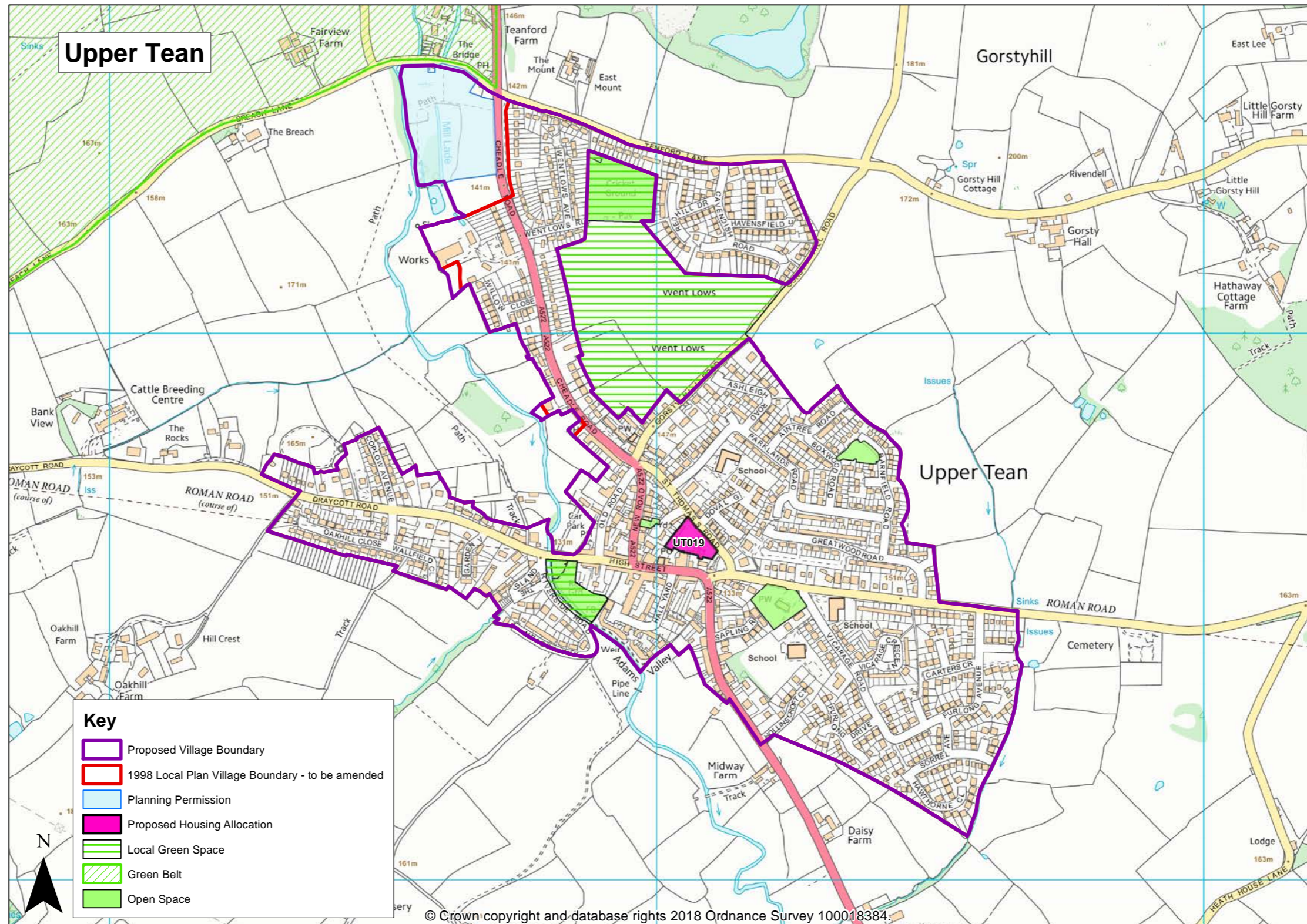
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Map A4.7 Ipstones

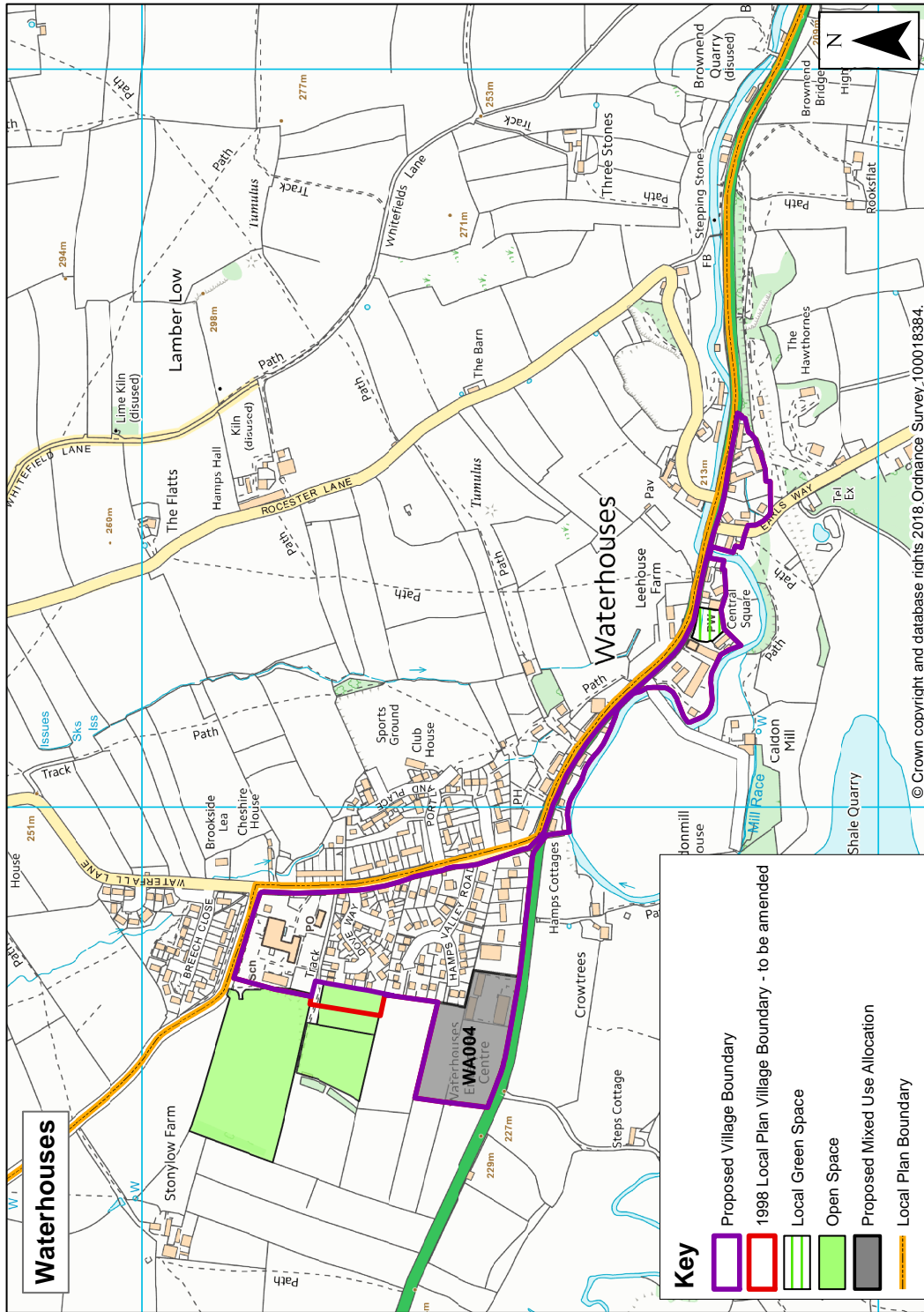




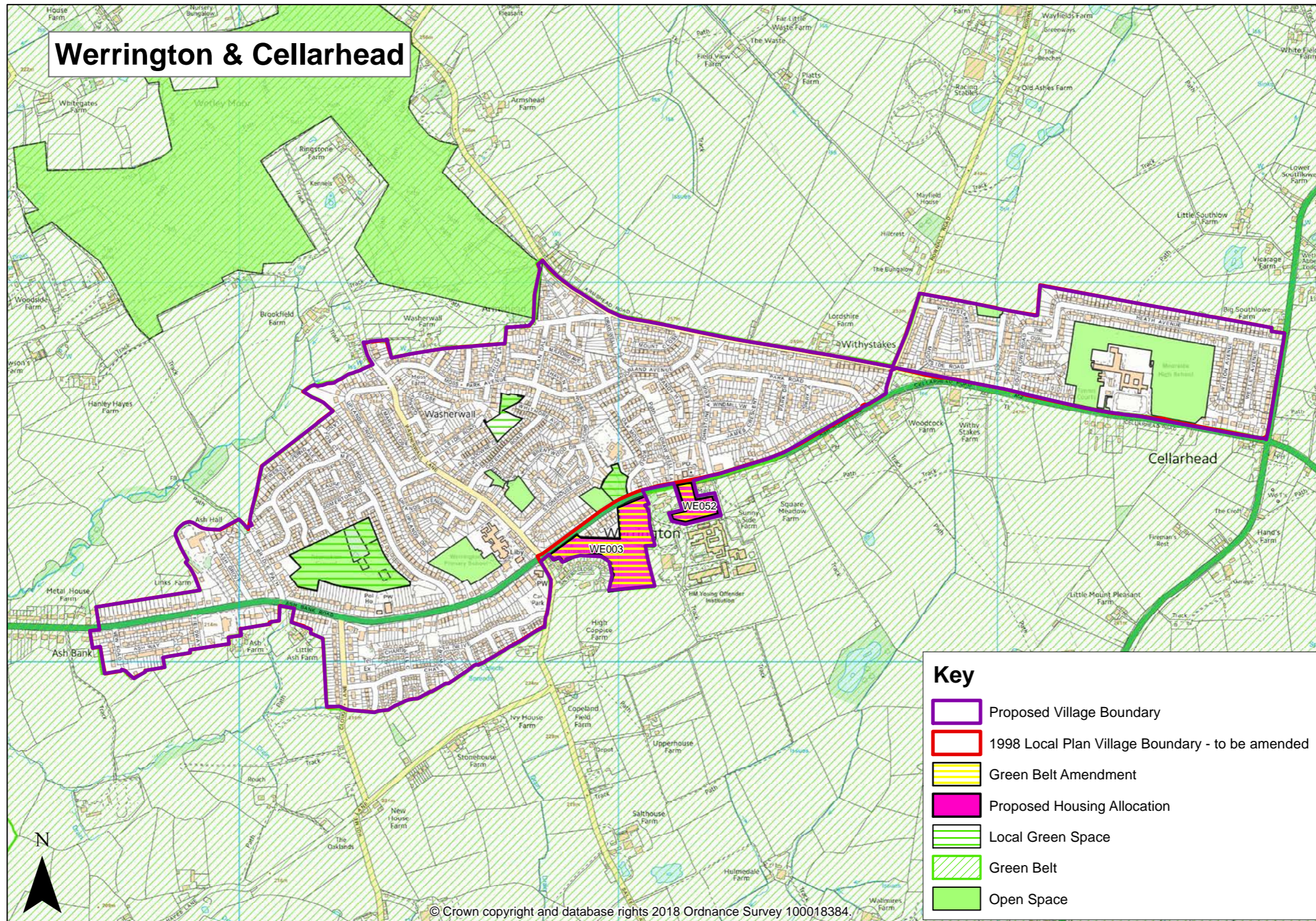
Map A4.8 Kingsley



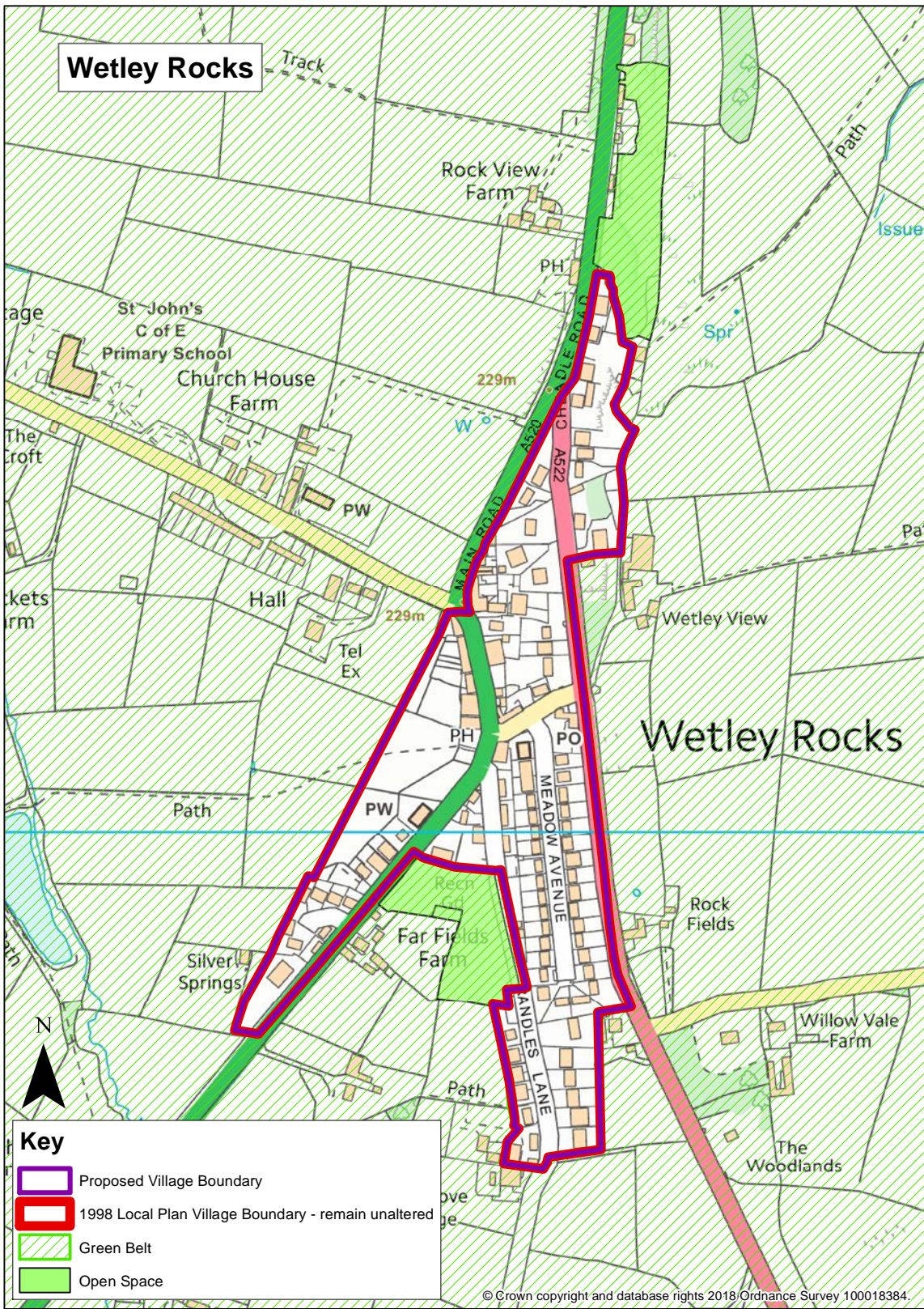
Map A4.9 Upper Tean



Map A4.10 Waterhouses



Map A4.11 Werrington and Cellarhead

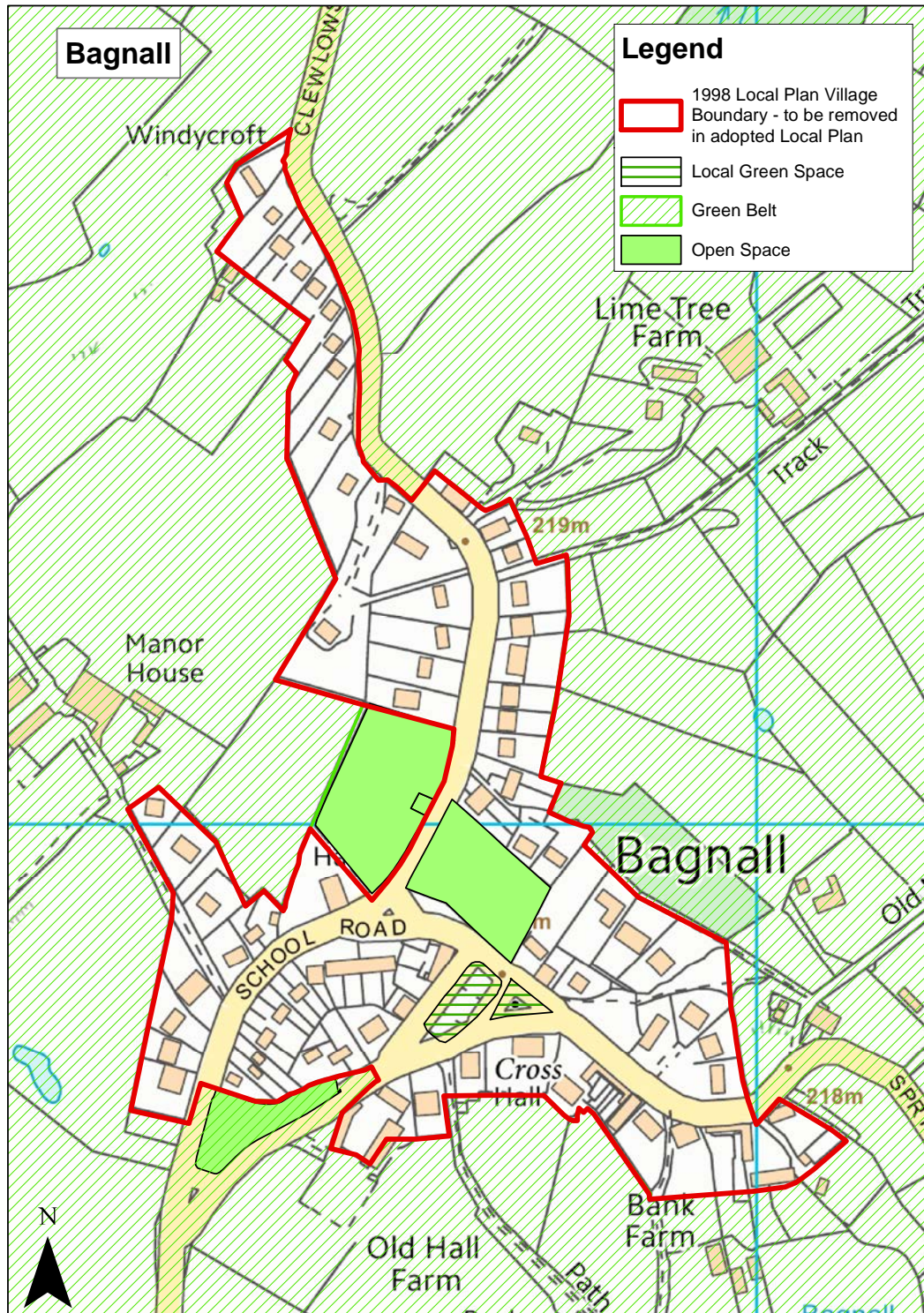


Map A4.12 Wetley Rocks

## Appendix 5 - Smaller Villages Maps

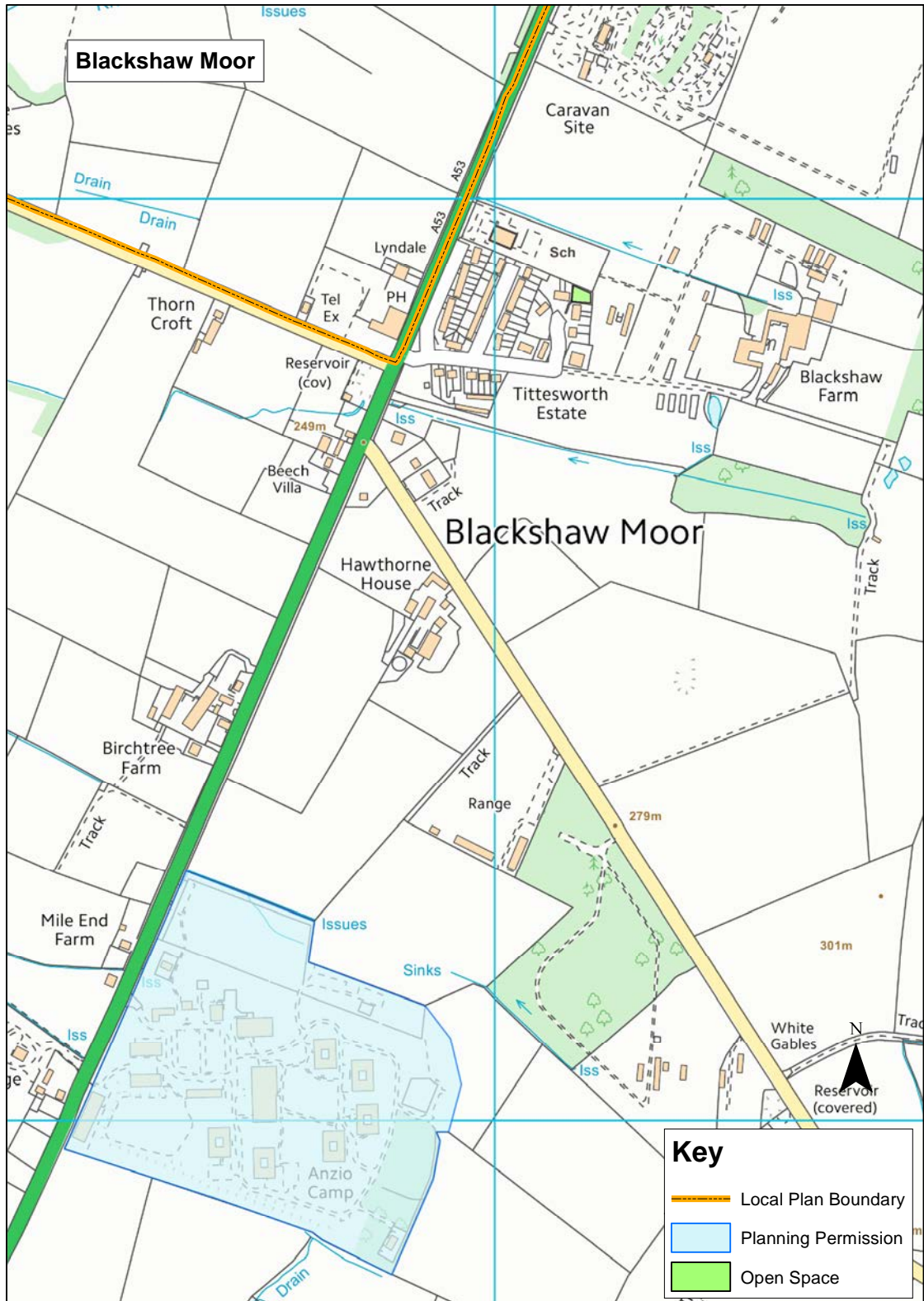


Appendix 5 - Smaller Villages Maps



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Map A5.1 Bagnall



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Map A5.2 Blackshaw Moor

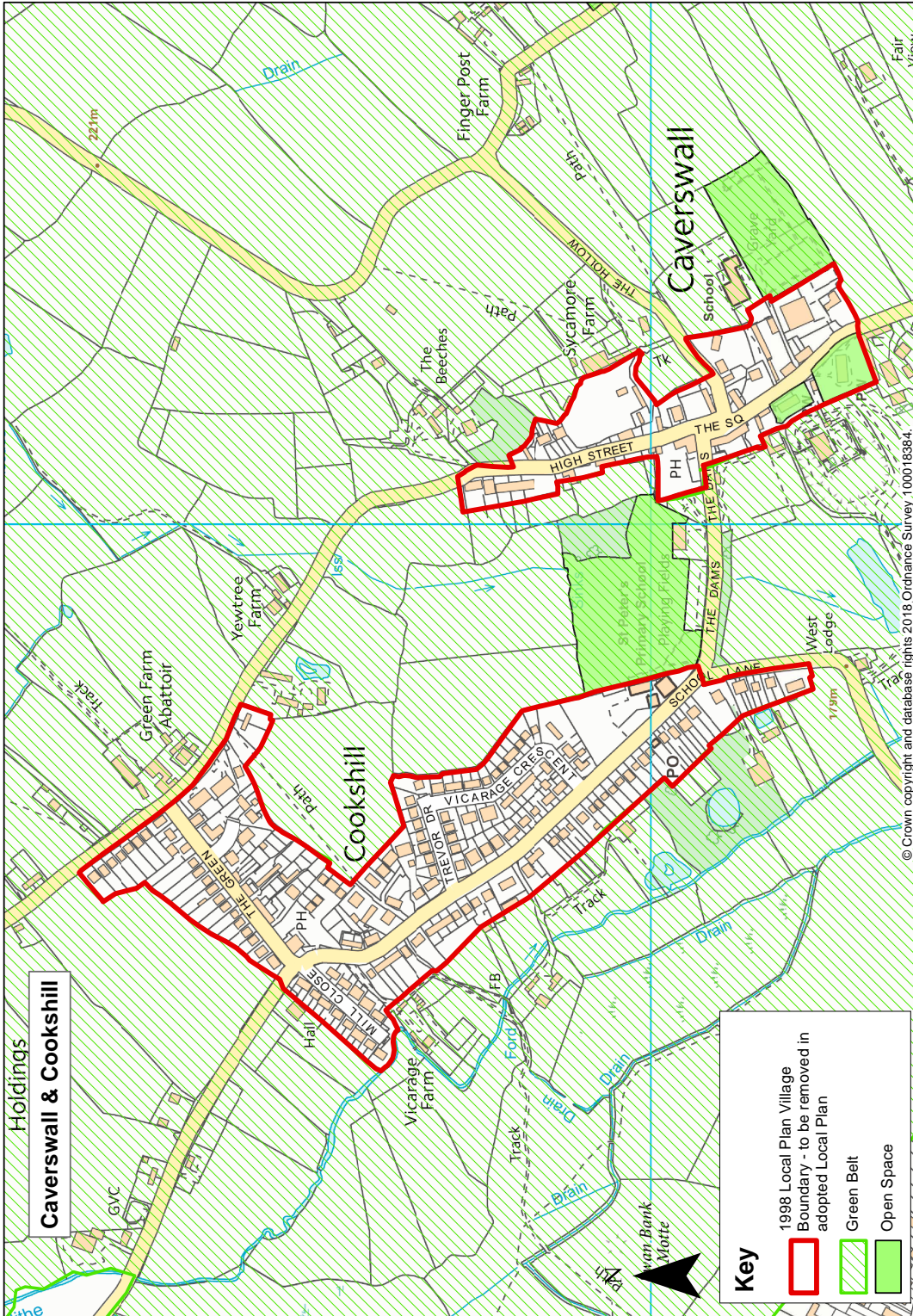




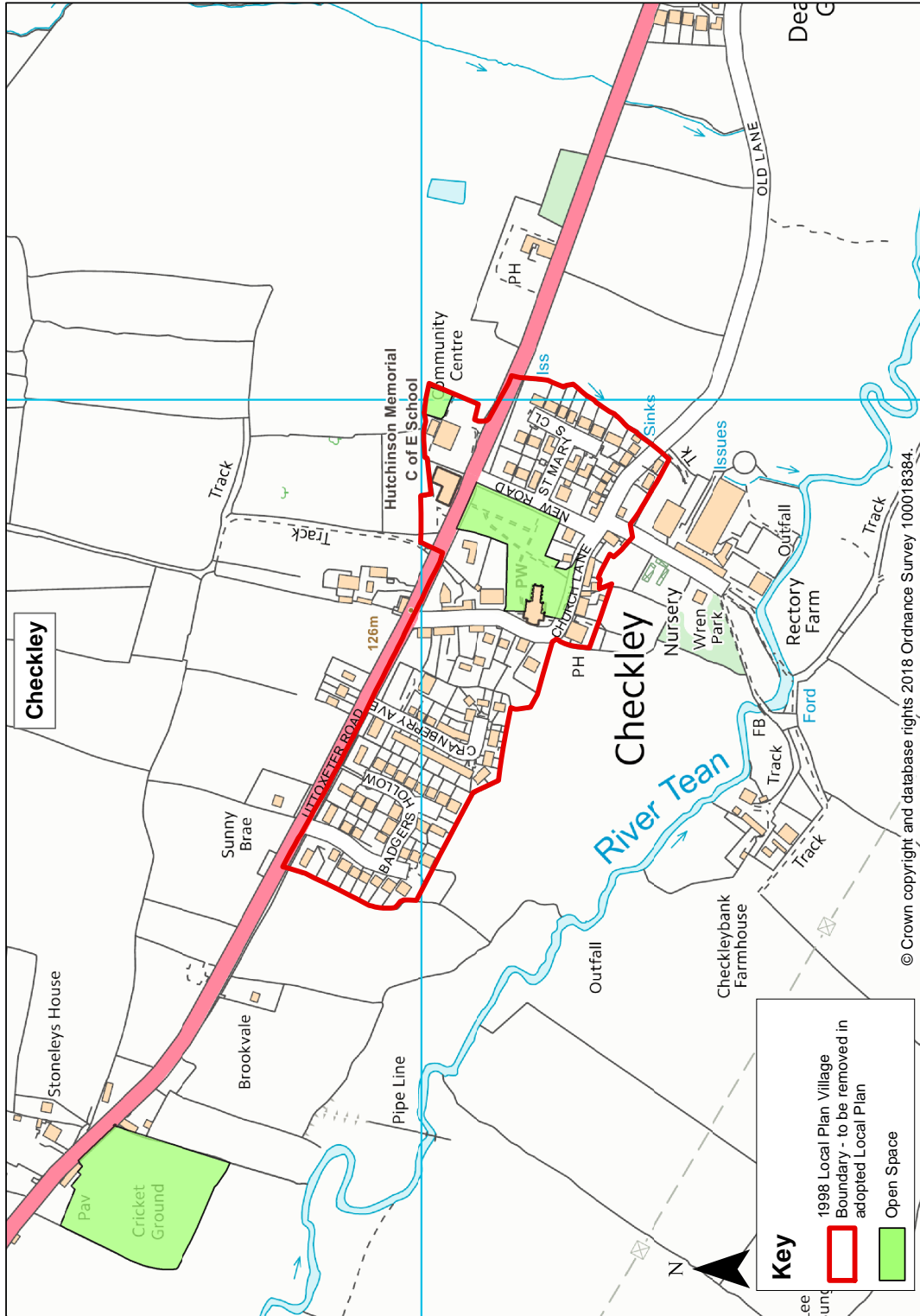
Map A5.3 Boundary



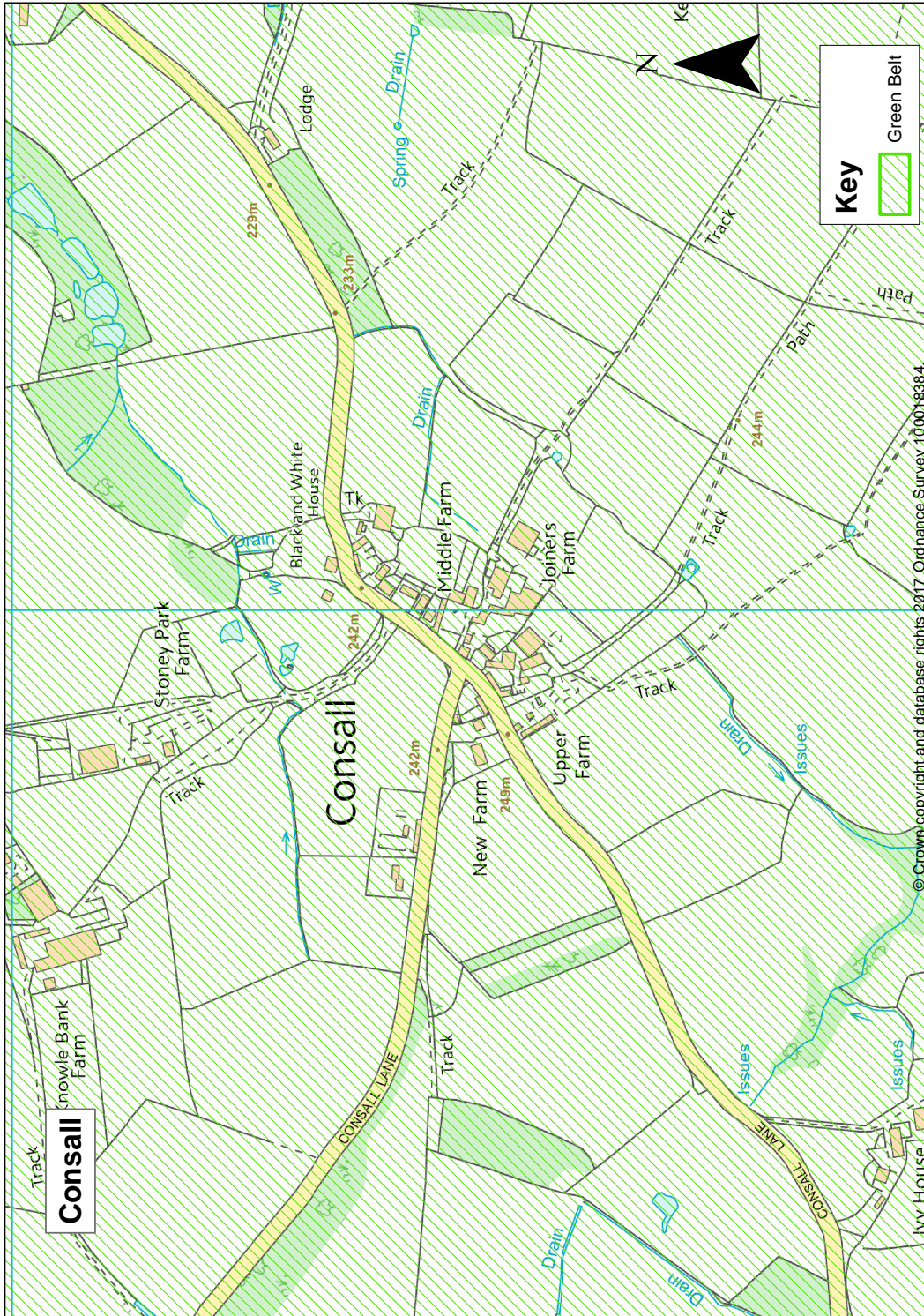
Map A5.4 Bradnop



Map A5.5 Caverswall & Cookshill



Map A5.6 Checkley

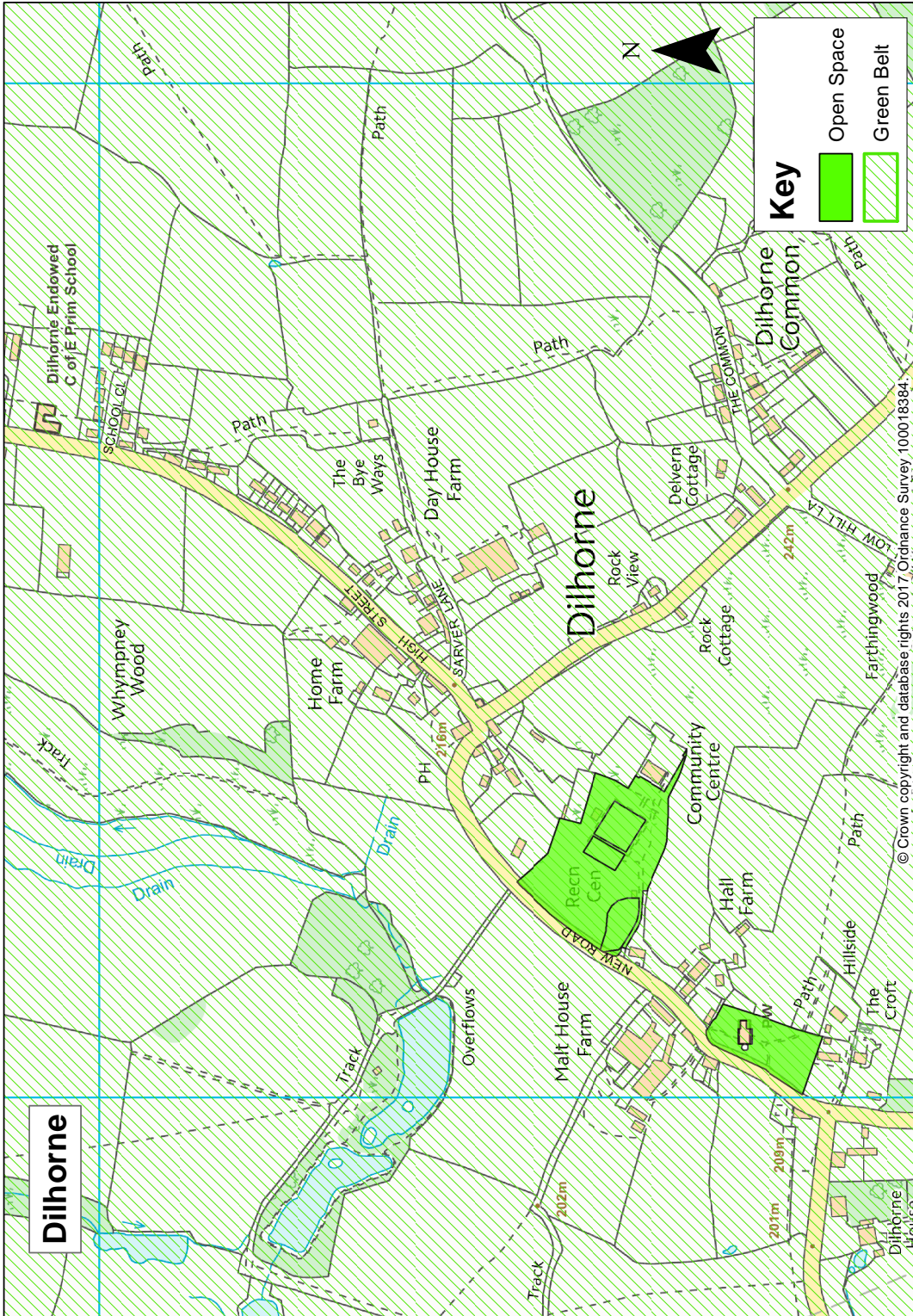


Map A5.7 Consall

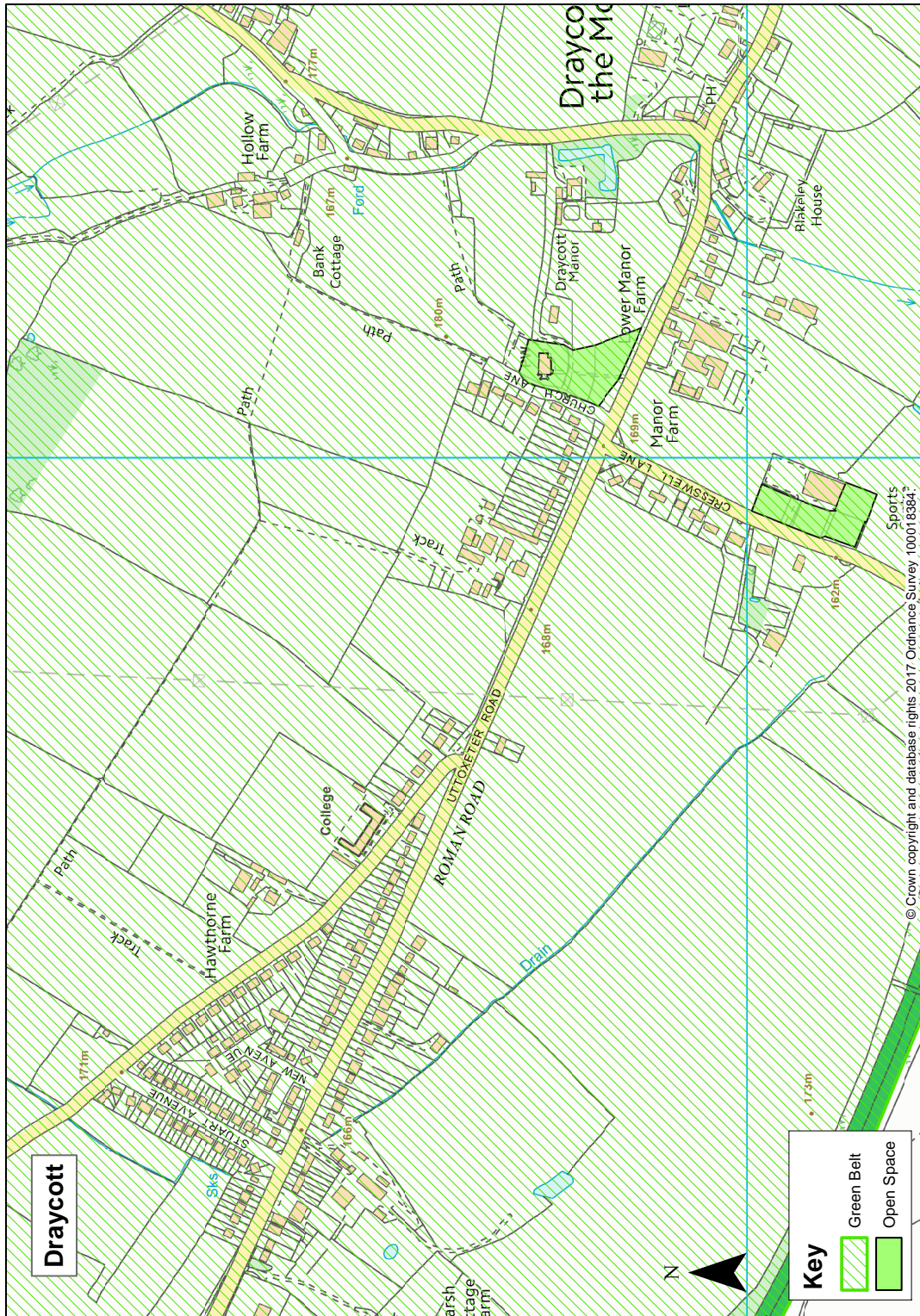


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Map A5.8 Cotton

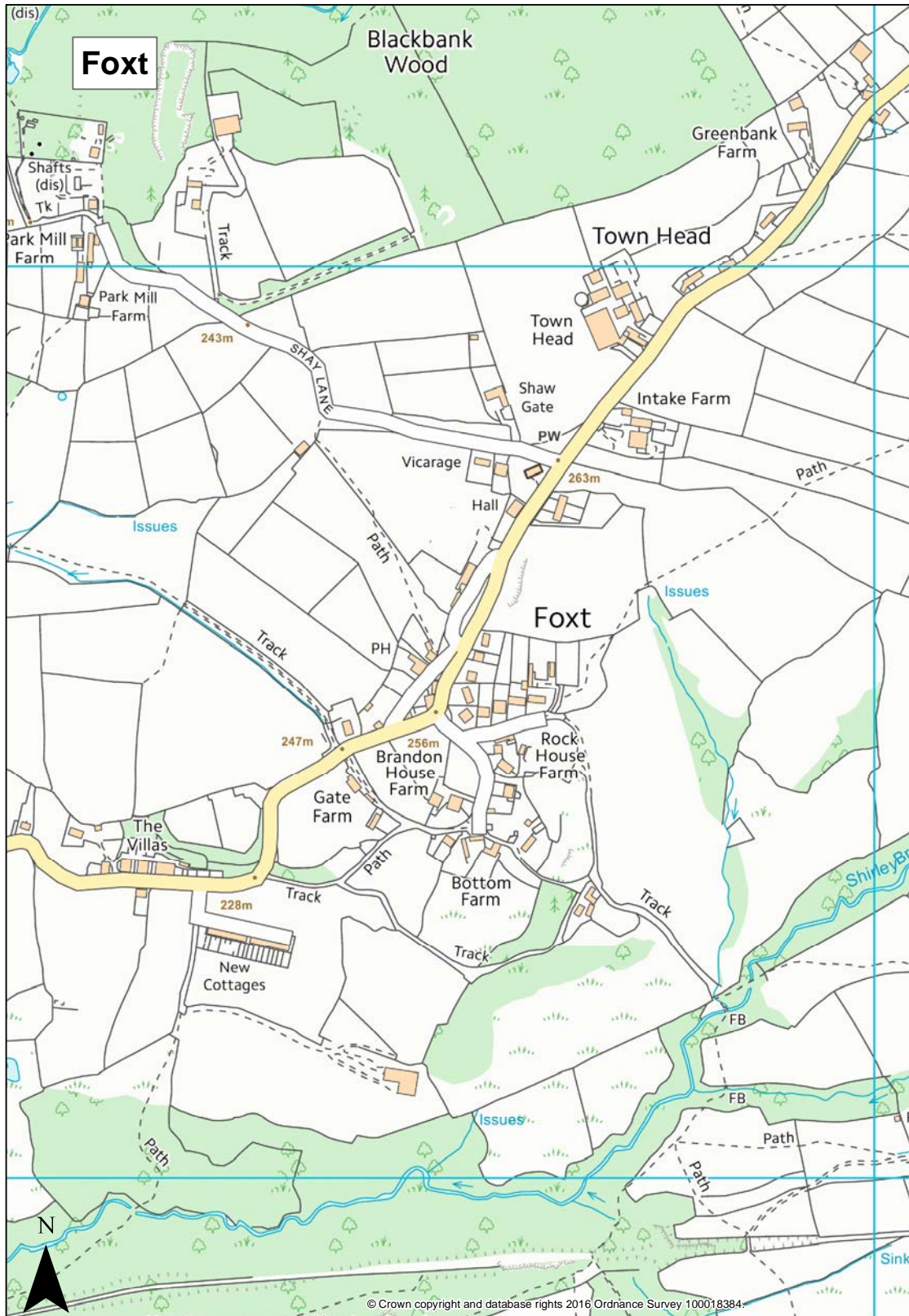


Map A5.9 Dilhorne

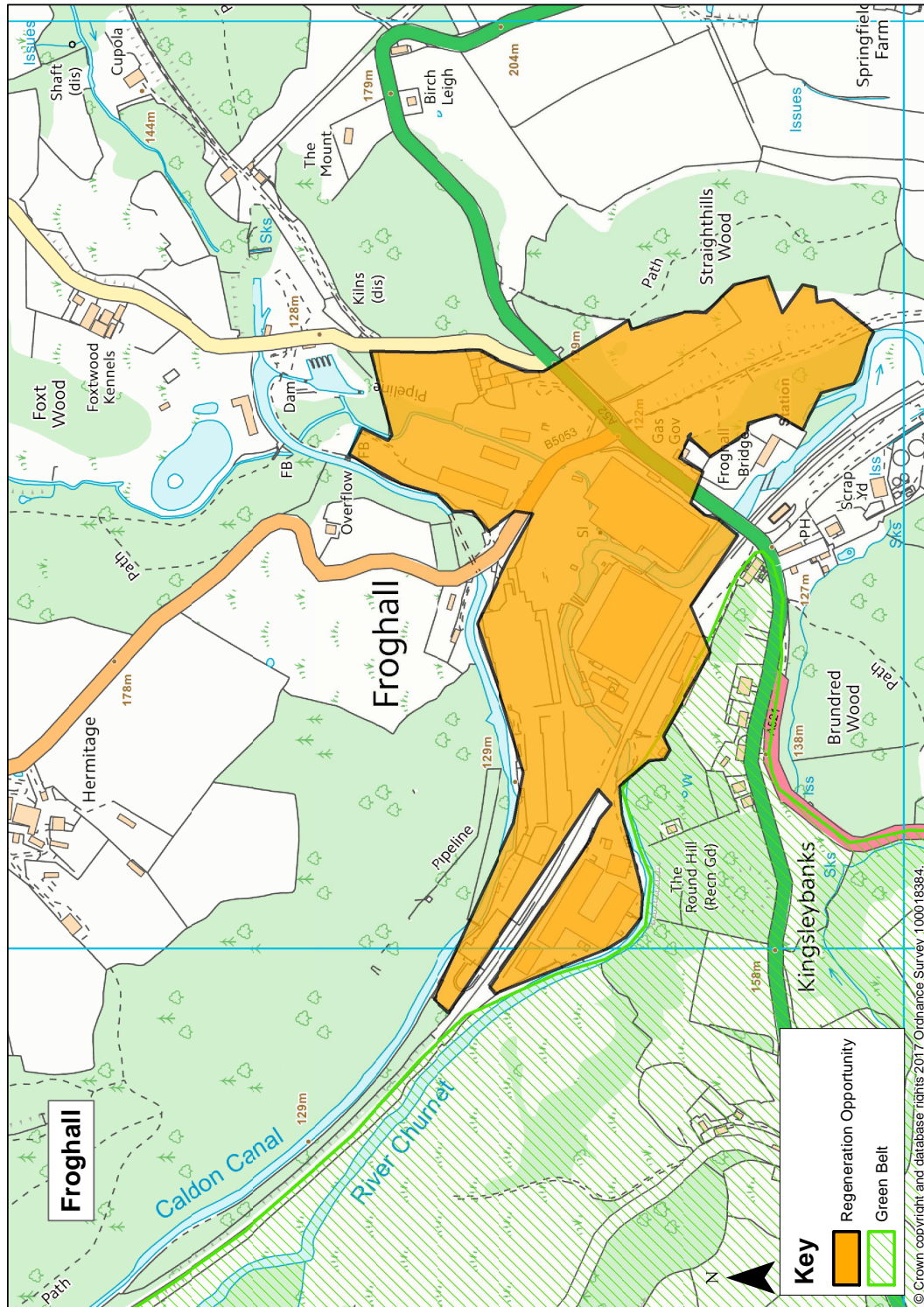


Map A5.10 Draycott

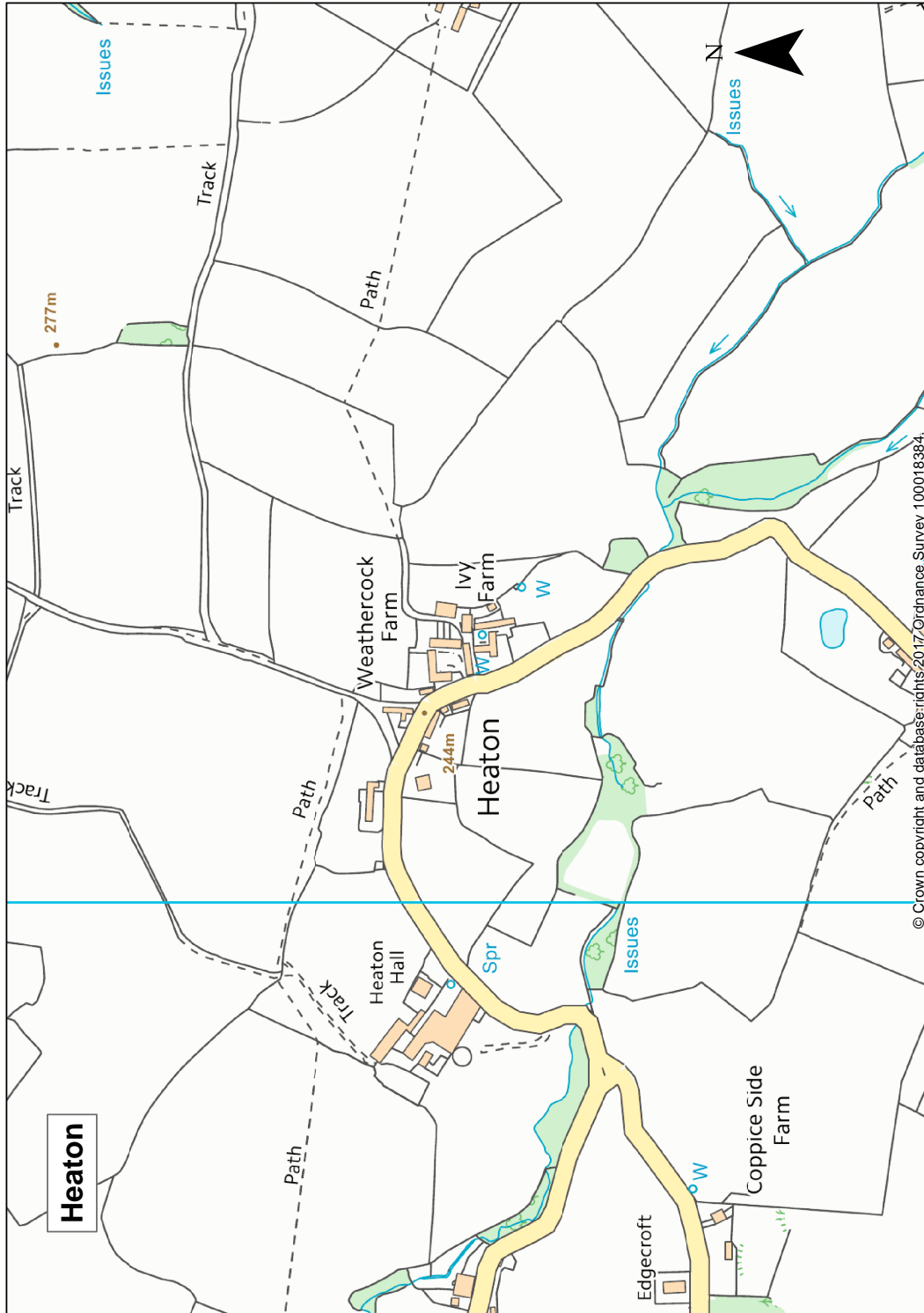




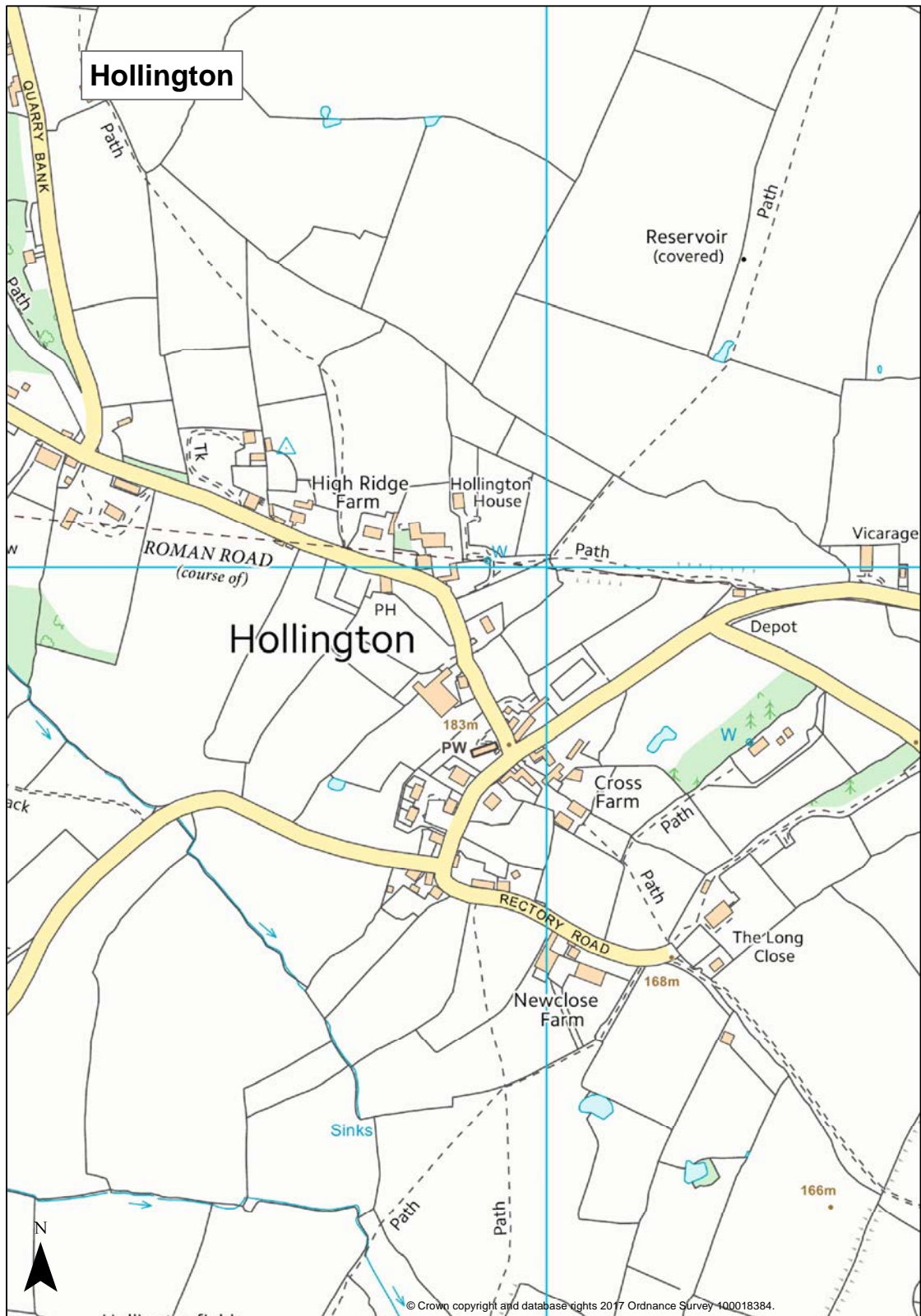
Map A5.11 Foxt  
Page 281



Map A5.12 Froghall



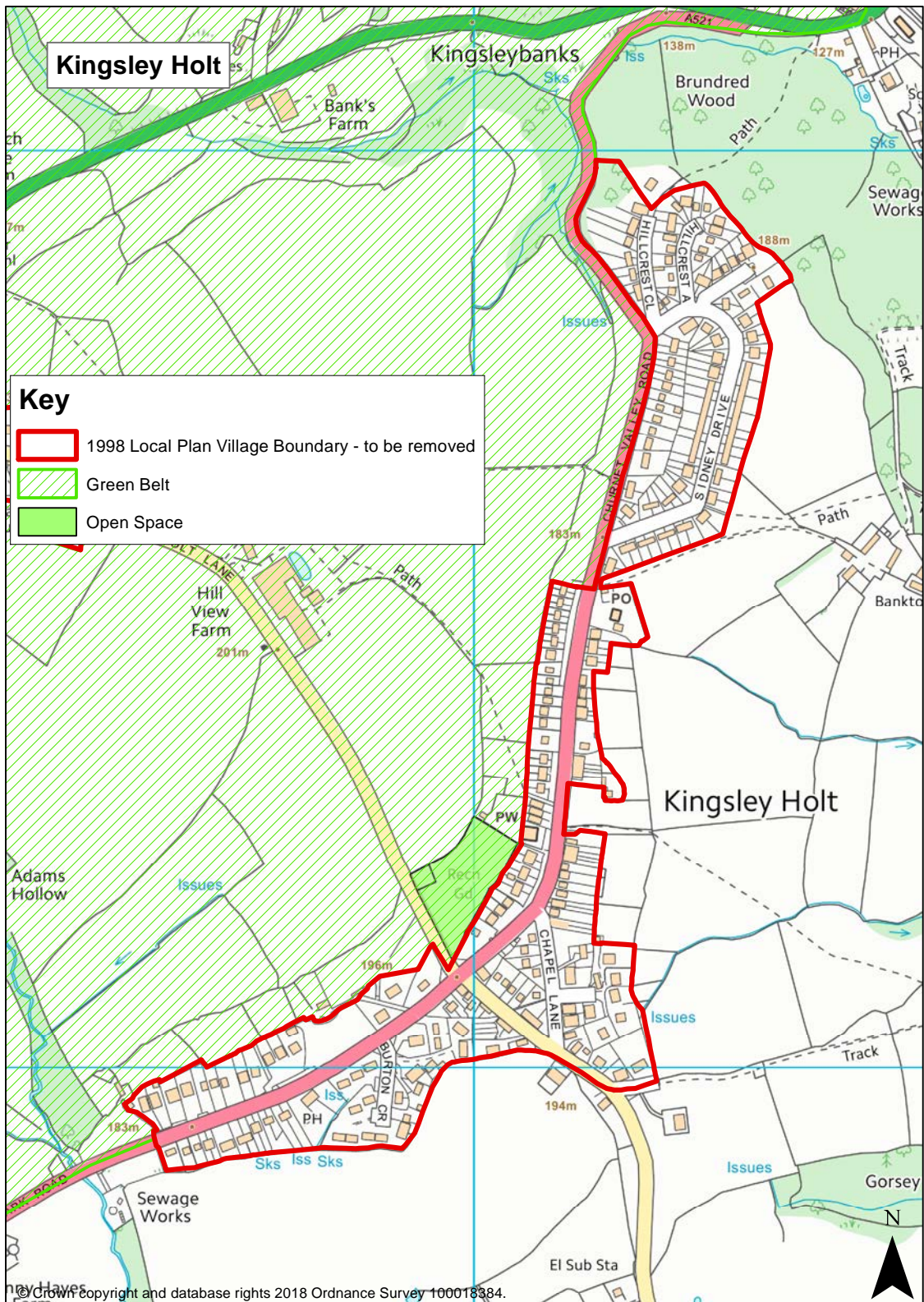
Map A5.13 Heaton



Map A5.14 Hollington

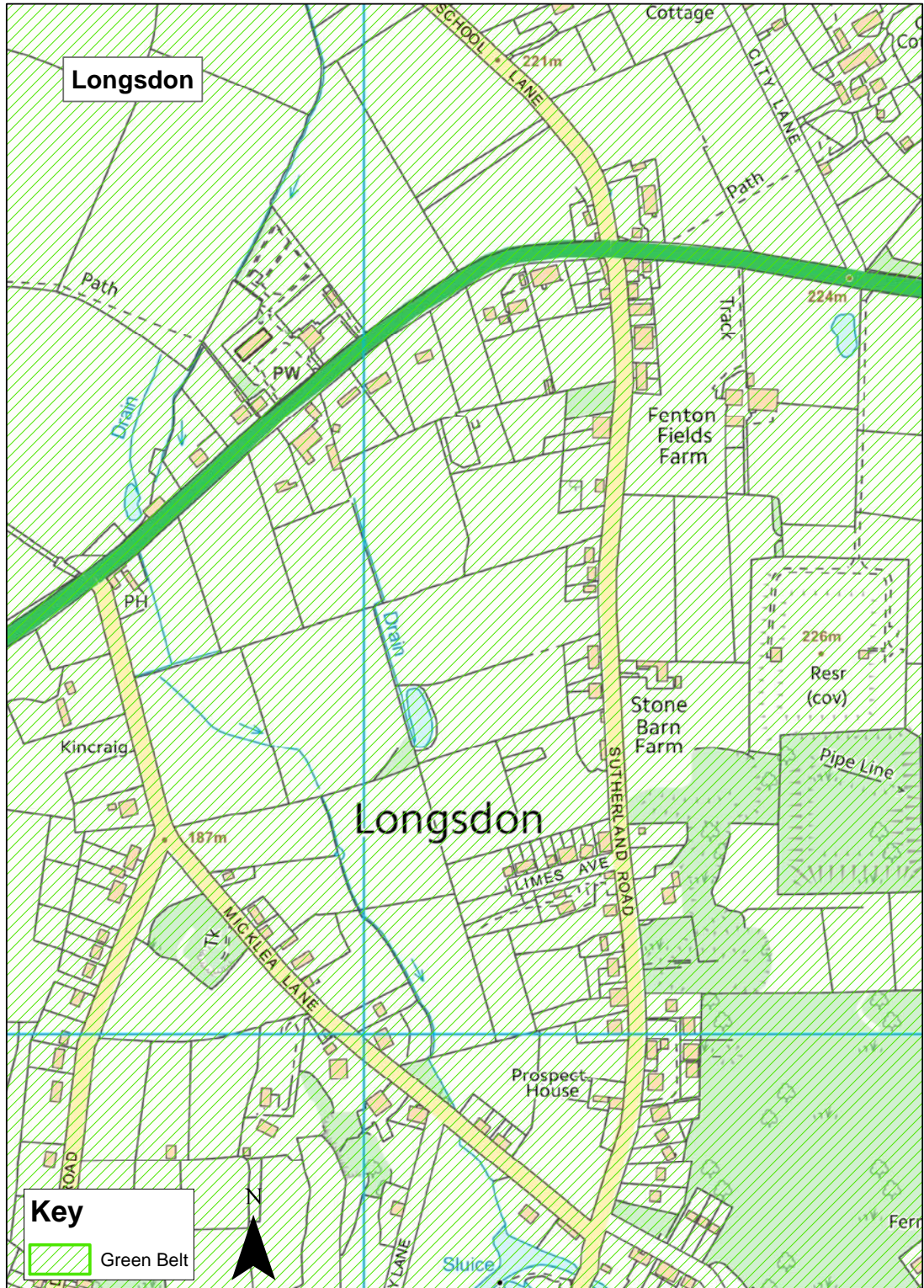


Map A5.15 Hulme



Map A5.16 Kingsley Holt

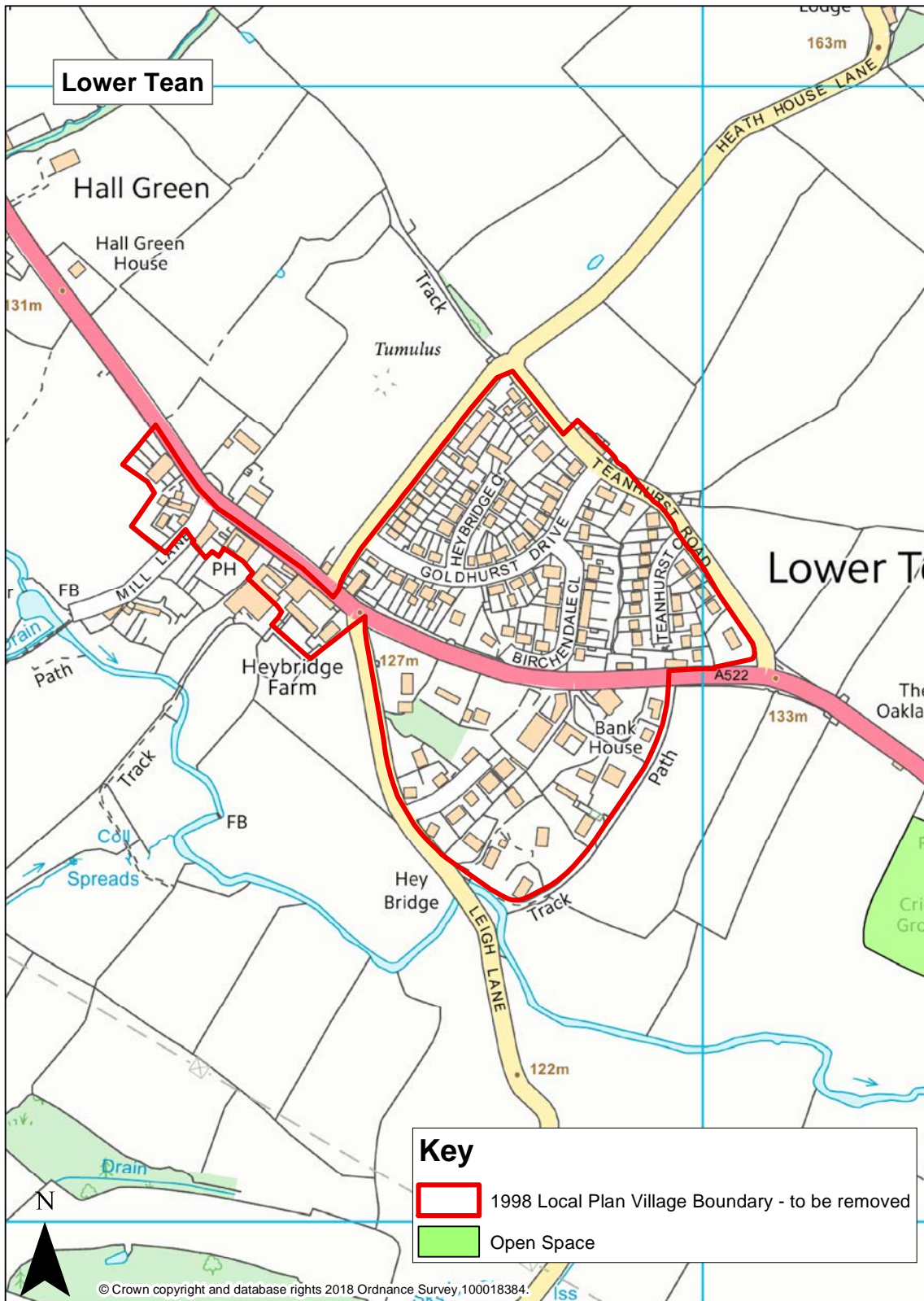




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Map A5.18 Longsdon

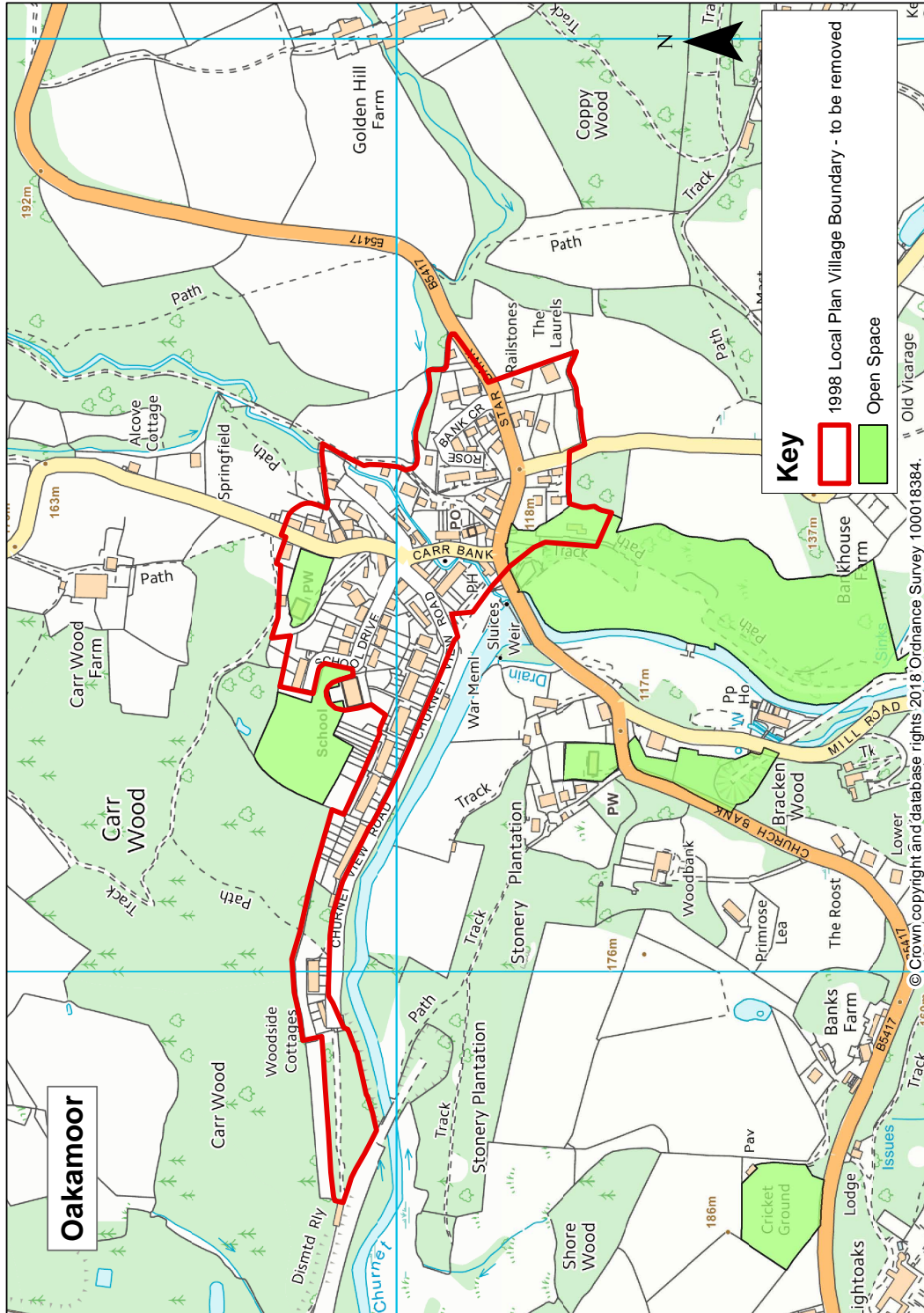




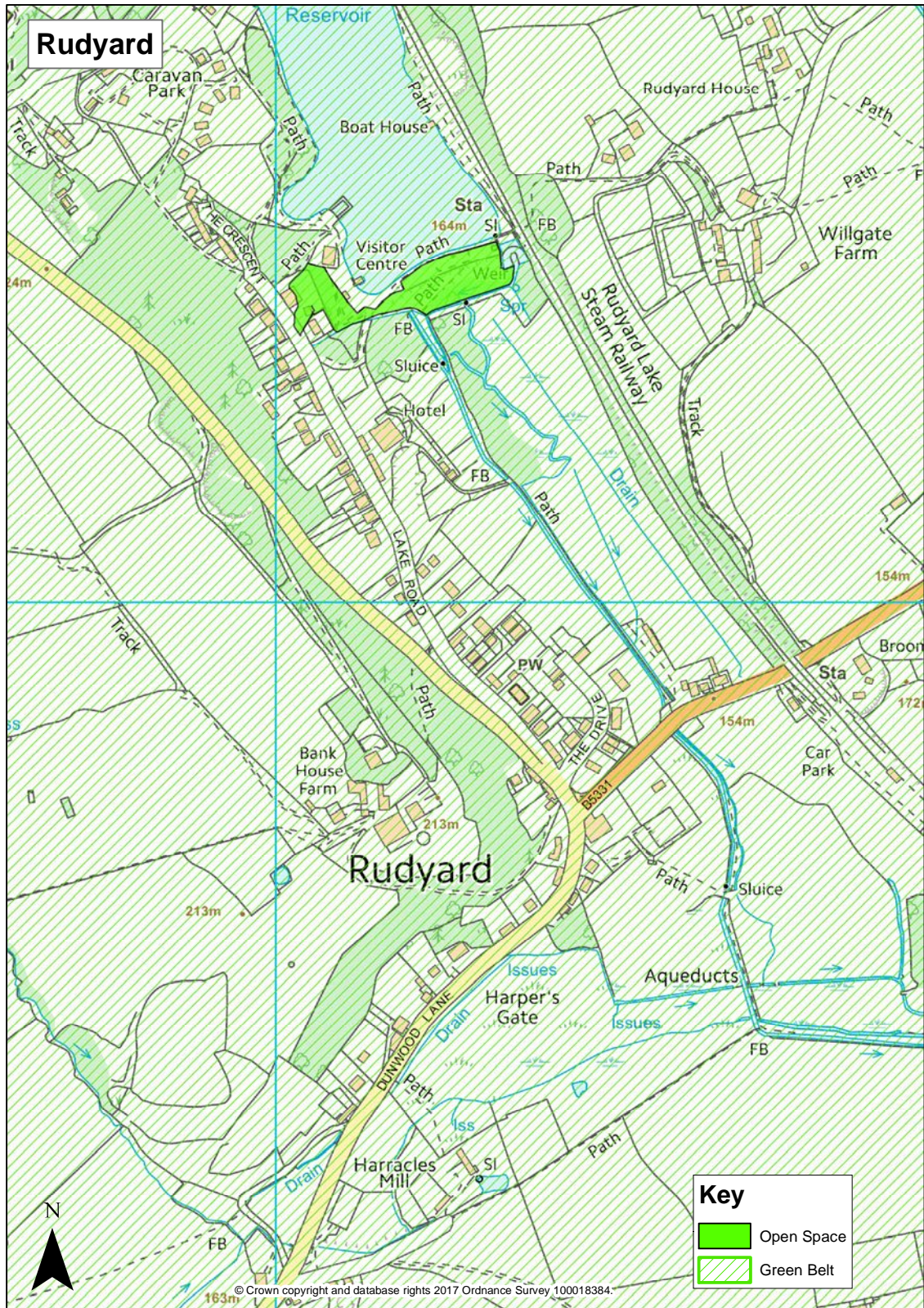
Map A5.19 Lower Tean



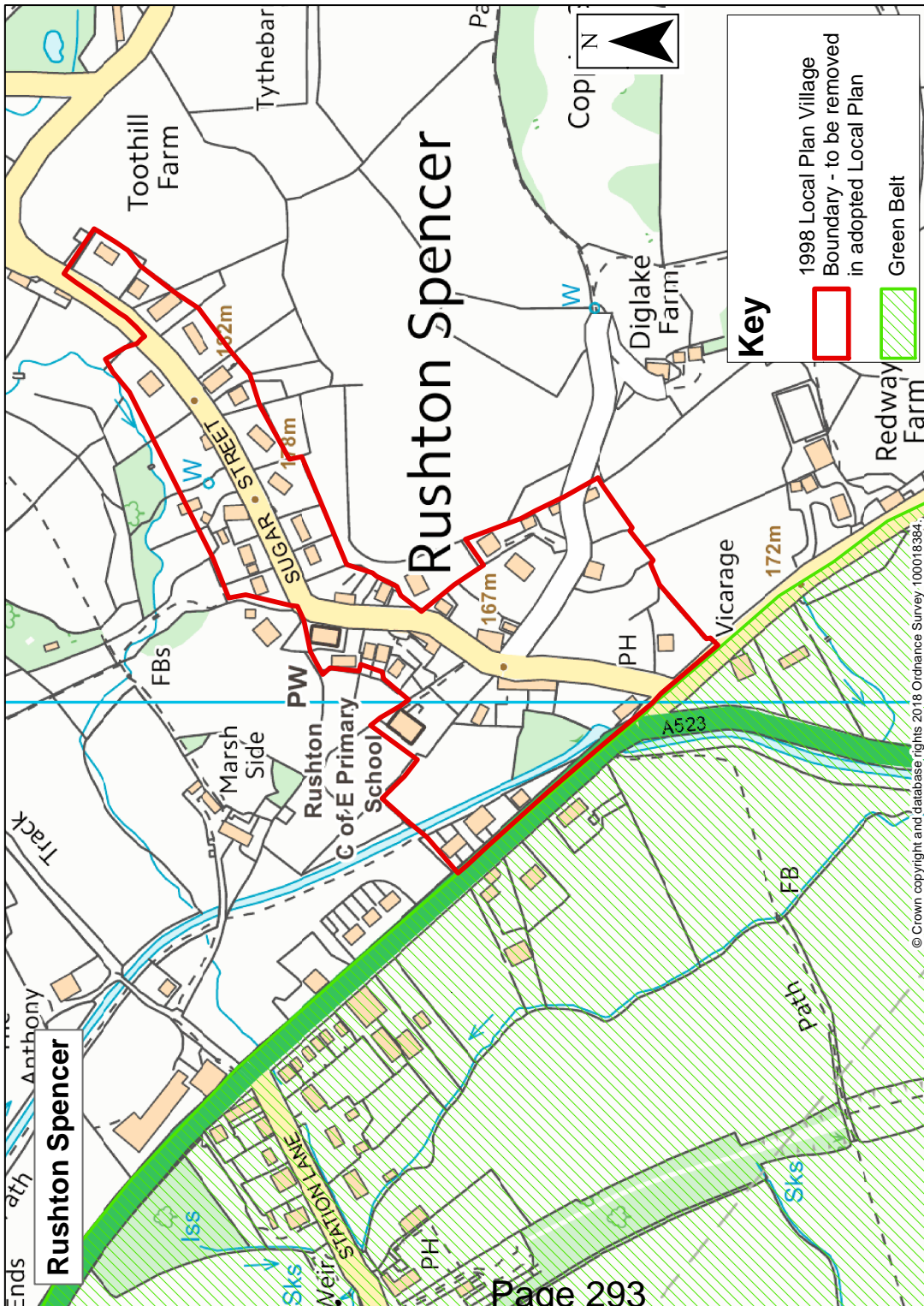
Map A5.20 Meerbrook



Map A5.21 Oakamoor

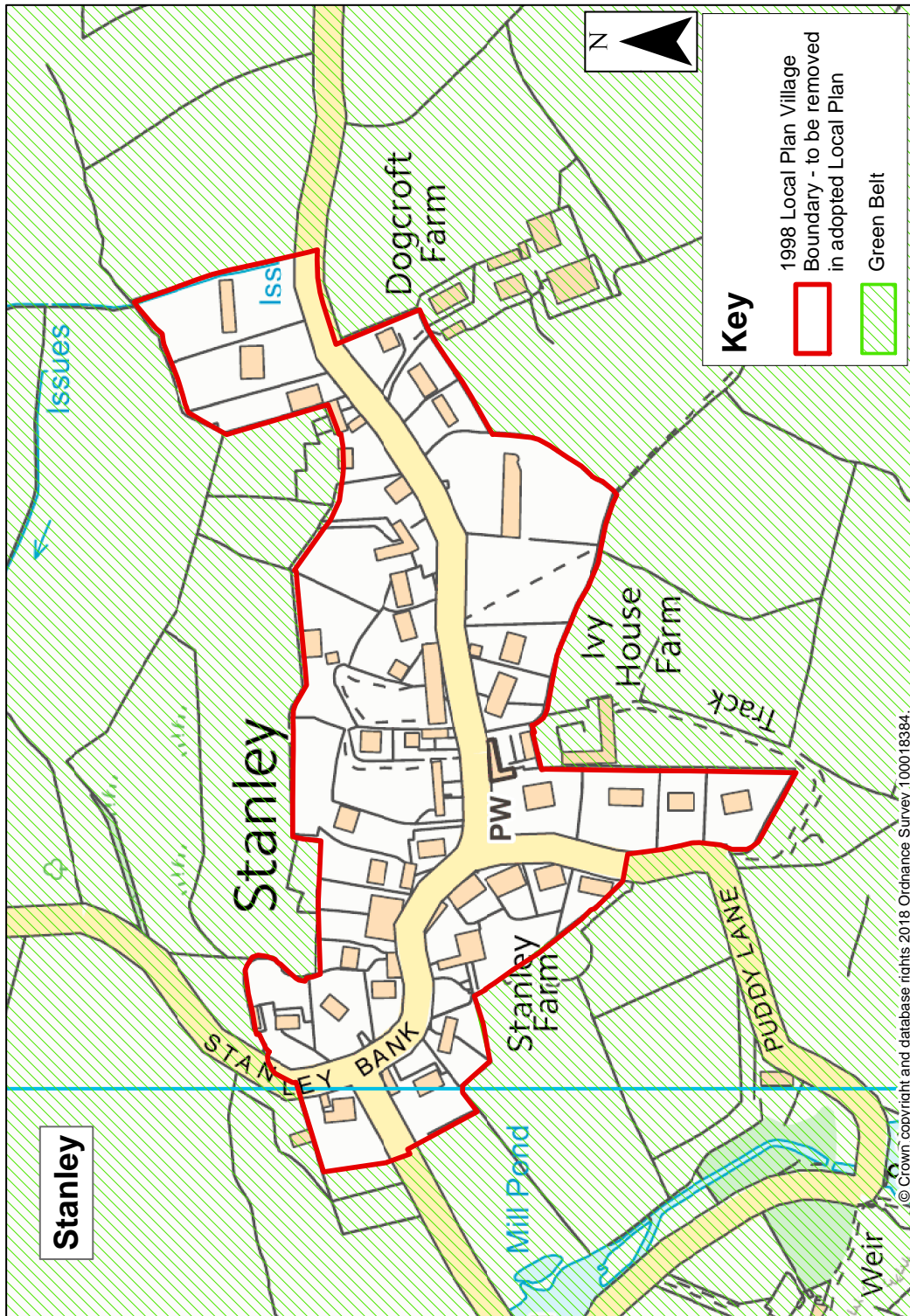


Map A5.22 Rudyard

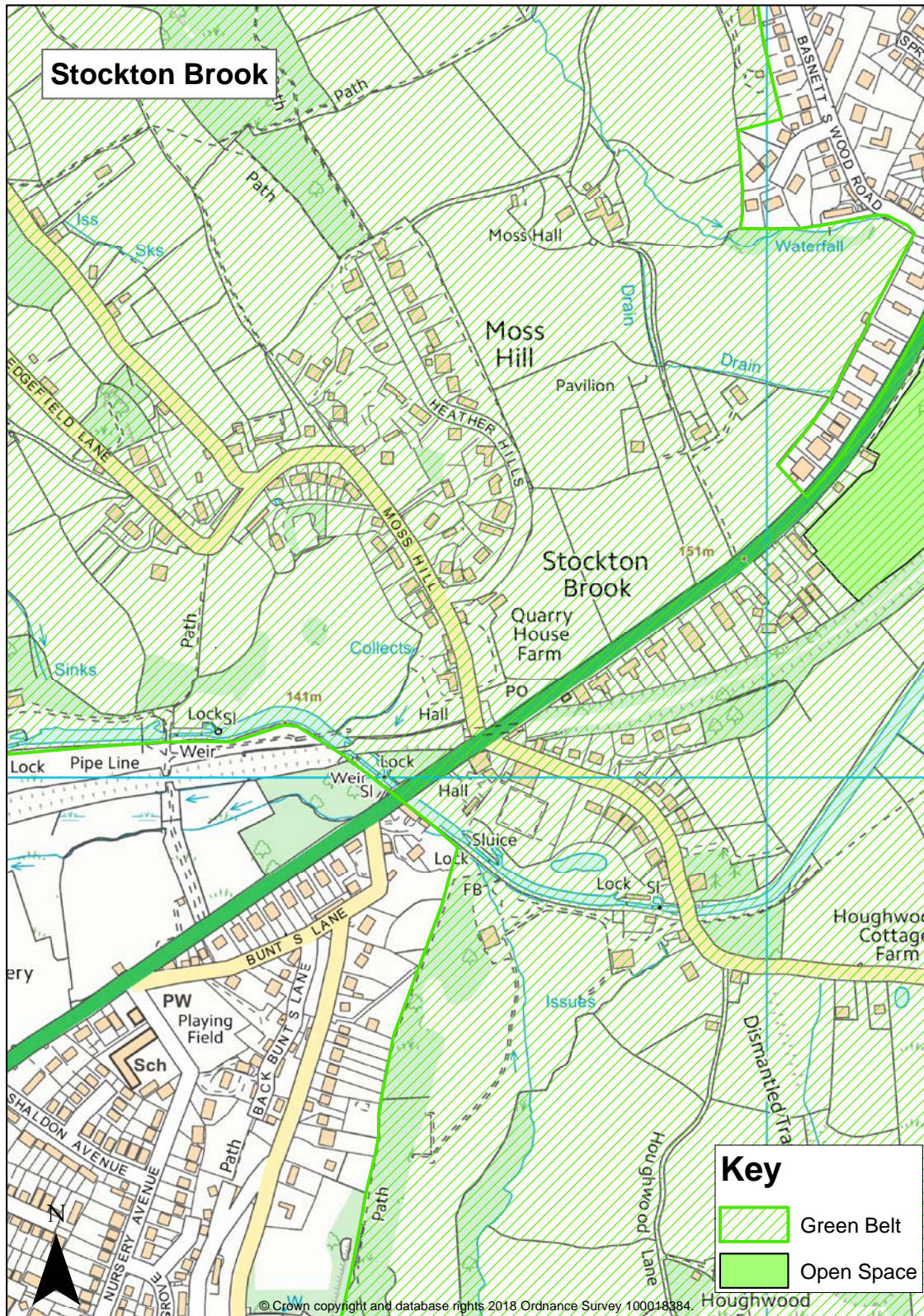


Map A5.23

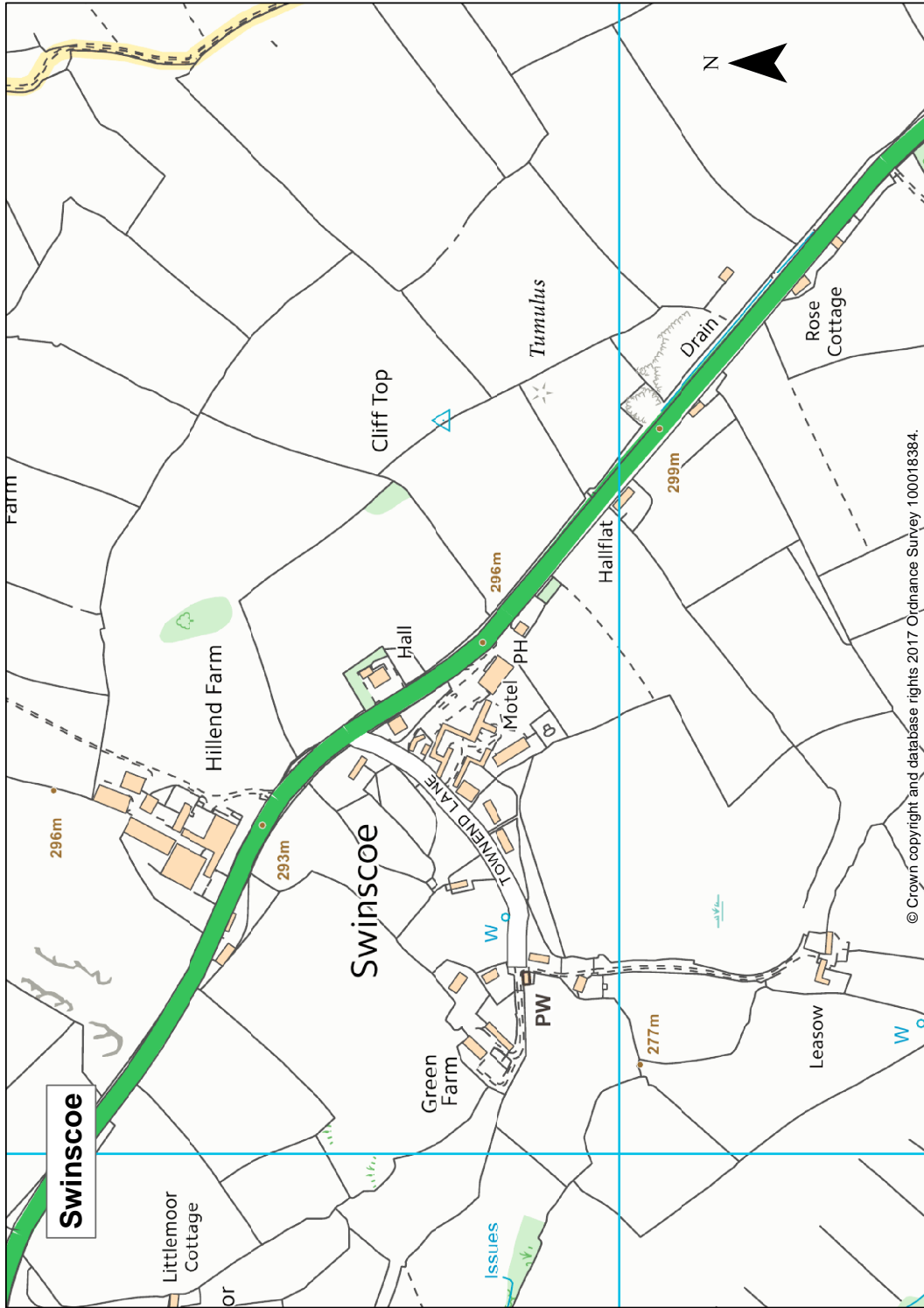
Rushton Spencer



Map A5.24 Stanley



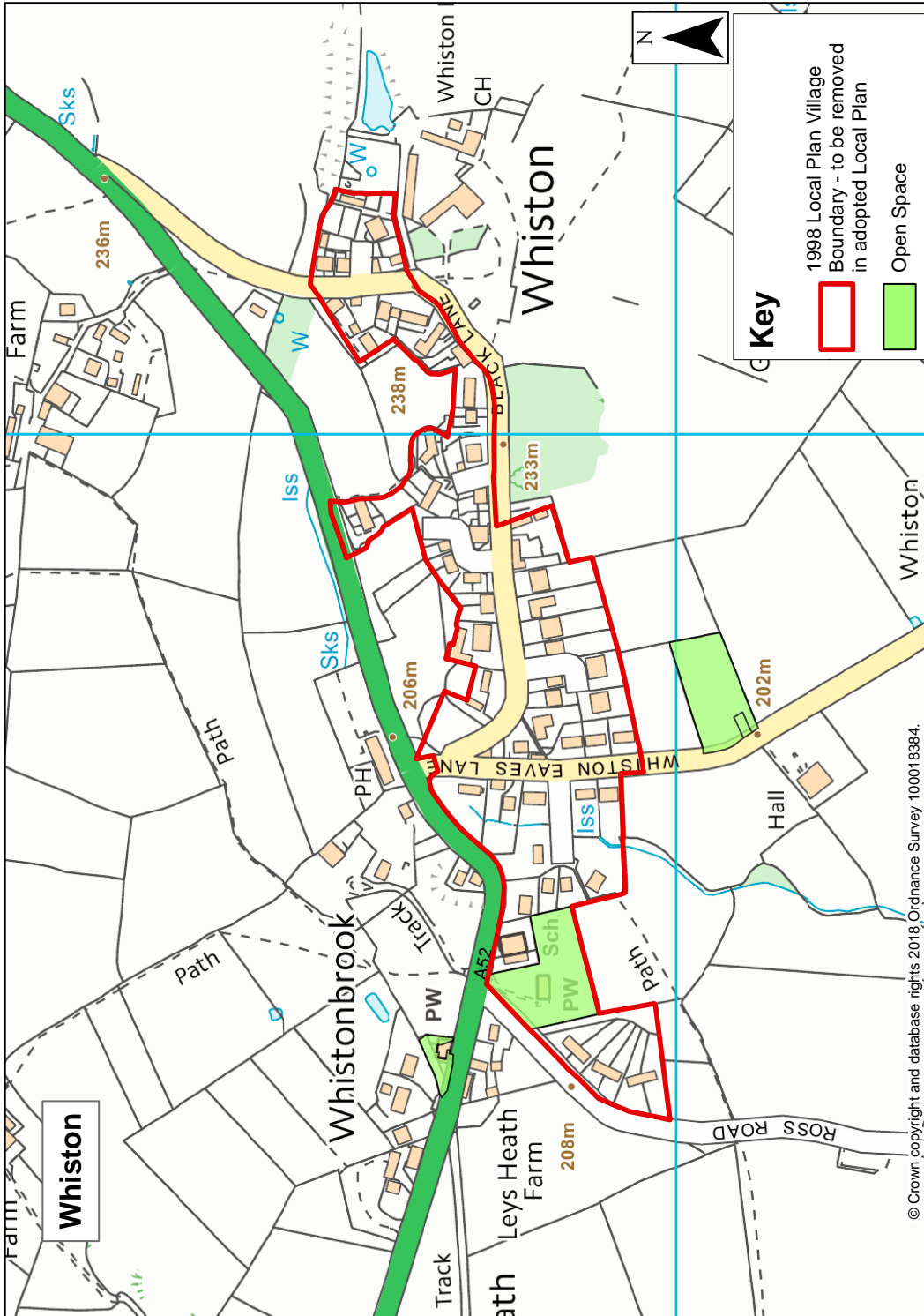
Map A5.25 Stockton Brook  
Page 295



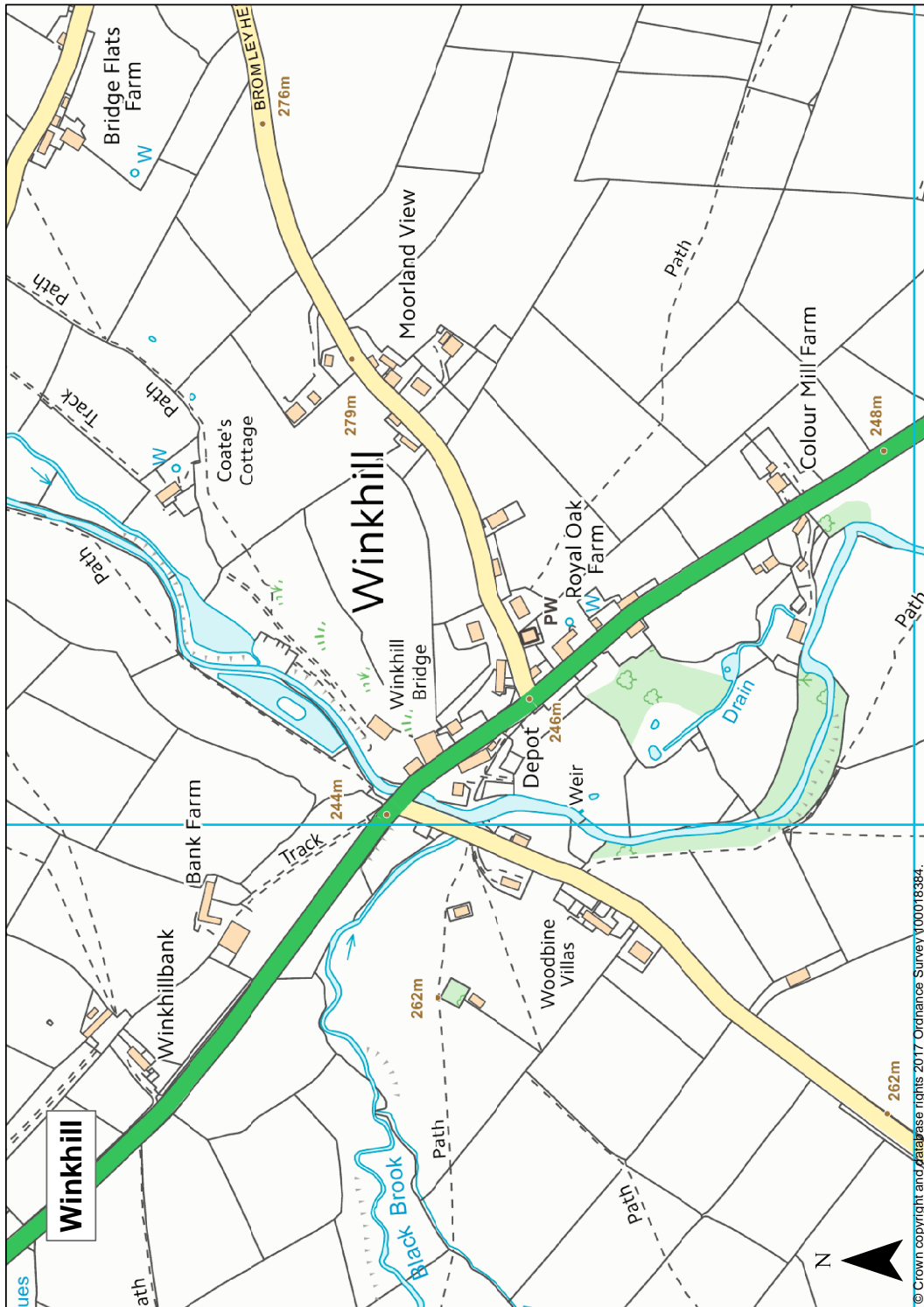
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Map A5.26 Swinscoe





Map A5.27 Whiston



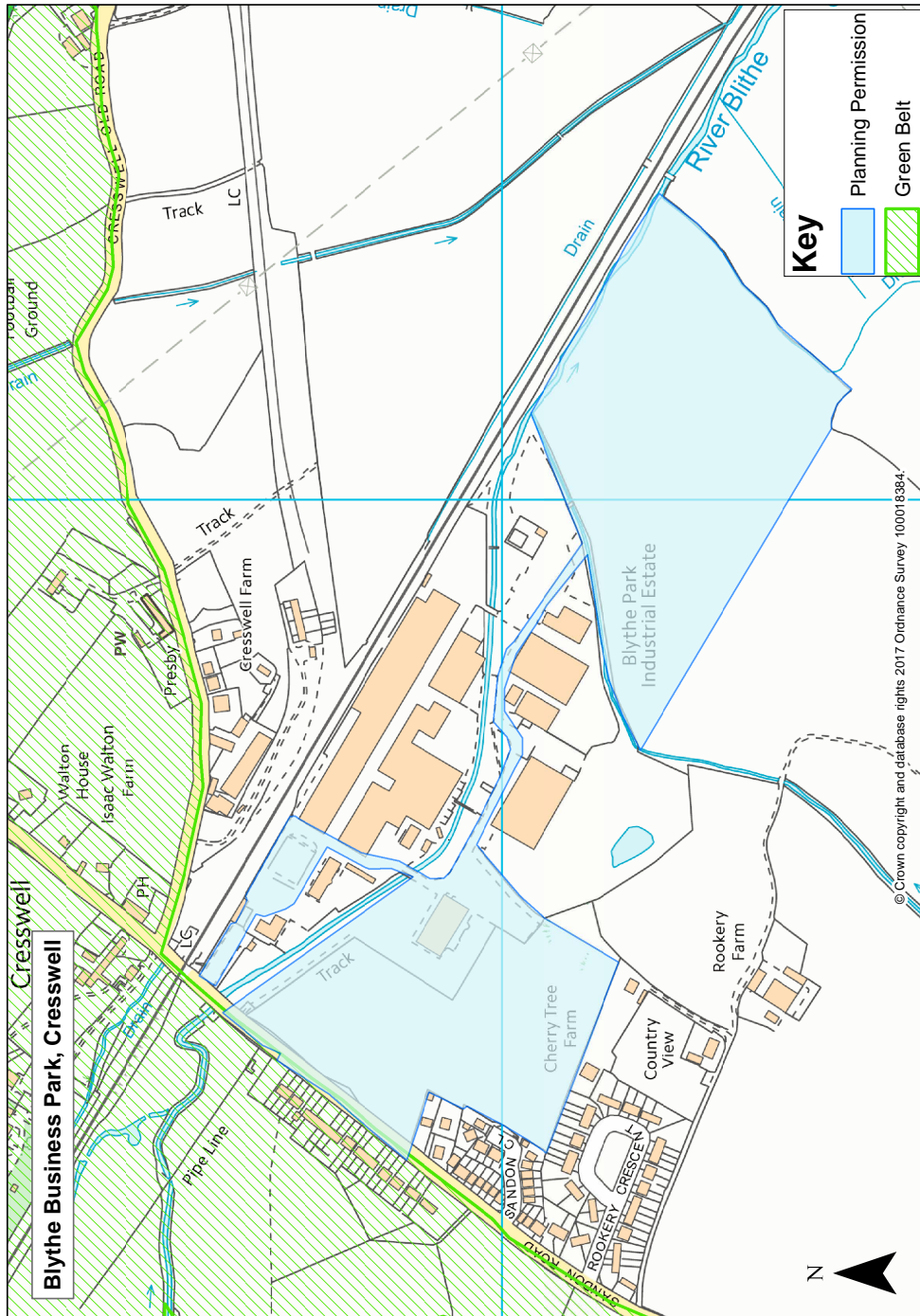
Map A5.28 Winkhill

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## Appendix 6 - Other Rural Areas



Appendix 6 - Other Rural Areas



Map A6.1 Blythe Business Park, Cresswell

## Appendix 7 - Housing Trajectory



Appendix 7 - Housing Trajectory

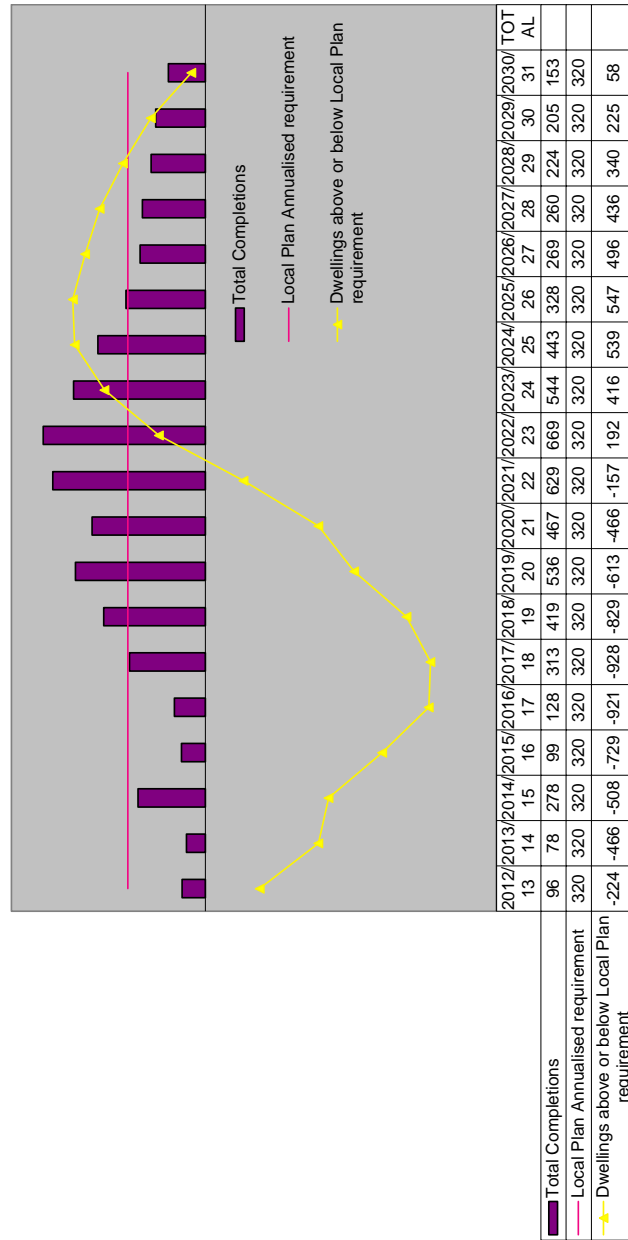


Figure A7.1 Staffordshire Moorlands Housing Trajectory

## Appendix 8 - Parking Guidance



## Appendix 8 - Parking Guidance

### Staffordshire Moorlands District Council Parking Guidance

1 The Government issued a ministerial statement in 2015 that stated arbitrary parking standards that restrict off-street parking (such as maximum standards), should not be applied when assessing planning proposals, without compelling justification. However Councils can continue to issue guidance to assist in decision-making. Therefore the Council has, after consultation with SCC Highways, adopted the following guidance to accompany this Local Plan which suggests 'minimum' provision of spaces, depending on use class. These will be applied to development proposals, in addition to consultation with SCC Highways officer, on a case by case basis. Note in the case of garage parking, minimum internal dimensions of the garage must be 3m x 6m:

Use Class	Parking Guidance
<b>Class A1 - Shops</b>	<ul style="list-style-type: none"> <li>i. In town centres where public car parking is normally available and is sufficient to meet current and expected demand from the proposed development, there will be no requirement for additional provision subject to no loss of existing facilities. On edge of centres or elsewhere, 1 space per 20 m<sup>2</sup> gross floor area up to 1000m<sup>2</sup> and 1 space per 14m<sup>2</sup> thereafter.</li> <li>ii. Food Retail Units - 1 space per 14m<sup>2</sup> of gross floor area.</li> <li>iii. Retail Warehousing - 1 space per 20m<sup>2</sup> of gross floor area, plus 1 per 100m<sup>2</sup> for staff parking. Where retail warehouses include garden centres / DIY, a higher guidance of 1 space per 15m<sup>2</sup> of gross floor area will be required for customer parking.</li> </ul>
Car/ Other Vehicle Showrooms and Related Services	<ul style="list-style-type: none"> <li>i. Car Sales: The staff parking requirement will be as for Class B1 (offices). Customer parking should be provided at a rate of 1 space per 40 square metres of gross sales floor area, plus 1 space per 10 outside display places. Ancillary Workshop/Storage Areas and Parts Departments - 3 car / lorry spaces as appropriate per service bay, plus 1 space per 50 square metres for staff and other customer parking.</li> <li>ii. General Vehicle Repair and Servicing Garages - 3 car / lorry spaces as appropriate per service bay plus 1 space per 50 square metres for staff.</li> <li>iii. Car washing facilities - 5 queuing spaces.</li> <li>iv. Specialist Vehicle Repair Centres (i.e. tyres, exhausts etc) - 3 car / lorry spaces as appropriate per service bay, plus 1 space per 40 square metres for staff parking.</li> </ul> <p>Where retail sales are also present at a facility, the appropriate Class A1 guidance will normally be required. Spaces will also be required for articulated vehicles and deliveries.</p>



Use Class	Parking Guidance
<b>Class A2</b> - Financial and professional services	(i) Banks, building societies, estate agents and other agencies, betting shops - 1 car space per 30 sqm
<b>Class A3</b> - Restaurants and Cafes	In town centres where public car parking is normally available and is sufficient to meet current and expected demand from the proposed development there will be no requirement for additional provision subject to no loss of existing facilities. 1 garage or parking space will be required for each resident staff in any location. Otherwise the following guidance will apply; 1 space for 2 staff employed at peak operating times, plus 1 space per 5m <sup>2</sup> or 4 seats in dining/bar areas.
Hot Food Takeaway	2 spaces, plus 1 space per 5m <sup>2</sup> of public floor space for customers. This guidance may be relaxed or waived where public parking is readily available nearby.
Transport Cafes	1 space per 3 staff employed at peak working times, plus 1 lorry space per 3m <sup>2</sup> of public floor space.
<b>Class B1</b> – 1. Offices 2. Research and Development and Light Industry	1. 1 space per 25m <sup>2</sup> gross floor area up to 250m <sup>2</sup> , then 1 space per 30 square metres thereafter 2. 1 space per 35m <sup>2</sup> up to 235m <sup>2</sup> gross floor space; 1 space per 60m <sup>2</sup> thereafter.
<b>Class B2</b> - Industry	1 space per 25 m <sup>2</sup> gross floor space up to 250m <sup>2</sup> then 1 space per 50 m <sup>2</sup> thereafter. In cases where ancillary office space does not exceed 100m <sup>2</sup> , no additional provision is necessary, thereafter 1 space per 25m <sup>2</sup> will be required.
<b>Class B8</b> - Storage and Distribution	1 space per 80m <sup>2</sup> of gross floor area in the case of large scale storage and distribution facilities.
<b>Class C1</b> - Hotels and Hostels	1 garage or parking space per resident staff, plus 1 space per 3 non-resident staff at peak working times plus 1 space per bedroom. If other facilities such as bars, restaurants, shops, health clubs are open to non-residents the relevant guidance for those uses will also be relevant. Where a developer considers it is not necessary to achieve 100% for the other uses, this must be supported by a clear justification.

Use Class	Parking Guidance
<p><b>Class C2</b> - Residential Institutions</p> <ol style="list-style-type: none"> <li>1. Residential Care Establishments</li> <li>2. Hospitals</li> <li>3. Nursing Homes</li> <li>4. Residential Schools (Pupils up to 18 years)</li> <li>5. University, Residential Colleges and Training Centres (Students 16 years plus).</li> </ol>	<ol style="list-style-type: none"> <li>1. 1 garage or parking space per resident staff, plus 1 space per non-resident staff present at peak working times, plus 1 space per 3 bed spaces for visitors. An ambulance space should also be provided in a position which would not impede site access but located as close as possible to the main entrance of the establishment</li> <li>2. 1 garage or parking space per resident staff, plus 1 space per Doctor, Surgeon or Consultant, plus 1 space per 3 other staff, plus 1 space per 3 beds for visitors. Additional spaces may be required if an out patients or casualty department exists at the hospital</li> <li>3. 1 space per resident staff, plus 1 space per non-resident staff present at peak working times, plus 1 space per 3 bed spaces for visitors. An ambulance space should also be provided in a position which would not impede site access but located as close as possible to the main entrance of the establishment</li> <li>4. 1 garage or parking space per resident member of staff, plus 1 per 2 non-resident, plus 1 per 20 pupils for parents/visitors</li> <li>5. 1 garage or parking space per resident staff, plus 1 space per non-resident staff, plus 1 space per 4 students, plus 1 space per 100 students for visitors.</li> </ol>
<p><b>Class C3</b> Residential Dwellings</p> <ol style="list-style-type: none"> <li>1. Detached or semi-detached</li> <li>2. Forms other than Detached / Semi-Detached</li> <li>3. Sheltered Housing / Elderly Persons Housing</li> <li>4. Residential Conversions, including Flats</li> <li>5. Houses in Multiple Occupation</li> </ol>	<p>The number of car parking spaces required for each residential type is set out below. It is also important to locate spaces as near as possible to dwellings, and to avoid large and unattractive areas of open parking to screen car parking with landscape or structures as far as possible.</p> <p>(a) up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of dwelling;</p> <p>(b) 4 or more bedrooms - 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. An extension of a smaller dwelling to 4 or more bedrooms would normally be expected to meet this guidance.</p> <p>(a) up to 2 bedrooms - 1 space per dwelling plus 1 space per 4 dwellings for visitors. Spaces should be provided within curtilage of dwelling if possible, otherwise communally within curtilage of the development, and wherever possible within sight of dwelling and / or within 45 metres thereof;</p> <p>(b) 3 or more bedrooms - 2 spaces per dwelling plus 1 per 4 for visitors. Spaces should be provided within the curtilage of the dwelling if possible, otherwise communally within the curtilage of the development, and wherever possible within sight of the dwelling and/or within 45 metres thereof.</p>

Use Class	Parking Guidance
	<p>1 space per 4 dwellings, plus 2 spaces per resident staff plus 1 space per non-resident staff present at peak working times. If development comprises owner-occupied dwellings, 1 space per dwelling should be provided communally, preferably adjacent to, but no more than 45 metres from, the dwelling, to allow for resident and visitor parking.</p> <p>1 space per dwelling, plus 1 per 4 dwellings for visitors, where possible within the curtilage of the original dwelling. Where conversions provide for more than 2 bedrooms per unit, parking requirements will be based on merits of the proposed development. This guidance may be relaxed if the dwellings are provided by a Housing Association or on a shared equity basis.</p> <p>1 space per 2 bedsits or bedrooms, wherever possible within curtilage of original dwelling.</p>
<p><b>Class D1 - Non-residential Institutions</b></p> <p>1. Health Centres</p> <p>2. Dentists, Doctors or Veterinary Surgeries</p> <p>3. Creches, Nurseries and Day Centres</p> <p>4. Schools for Pupils up to 18 years</p> <p>5. Colleges for Students over 16 years</p> <p>6. Art Galleries, Museums, Libraries, Public Reading Rooms and Exhibition Halls</p> <p>7. Places of Worship</p> <p>Theatres</p>	<p>1 space per medical practitioner, plus 1 space per staff member present at peak working times, plus 3 spaces per consulting room / cubicle.</p> <p>3 spaces per consulting room/cubicle.</p> <p>1 space per 2 staff normally present at peak working times, plus 1 space per 5 child placements and / or adequate pick up/set down points within the curtilage of the facility. Where possible, emergency vehicle access should also be provided which cannot be obstructed by any of the above parking provision.</p> <p>1 space per full-time staff member, plus 1 space per 30 pupils for parents/visitors.</p> <p>1 space per full-time staff member, plus 2 spaces per 5 students plus 1 space per 4 academic/administrative staff for visitors.</p> <p>1 space per full-time staff member, plus 1 space per 30 square metres public floor area for visitors. In town centres where public parking is available, the need for visitor parking may be relaxed.</p> <p>1 space per resident member of clergy or staff, plus 1 per 2 other clergy / staff, plus 1 per 10 seats. If the facility comprises another community use, an assessment will have to be made with reference to the guidance for community centres and halls.</p> <p>(i) 1 parking space per 5 fixed seats, and adequate turning and loading facilities, incorporating space for one coach or a 16.5m lorry.</p>

Use Class	Parking Guidance
<p><b>Class D2</b> - Assembly and Leisure</p> <p>1. Cinemas, Bingo and Concert Halls</p> <p>2. Halls, Community Centres, Clubs, Dance Halls, Discotheque</p> <p>3. Sports and Leisure Centres</p> <p>4. Tennis, Golf, Bowling Facility</p> <p>Cricket, Football, Rugby</p>	<p>1 space per senior member of staff plus 1 space per 10 seats in town centres or 1 space per 4 seats for out of centre developments.</p> <p>1 per senior/resident staff, plus 1 per 3 other staff normally present at peak working times, plus 1 per 5 square metres of public floor area for customers.</p> <p>1 space per 2 members of staff present at peak work times; 1 space per 20 square meters indoor playing area for participating customers; 3 spaces per squash court; 1 space per 2 players / officials capable of using outdoor playing space at any one time; 1 space per 10 square metres of swimming pool surface area, plus 1 space per 4 seats for spectators; 3 spaces per bowling alley lane; 1 space per snooker or pool table.</p> <p>1 space per 3 square metres of indoor public floor area; 2 spaces per green/court; 1 space per lane of any driving range.</p> <p>1 space per 3 square metres of public floor area of buildings; 3 spaces for each team capable of using the facility at any one time.</p> <p>If areas within the facility are convertible to another use having a higher parking guidance requirement, the higher guidance will be applied. If bars, restaurants, shops and other ancillary facilities are provided, additional provision should be made at half the appropriate guidance for those uses.</p> <p>In town centres where public car parking is normally available there will be no requirement for additional non-operational parking provision, subject to no loss of existing parking facilities and consideration by the Council of potential additional vehicle attraction to the town centre as result of the development.</p>

Table A8.1

## Appendix 9 - Policies to be Superseded



## Appendix 9 - Policies to be Superseded

### Policies to be Superseded

1 The tables below identify directly relevant policies from the Staffordshire Moorlands Core Strategy (2014) and the Biddulph Town Centre Area Action Plan Development Plan Document (2007) which would be replaced by policies in the Local Plan.

Core Strategy Policy Number	Policy Name	Local Plan Replacement Policy Number
SS1	Development Principles	SS1
SS1a	Presumption in Favour of Sustainable Development	SS1a
SS2	Future Provision of Development	SS3
SS3	Distribution of Development	SS3
SS4	Managing the Release of Housing Land	SS4
SS5	Towns	SS4
SS5a	Leek Area Strategy	SS5
SS5b	Biddulph Area Strategy	SS6
SS5c	Cheadle Area Strategy	SS7
SS6	Rural Areas	SS4
SS6a	Larger Villages Area Strategy	SS8
SS6b	Smaller Villages Area Strategy	SS9
SS6c	Other Rural Areas Area Strategy	SS10
SS7	Churnet Valley Area Strategy	SS11
SS8	Blythe Bridge Regional Investment Site	DSR1
SD1	Sustainable Use of Resources	SD1
SD2	Renewable / Low-Carbon Energy	SD2
SD3	Carbon-saving Measures in Development	SD3
SD4	Pollution and Flood Risk	SD4, SD5
E1	New Employment Development	E1
E2	Existing Employment Areas	E3

Core Strategy Policy Number	Policy Name	Local Plan Replacement Policy Number
E3	Tourism and Cultural Development	E4
H1	New Housing Development	H1
H2	Affordable and Local Needs Housing	H3
H3	Gypsy and Traveller Sites	H4
TCR1	Development in the Town Centres	TCR1, TCR2
TCR2	Retailing Outside Town Centres	TCR3
DC1	Design Considerations	DC1
DC2	The Historic Environment	DC2
DC3	Landscape and Settlement Setting	DC3, DC4
C1	Creating Sustainable Communities	SS12, C1
C2	Sport, Recreation and Open Space	C2
C3	Green Infrastructure	C3
R1	Rural Diversification	E1
R2	Rural Housing	H1
NE1	Biodiversity and Geological Resources	NE1
T1	Development and Sustainable Transport	T1
T2	Other Sustainable Transport Measures	T2

Table 9.1

Area Action Plan Policy Number	Policy Name	Local Plan Replacement Policy Number
STRAT1	Consolidated Town Centre	TCR1
STRAT2	Outside the Primary Shopping Area	TCR2
STRAT3	Upper Floors in the Primary Shopping Area	TCR2
STRAT4	Pedestrianisation	No replacement - site specific
STRAT5	Developer Contributions	SS12
STRAT6	Environmental Best Practice	SD1

Area Action Plan Policy Number	Policy Name	Local Plan Replacement Policy Number
DS1	Wharf Road Site	No replacement - development implemented
DS2	Bypass Site	DSB1
DS3	Library Site and Adjoining Land	No replacement - site specific
DS4	Walley Street Area	DSB2
DS5	Nos 2-32 High Street	No replacement - implemented
DS6	77 Tunstall Road	No replacement - implemented
DS7	Open Land between Walley Street Area and Bypass	DC4
PR1	Footpath Improvements	T1
PR2	Bypass	DSB1
PR3	Town Centre Gateways	No replacement - site specific
T1	Traffic Management Proposals	No replacement - implemented
T2	Cycle Routes	T1, T2
T3	Cycle Facilities	T1, T2
T4	Taxi Facilities	No replacement - implemented

**Table 9.2**



## Appendix 10 - Local Green Spaces



## Appendix 10 - Local Green Spaces

### List of Local Green Spaces Proposed for Allocation in the Local Plan

Reference Number from Landscape, Local Green Space & Heritage Impact Study (2016)	Name of Site
<b>LEEK</b>	
01	Brough Park
02	Ball Haye Green Recreation Ground
04	Birch Gardens
05	Pickwood Recreation Ground
06	Westwood Road Recreation Ground
07	Westwood Park Drive Woodland
08	Edgehill Road Woodland
09	Campbell Avenue
10	Fynney Street Garden
<b>BIDDULPH</b>	
11	Gillow Heath Recreation Ground
12	Halls Road
13	Dorset Drive (west)
14	Dorset Drive (east)
16	Thames Drive Woodland
17	Leisure Centre
18	Braddocks Hay
19	Braddocks Hay Recreation Ground
20 (Section B)	Springfield Road
<b>CHEADLE</b>	

Reference Number from Landscape, Local Green Space & Heritage Impact Study (2016)	Name of Site
21	Cecilly Brook Corridor (runs along the eastern side of Cheadle from Cheadle Road Recreation Ground to the north to Eaves Lane to the south alongside Cecilly Brook)
22	Memorial Recreation Ground
23 (Section D)	Glebe Road
<b>BROWN EDGE</b>	
25	The Rocks
26 (Section C)	High Lane
<b>ENDON</b>	
27	Hillswood Drive Recreation Ground
<b>CHEDDLETON</b>	
29	Ox Pasture (west)
30	Ox Pasture (east)
31 (Section B)	Land South of Caldon Canal
32	Land adjacent to Caldon Canal
<b>WERRINGTON</b>	
34	Meigh Road Playing Fields
35	North of Cotehill Road
37	Millenium Garden
<b>IPSTONES</b>	
38	Mayfair Avenue
<b>WATERHOUSES</b>	
39	Central Square
<b>BAGNALL</b>	
40	Village Green (Pub Garden)

Reference Number from Landscape, Local Green Space & Heritage Impact Study (2016)	Name of Site
41	Village Green
<b>OAKAMoor</b>	
42	Adjacent to River Churnet
<b>ALTON</b>	
43 (Section A)	New Road
44	Town Head
<b>UPPER TEAN</b>	
45	Wentlows
46	Riverside Recreation Ground
<b>BLYTHE BRIDGE</b>	
47	Caverswall Old Road
48	Rear of Butchers Arms
50	Stallington Road
51	Blithe View
52	Elmwood Drive

Table A10.1 Local Green Spaces

## Appendix 11 - Neighbourhood Plan housing requirement methodology



## Appendix 11 - Neighbourhood Plan housing requirement methodology

**1** This document sets out the draft methodology used to calculate the housing requirement for parishes preparing a Neighbourhood Plan within the Staffordshire Moorlands. The same methodology will be used for any future neighbourhood plan areas which decide to prepare a neighbourhood plan.

**2** The housing figures included in the following tables are based on 31 March 2017 data. The overall housing requirements for the District have been agreed by the Council and the housing calculations for each area have been updated to reflect this and the latest housing monitoring information.

**3** The neighbourhood plan housing requirements have been based on the housing evidence included in the tables below. The figures are based on new allocations, plus estimated windfall, with a final judgement based on the specific factors affecting that parish such as local services and facilities, potential capacity of sites in the SHLAA and past housing completion rates to give a total figure for each parish.

### Housing Background

Area	Amount	Required provision	Completions <sup>1</sup>	Commitments <sup>2</sup>	Net residual requirement <sup>3</sup>
Leek	30%	1794	241	538	1015
Biddulph	20%	1196	205	106	885
Cheadle	25%	1495	85	244	1166
Rural	25%	1495	148	554	793
Total	100%	5980	679	1442	3859

**Table A11.1 District net housing requirement Preferred Options Local Plan**

Explanatory notes for columns.

- Completions<sup>1</sup> - The net number of new homes completed between 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2017. This includes new build dwellings and conversions to residential use.
- Commitments<sup>2</sup> - The number of new homes that have planning permission at 31 March 2017. This also includes sites and plots that are under construction. It should be noted that planning permission will lapse if work on site has not commenced. Commitments are also deducted from the overall housing requirement.
- Net residual requirement<sup>3</sup> - The remaining amount of housing that needs to be identified during the plan period after deducting completions and commitments.

### Biddulph Housing Provision

**4** New allocations and windfall allowances are taken from the Preferred Options Local Plan (July 2017). The rest of the figures have been updated to reflect the latest position regarding completions and commitments at 31 March 2017 – see Table 21.1 above.

Biddulph Housing provision	Dwellings
Total requirement (31 March 2017)	885
New allocations	730
Large site windfall allowance	20
Small site windfall allowance <sup>4</sup>	140
Total potential provision	890

Table A11.2 Biddulph Housing Provision

### Rural Housing Provision

5 New allocations and the small sites windfall allowance are taken from the Preferred Options Local Plan (July 2017). The rest of the figures have been updated to reflect the latest position regarding completions and commitments at 31 March 2017 – see Table 21.1 above.

Rural Housing Provision	Dwellings
Total requirement (31 March 2017)	793
New allocations (larger villages) <sup>5</sup>	441
Small site windfall allowance (14 years) (30 per annum) <sup>6</sup>	420
Total potential provision	861

Table A11.3 Rural Housing Provision

6 Explanatory notes for columns.

- Small site windfall allowance<sup>4</sup> - Windfall development on small sites (sites that can accommodate up to ten dwellings in the towns) arise from planning applications on non-allocated sites and are 'unexpected'. It is estimated that approximately 140 dwellings could be achieved in Biddulph over the plan period on small windfall sites.
- New Allocations (Larger Villages)<sup>5</sup> - Preferred option Local Plan housing sites (July 2017) approximately 441 dwellings.
- Small site windfall allowance<sup>6</sup> - Windfall development on small sites (sites that can accommodate up to five dwellings in the rural areas) arise from planning applications on non-allocated sites and are 'unexpected'. It is estimated that approximately 30 dwellings per annum could be achieved on small windfall sites across the rural area which equates to 420 dwellings between 2017 and 2031. This rural windfall allowance needs to be divided between the rural settlements and parishes.

**Neighbourhood Plan Area - Housing Evidence**

**7** Evidence relating to those parishes preparing Neighbourhood Plans, and intending to make provision for new housing, are set out in the following table.

Neighbourhood Area	1. Completions (net) 2012 - 2017	2. Commitments (net) @ 31 March 2017	3. New allocations - (Preferred Options Local Plan July 17)	4. Parish Population (2011 Census) / % of Rural Area (42,754)	5. Rural windfall allowance based on population (420) Town windfall (large and small sites)	6. SHLAA 2015 Potential dwellings on small sites (no of which in GE)	7. Small windfall site completions (net) 1/4/2006 - 31/3/2017	8. Facilities & Service
Biddulph Parish	205	106	730 Biddulph (Town) 0 - Biddulph Moor	19,892 1,640 / 4% (Biddulph Moor Ward)	17 (Biddulph Moor only) 160 Biddulph	100 (20) (Biddulph) 20 (5) (Biddulph Moor)	90  (of which 4 Biddulph Moor)	XXXXX (Biddulph) XXX (Biddulph Moor)
Brown Edge Parish	10	16	0 0	2,486 / 6%	25	23 (2)	19	XXX (Brown Edge)
Checkley Parish	20	135	15	4,700 / 11%	46	46 (0)	20	XXXX (Upper Tean) XXX (Checkley) XX (Lower Tean) XX (Hollington)
Draycott in the Moors Parish	0	169	0	1,029 / 2%	8	8 (8)	0	XX (Draycott)
Leekfrith Parish	0	1	0	363 / 1%	4	13 (0)	1	XX (Meerbrook) XXX (Blackshaw Moor)
Rushton Parish	1	13	0	485 / 1%	4	21 (12)	12	XXX (Rushton)

**Table A11.4 Housing Evidence**



**8** Explanatory notes for columns.

1. Completions - The number of new housing completions between 1 April 2012 and 31 March 2017 (including conversions) with any losses deducted, for example conversions of two dwellings into one, to give a net figure.
2. Commitments - The number of new homes that have outline or full planning permission in each parish. The table shows the level of commitments at 31 March 2017 which includes sites / plots that are under construction. Losses are deducted to give a net figure.
3. New allocations - These sites are identified in the Preferred Options Local Plan (July 2017).
4. Parish population 2011 - The total population for the parishes within the rural area in the Staffordshire Moorlands in 2011 was 41,114. Biddulph Moor is identified as a larger village in the adopted Core Strategy but is included within Biddulph Parish along with the town of Biddulph. Biddulph Moor shares a proportion of the rural windfall allowance and therefore the population for Biddulph Moor ward 1,640 has been added to the rural area population figure to give a total of 42,754. The population of each rural parish and the ward of Biddulph Moor is expressed as a percentage of this overall figure.
5. Windfall allowance - The rural windfall allowance (420) is divided between each parish based on 2011 percentage to provide a baseline. A windfall allowance of 160 dwellings is included in the Preferred Options Local Plan for the town of Biddulph which includes 20 dwellings for large sites and 140 dwellings for small sites.
6. Site Availability - Figures are taken from the latest published Strategic Housing Land Availability Assessment (SHLAA) (July 2015). They indicate the potential number of dwellings on small sites that could accommodate 1 to 10 dwellings in the towns and 1 and 5 dwellings in the rural areas and are classified as a 'B' which are considered to be developable. The table also indicates the number of these potential homes in the Green Belt (GB).
7. Past Trends / Small Windfall Site Completions - This is the net number of completions on small sites (1 to 10 dwellings in the towns and 1 to 5 dwellings in the rural areas) over the last 11 years in each parish.
8. Facilities and services - In order to promote sustainable development, an assessment has been made of services and facilities for each of the settlements located within each parish. The Core Strategy defines large and small villages.

XXXXX – primary and secondary school, GP/dentist, village hall, store/PO, PH

XXXX – primary school, GP/dentist, village hall, store/PO, PH

XXX – primary school, village hall/store/PO/PH

XX – no school, village hall/store/PO/PH

X – no school, no village hall/store/PO/PH

## Draft Neighbourhood Plan Housing Requirement

**9** The neighbourhood plan housing requirements have been based on the housing evidence included in the Table 4. The figures are based on new allocations (a) plus estimated windfall (b) with a final judgement based on the specific factors affecting that parish such as local services and facilities, potential capacity of sites in the SHLAA and past housing completions to give a total figure for each parish (c). **It should be noted that the required provision is on top of what already has planning permission at 31 March 2017.**

Neighbourhood Plan Area	(a) New Allocations	(b) Estimated Windfall	(a) + (b)	(c) Housing Requirement 2017 - 2031 (dwellings)	Specific Factors
Biddulph Parish	730 (Biddulph)  +  0 (Biddulph Moor)	160 (Biddulph)  +  17 (Biddulph Moor)	907	<b>905</b>	Biddulph parish includes Biddulph town and Biddulph Moor which is a large village. Both Biddulph town and Biddulph Moor are surrounded by Green Belt. The Local Plan sets out separate housing requirements for Biddulph town. The housing requirement for Biddulph Moor which falls in the rural area has been added to the Biddulph town figure. There are good facilities and services in Biddulph and a number of small sites identified in the SHLAA. Biddulph Moor has good links with Biddulph town and has had few housing completions over the last 10 years.
Brown Edge Parish	0	25	25	<b>25</b>	Brown Edge is the only village within the Parish. It is surrounded by Green Belt and the area outside the settlement within the Parish is limited. The SHLAA identifies a number of small sites not within the Green Belt which have development potential.
Checkley Parish	15	46	61	<b>60</b>	Checkley Parish includes a large village and three smaller villages. The Parish area is relatively large compared to others. Checkley Parish has a high level of commitments due to Fole Dairy which has outline permission for 60 dwellings. Outline permission has also been granted for up to 67 dwellings at Cheadle Road, Upper Tean. The SHLAA identifies a number of small sites which have development potential.
Draycott-in-the-Moors Parish	0	8	8	<b>5 - 10</b>	Draycott in the Moors Parish covers a large area however only incorporates one small village. Outline planning permission has been granted for up to 168 dwellings at Cresswell within the Parish. There have been no completions in the parish over the last 10 years.
Leekfrith Parish	0	4	4	<b>4 - 8</b>	Leekfrith Parish is rural parish, approximately half the Parish is located within the Peak District National Park and half within the Staffordshire Moorlands Local Plan area. It covers a relatively large area with a small population. There are two small villages located within the Staffordshire Moorlands area, Blackshaw Moor having the benefit of a primary school. There has only been one completion over the last 10 years.
Rushton Parish	0	4	4	<b>4 - 8</b>	Rushton Parish includes the village of Rushton Spencer (although a small part of the village is located in Heaton Parish) and stretches west of the A523. Rushton Spencer has a limited number of services but has the benefit of a primary school and more than one public house. There have been a number of new houses completed over the last 11 years and planning approval for 13 new dwellings in the parish.

**Table A11.5 Neighbourhood Plan Housing Requirement**

## Appendix 12 - Glossary



## Appendix 12 - Glossary

### Glossary

- **Affordable Housing** – defined in NPPF as including ‘social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.’
- **Aged or veteran tree** - A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.
- **Amenity** - the pleasant or normally satisfactory aspects of a location which contribute to its overall character and enjoyment. It includes all forms of amenity (e.g. visual, noise or smell).
- **Ancient woodland** - An area that has been wooded continuously since at least 1600 AD.
- **Annual Monitoring Report (AMR)** – annual report monitoring the implementation of the Local Development Scheme and the extent to which policies in the Local Development Plan Documents are being achieved.
- **Appropriate Assessment** - an assessment of plans that could affect the most seriously threatened habitats and species across Europe (Special Protection Areas or Special Areas of Conservation) as required by Article 6(3) of the European Habitats Directive with the aim of protecting these from harm.
- **Archaeological interest** - There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Area Action Plan (AAP)** – introduced in the 2004 Planning & Compulsory Purchase Act and designed to facilitate the regeneration of a small defined area. An AAP includes planning policies against which all proposals within it will be assessed, and a vision or strategy with which to coordinate the work of other partner organizations.
- **Biodiversity Action Plan (BAP)** – a document that details action to be undertaken to conserve any number of species or habitats in a given area. In response to European legislation there is a UK-wide BAP. Consequently Staffordshire County Council has produced a Biodiversity Action Plan for Staffordshire, sometimes called the ‘Local’ BAP.
- **Community Infrastructure Levy** - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
- **Commuted Sum** – a financial obligation upon a developer to address some shortfall that the development would create, where the scheme would otherwise still be acceptable. For example this might arise where some physical element should be accommodated on-site, but for some reason cannot, e.g. highway improvements, affordable housing provision, play space; or in other circumstances e.g. contributions to the local educational authority for additional schooling capacity.

- **Community Facilities** – facilities which are open to and provided for the health, welfare, social, educational, leisure and cultural needs of the community. Examples include village/community halls, local shops, post offices, schools, colleges, nurseries, places of worship, health services, libraries, public houses, theatres, arts centres and sports and physical activity facilities.
- **Conservation Area** – designation created under the Planning (Listed Buildings and Conservation Areas) Act 1990, to establish an area of special architectural or historic interest, the character and appearance of which, as a whole, should be protected. Local Planning Authorities have a duty to designate such areas where appropriate.
- **Corporate Plan** – sets out how the authority intends to improve services. It does this by outlining a vision, and cascading aims and objectives; followed by proposed 'actions' to achieve targets (with an elaboration as to how this will be measured).
- **Cultural Facilities** – Any building or structure used for programs or activities involving the arts. Includes theatres, museums, art galleries as well as tourism related facilities such as heritage and interpretive centres.
- **Derelict Land** – land so damaged by industrial or other development that it is incapable of beneficial use without treatment. This includes disused spoil heaps, worked out mineral excavations, abandoned industrial installations and land damaged by mining subsidence. It excludes land derelict from natural causes, land still in use and land with a planning permission containing conditions requiring after-treatment.
- **Developer Contributions** – contributions required as a condition of issuing planning consent, where the scheme would otherwise not be acceptable on planning grounds. These are usually required to fund compensatory works off-site, where necessary improvements can not be made on-site.
- **Development Plan Document (DPD)** – statutory planning documents first defined under 2004 Planning and Compulsory Purchase Act (including Generic Development Control Policies, Site Specific Allocations, Area Action Plans etc) which collectively made up a Local Development Framework along with other local development documents (LDDs). DPDs (unlike other LDDs) require independent examination. LDFs were broadly equivalent to a Local Plan in content however the 2012 Local Plan Regulations removed the requirements to produce LDFs, instead referring to the requirement to produce a 'Local Plan' containing DPDs and LDDs.
- **Dwelling** – a house, flat, bungalow or other permanent structure used (legitimately) as a residence as defined by Class C3 of the Town and Country Planning (Use Classes) Order.
- **Dwelling or Housing Density (dph)**– net density is an expression of the intensity of use, and relates to the number of dwellings per hectare on a site (including roads, pavements, incidental open space and other such features usual in a housing development, but excluding strategic landscaping or highways outside the site).
- **Ecological networks** - These link sites of biodiversity importance.

- **Economic development** - Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
- **Edge of centre** - For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
- **Employment Land** – In the context of the Local Plan this includes authorised employment sites currently in use; disused/vacant sites where authorised employment use has not been abandoned; and employment allocations (Policy E2) whether or not they contain development.
- **Environmental Impact Assessment** - A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
- **European Sites** – an umbrella term for two Europe-level nature conservation designations for threatened species applying to areas in the UK : Special Areas of Conservation and Special Protection Areas (for both, see below). These stem from European legislation (the 1992 “Habitats Directive”). It is possible that some national- or local-level designations, such as SSSIs can at the same time be designated SPAs or SACs.
- **Evening Economy** – activity in town centres after normal opening hours, centred on leisure, culture and tourism and generally supported by the NPPF.
- **Extra Care/Flexi Care** - accommodation (owned, leasehold or tenanted) with care and support available ‘round the clock’ and some provision of communal facilities. The majority of people who live within such a housing scheme will be over the age of 55, but it may also include some younger people with learning disabilities. It relates to the complete package of accommodation, care and support from a range of providers, including the NHS.
- **Flood Risk Assessment** - site-specific flood risk assessment is carried out by (or on behalf of) a developer to assess the flood risk to and from a development site. Where necessary the assessment should accompany a planning application submitted to the local planning authority. The assessment should demonstrate how flood risk will be managed now and over the development’s lifetime, taking climate change into account, and with regard to the vulnerability of its user. See also 'Strategic Flood Risk Assessment' below.
- **General Permitted Developer Order (GPDO)** - a form of subordinate legislation stemming from the Planning Acts, setting out certain classes of development which are deemed 'permitted', therefore not requiring planning consent. See also 'Use Classes Order' below, which is generally linked to the GPDO.

- **Greenfield** – a previously undeveloped area of land. Such land is normally, but not exclusively, outside the built up area of an existing settlement in agricultural use. This category can also include land which was once in use ('brownfield' or 'previously developed') but through the process of time has 'reverted' to a natural state (e.g. former-quarry areas) and land within built-up areas which have never been previously developed. It also includes garden land.
- **Green Belt** – an area of principally open countryside surrounding existing built-up areas, the purpose of which is to check the unrestricted sprawl of the built-up area and to safeguard the surrounding countryside against further encroachment.
- **Green Infrastructure** - The network of green spaces and natural elements that intersperse and connect the towns and villages. It is the open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage and open countryside.
- **Gross/Net Floorspace (Retail)**– Gross floorspace is the total floor area of a building including storage and offices, whilst net floorspace is the area actually used for retail sales.
- **Heritage Asset** - a building, monument, site, place or area of landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Includes designated heritage assets and assets identified by the Council (including any local listing).
- **Historic environment** - All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
- **Household** – 'one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – that is, sharing either a living room or sitting room or at least one meal a day' – as defined in the Census.
- **Household Size** – the average number of people in an area to be found in private households within an area derived by dividing the total population by the total dwelling stock within the area.
- **Housing Land** – in the context of the Local Plan housing land is land that is identified for dwellings and includes both market and affordable housing irrespective of tenure and ownership.
- **Housing Trajectory** – a projection of future housing provision and requirements. The Housing Trajectory tracks the provision of housing supply over the lifespan of the Local Plan (2016-2031). The purpose of the Housing Trajectory is to highlight the robustness and soundness of the overall housing strategy in the Local Plan and how it is likely to perform in relation to the housing requirements.
- **ICT & E-technology** – the use of information and communications technology to provide access to services and businesses, particularly from remote locations.

- **Infrastructure** – generally refers to highway capacity, presence of utilities, etc at accommodating further growth in a given location. In its widest sense it can also refer to services or facilities in a settlement for the same reason.
- **Interests of Acknowledged Importance** – a generic term encompassing any sites or designations which under national planning policy, or national/international legal obligations, would normally be protected from development e.g. nature conservation sites, TPOs, listed buildings/conservation areas etc.
- **Landscape Character Assessment** - assesses the whole of the Staffordshire landscape and sub-divides the landscape into areas of similar character, called Landscape Character Types. Subdivisions are also employed dividing up individual character types into those of varying degrees of risk/sensitivity to change.
- **Landscape-scale Conservation Management** - measures, such as buffering and expanding habitats, which can help make biodiversity more robust in the face of climate change by reducing habitat fragmentation and inappropriate adjacent land management.
- **Leisure** - comprises of formal and informal sport and recreational activities, both outdoor and indoor. It also includes passive as well as active pursuits including entertainment venues such as cinemas and town centre uses such as restaurants and nightclubs.
- **Listed Building** – a building included in a list compiled by the Secretary of State for Culture, Media and Sport as being of special architectural or historic interest as defined in Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings are classified in grades to show their relative importance (Grade I, II\* and II). The effect of listing on a building, in planning terms, is to safeguard it from demolition or insensitive alteration.
- **Live-work Units** - units of living accommodation which are specifically designed to accommodate work facilities for those residing therein. They may arise from conversion or from new-build, and can occur in both urban and rural areas. As residential use is justified by an element of employment use; planning conditions are normally attached that specify maximum/minimum percentages of residential/employment floorspace.
- **Local Development Document (LDD)** – the collective term for Development Plan Documents, Supplementary Planning Documents and Statement of Community Involvement. (See also 'DPD' above).
- **Local Enterprise Partnership** - A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
- **Local Needs Housing** – housing whose occupation is restricted by a condition or legal obligation to persons (and their dependents) currently resident or working in the local area.
- **Local Plan** - a generic term for a plan for the future development of the local area which comprises of development plan documents adopted under the Planning and Compulsory Purchase Act 2004. LDFs were broadly equivalent to a Local Plan in content however the 2012 Local Plan Regulations removed the requirements to produce LDFs, instead referring to the requirement to produce a 'Local Plan' containing DPDs and LDDs.



- **Local Transport Plan** – these are drawn up by [County] transport authorities under the Transport 2000 Act. These are similar to Local Plans in that they are adopted statements of intent, with aims, objectives and targets but in relation to transport improvements. They set out priority projects for any funds allocated by central Government. For this reason they should be considered in conjunction with not only planning decisions but also preparation of LDDs.
- **Low/Zero-Carbon Development** – development which incorporates energy efficiency features e.g. sustainable building materials, greater insulation, on-site energy generation; such that over the lifetime of the development, traditional energy usage requirements are reduced/removed.
- **Main town centre uses** - Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- **Mineral Safeguarding Area** -An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
- **Mixed Use Development** – developments comprising more than one type of use e.g. housing plus commercial, housing plus retail. ‘Live-work’ units are an example.
- **MUAs (Major Urban Areas)** – these are the larger-scale settlements in the West Midlands (including Birmingham and Stoke-on-Trent/Newcastle-under-Lyme) which were defined as MUAs in the (since-revoked) West Midlands Regional Spatial Strategy, where recent growth has been concentrated. There were none in the Staffordshire Moorlands.
- **Neighbourhood plans** - Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Parish / Town Councils or Neighbourhood Forums can help shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. Neighbourhood Development Plans become part of the Development Plan and the policies contained within them are then used in the determination of planning applications. A Neighbourhood Plan requires successful independent examination followed by community referendum, to become adopted.
- **Net Dwellings** - total number of dwelling completions minus losses through conversion or changes of use.
- **North Staffordshire Conurbation** – Stoke on Trent and Newcastle-under-Lyme (see also ‘MUAs’).
- **NPPF** - the National Planning Policy Framework was introduced in March 2012 and sets out the government's planning policies and how these are expected to be applied. It forms part of the Government's wider ' National Planning Practice Guidance'.

- **NPPG** - National Planning Practice Guidance which provides guidance to support the policies in the NPPF. (See NPPF).
- **Older people** - People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.
- **Open Space, Sports and Recreation Facilities** - Open Space includes parks and gardens, natural and semi-natural open space (e.g. woodlands, nature reserves), amenity green space (e.g. green spaces in and around housing), allotments, cemeteries and churchyards, civic spaces and provision for children and young people (e.g. play areas, skate parks, informal kickabout areas). Sports and recreation facilities include outdoor sports facilities (e.g. playing pitches, bowling greens, tennis courts) and indoor facilities (e.g. swimming pools, sports halls).
- **Phasing** – Used to describe the action of controlling growth e.g. housing development, so as not to prematurely allow too much growth early on in the Plan process.
- **Physical Infrastructure** – electricity supply, gas supply, water supply and sewerage required to serve development.
- **Playing field** - The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.
- **Pollution** - Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
- **Previously Developed Land (PDL)** – as defined in the NPPF this comprises of land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The definition excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.
- **Primary shopping area** - Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
- **Primary and secondary frontages** - Primary frontages are likely 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.

- **Priority habitats and species** - Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
- **Ramsar sites** - Wetlands of international importance, designated under the 1971 Ramsar Convention.
- **Regeneration Sites** - The rejuvenation of a run-down or underused area, bringing important wider social and economic benefits.
- **Regional Spatial Strategy (RSS)/ Regional Plan** – These set out the region’s policies in relation to the development and use of land, and formed part of constituent authorities’ Development Plans. The RSS for the West Midlands was produced by the West Midlands Regional Assembly. The West Midlands RSS was formally revoked under the Localism Act in May 2013 and is now longer part of the Development Plan.
- **Renewable and low carbon energy** - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
- **Rural Diversification** - in its simplest terms rural diversification means the establishment of new enterprises in rural locations. This can mean existing businesses entering into new areas of activity or the creation of entirely new enterprises. These enterprises may be an extension of the existing farm business but equally the new activity can be unrelated to agriculture but should be relevant to the rural area and support the rural economy.
- **Rural exception sites** - Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.
- **Saved Policies or Plans** – existing adopted development plans saved for 3 years from the date of commencement of the Planning and Compulsory Purchase Act in September 2004. At the end of this 3 year period any Policies which an authority intended to continue using had to be submitted to, and approved for this purpose, by a planning inspector representing the Secretary of State.
- **Self-build and custom-build housing** - The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on District Planning Authorities to maintain and keep up to date a register of those wishing to acquire a serviced plot of land for self-build or custom-build projects and have regard to the register when carrying out their planning functions. The terms 'self-build' and 'custom-build' have similar meaning, the latter being where the customer instructs a housebuilder to complete a bespoke dwelling to the customer's requirements.

- **Sequential Test** – a test conducted by a developer to demonstrate that they have previously assessed all available and viable sites in more preferable locations, where a less preferable location is proposed. This approach is particularly pertinent regarding proposals for town centres uses as per advice in the NPPF, where a more central location is generally deemed more preferable. The term is also used in relation to flood risk assessments where sites within areas at lower flood risk are generally deemed more preferable to those in higher risk areas.
- **Setting of a heritage asset** - The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- **Schindler Properties** - a non-traditional construction of dwellings using pre-reinforced concrete. In the early 1980s it was discovered that a long-term process known as 'carbonisation' could over time reduce the structural life of certain types of pre-reinforced concrete homes.
- **Site Allocations DPD** – this was intended to be a DPD containing all future allocations of land for housing, employment, retail etc, to accompany the adopted Core Strategy. However it is now defunct as this Local Plan combines both adopted written Policies, and site allocations.
- **Sites of Special Scientific Interest (SSSI)** – sites of national importance designated by English Nature and given statutory protection as areas of special interest by reason of flora, fauna, geological or physiological features. There are 22 SSSI sites within the District.
- **Social Infrastructure** – education, healthcare, community/social facilities, leisure facilities and emergency services required to serve development.
- **Special Areas of Conservation** - Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
- **Special Protection Areas** - Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
- **Starter homes** - the Housing and Planning Act 2016 introduced a general duty upon Planning Authorities to promote the supply of starter homes in their areas. These are defined as new dwellings available for purchase by qualifying "first-time buyers" only, at an (at least) 20% discount of market value (and in any case, below £250,000).
- **Statement of Community Involvement (SCI)** – sets out the standards which authorities will achieve with regard to involving local communities in the preparation of Local Development Documents and development control decisions. It is not a Development Plan Document and is not subject to independent examination but local authorities have a statutory duty to produce one and comply with it when producing planning policy documents.

- **Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA)** – SEA is a systematic assessment of the effects of certain plans and programmes on the environment as required by the European ‘SEA Directive’ (2001/42/EC). Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a Local Plan during its preparation. Incorporating the requirements of the SEA Directive, the SA appraises the social, environmental and economic effects of policies and proposals of a plan ensuring that they accord with the objectives of sustainable development.
- **Strategic Flood Risk Assessment (SFRA)**– a higher level assessment than traditional FRA (see above). It has two levels:
  - Level1 - This is a strategic flood risk study (undertaken by a Local Planning Authority), to provide baseline information to support the LDF process, on flood risk across their District. This study is sufficiently detailed to allow application of the Sequential Test for plans and allocations, and to identify whether the application of the Exception Test is likely to be necessary.
  - Level2 - This is a follow-on strategic flood risk study to facilitate the application of the Exception Test. This will be required if inappropriate development is required within a Flood Zone. This will allow the sequential approach to site allocation to be adopted within a flood zone.
- **Strategic Housing Land Availability Assessment (or SHLAA)** – a periodic study of potential future housing sites (both market and affordable) across the District, required under the NPPF to be prepared by the District to demonstrate that it can provide adequate future housing supply to meet assessed requirements. It is continually updated on a ‘rolling’ basis. **SHELAAAs (Strategic Housing and Economic Land Availability Assessments)** are similar to SHLAAs but include consideration of potential commercial sites at the same time, and the suitability/availability of all sites for both housing and commercial uses).
- **Strategic Housing Market Assessment (or SHMA)** - provides a detailed sub-regional market analysis of housing demand and housing need, identifying the key drivers in the housing market area. In addition it provides a robust evidence base for current and future requirements in terms of market and affordable housing to inform local policies and strategies.
- **Structure Plan**– a strategic planning document produced by the County Council to guide development across the County. The Staffordshire Structure Plan was formally revoked at the same time as the RSS was revoked.
- **Supplementary Planning Document (SPD)** – provides supplementary information in respect of the policies in the Development Plan Documents. Therefore any SPD must ‘link’ to at least one Policy in a DPD. SPDs are different to DPDs inasmuch as whilst their content must be the subject of public consultation, they do not require approval by the Secretary of State.

- **Sustainability Appraisal (SA)**– Tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, environmental and economic factors), and are required to be undertaken for all Local Development Documents. See also 'SEA' above.
- **Sustainable Community Strategy** – A document which contains a number of crosscutting 'ambitions' for the District, stemming from community consultation. The Strategy's ambitions must be adhered to by all departments in the Authority when producing their plans, etc.
- **Sustainable Development, Sustainability** – generally defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It means recognising that our economy, the environment and social well-being are interdependent. It requires that we have strong local economies to create the wealth we need to provide for our social infrastructure but in ways that protect and improve the environment. In planning terms this means considering the effects of development in terms of any resource depletions, vehicular/pollution emissions etc, as to whether this can be sustained. Since development location is a factor in car/vehicle use (and vehicle emissions contribute to climate change) sometimes remote locations can be considered 'unsustainable', especially when there are no public transport options available.
- **Sustainable Tourism** – tourism development which attempts to make a low impact on the environment and local culture, while helping to support local communities, generate income and employment, and conserve local ecosystems. It is responsible tourism that is both ecologically and locally sensitive.
- **Sustainable transport modes** - Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.
- **Town centre** - Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
- **Transport assessment** - A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
- **Transport statement** - A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
- **Travel Plans or Green Travel Plans** – A travel plan is a package of practical measures to reduce the cost and environmental impact of travel (particularly climate change) to a premises by offering realistic and cost-effective alternatives to cars – for example car

sharing, walking, cycling and use of public transport . They are implemented by business premises e.g. offices or factories, usually (but not necessarily) as a requirement of the planning process - for example where such a development might otherwise be refused.

- **Urban Area** – the continuously built up area of a town or village. The urban areas of the towns and larger villages are defined with development boundaries in the Local Plan.
- **Use Class Order (UCO)**– Classification of land use as defined by the Town and Country Planning (Use Classes) Order 1987 and amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. See also 'General Permitted Development Order' above.
- **Windfall** – a development which counts against an LDF/Local Plan requirement such as housing/employment/retail, which is 'unexpected' because it arises from a planning application on a non-allocated site.

