

Proposed main modifications implementation & monitoring

| 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 | SMDG 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 | SMDG Developers Partner organisations |
| 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 | SMDG 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 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 | SMDG Developers Parish/Town Councils |
| Policy SS4 Strategic Housing and Employment Land Supply | Guides the distribution of development to the most appropriate location | Allocation of sites in the Local Plan Determination of planning applications | SMDG Developers Parish/Town Councils |

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| | <p>To meet the housing needs of the District as far as possible within the limits of local landscape, infrastructure and environmental constraints</p> <p>To provide a range of market and affordable housing</p> <p>To deliver a sufficient supply of employment land to support the local economy</p> <p>To support the preparation of Neighbourhood Plans</p> | <p>Working with Parish/Town Councils</p> <p>S106 and conditions</p> | |
| 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>SMDG</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>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>SMDG</p> <p>Developers</p> <p>Partner organisations</p> |

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| | Support the delivery of complementary regeneration and infrastructure projects | | |
| 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>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>SMDG</p> <p>Developers</p> <p>Partner organisations</p> |
| Policy SS8 Larger Villages Area Strategy | <p>Enable the sustainable development of the larger villages and maintain their role as rural service centres</p> <p>Protect the larger villages heritage and special character</p> | <p>Allocation of sites in the Local Plan</p> <p>Determination of planning applications</p> <p>S106 and conditions</p> | <p>SMDG</p> <p>Developers</p> <p>Partner organisations</p> |
| Policy SS9 Smaller Villages Area Strategy | <p>Enable the sustainable development of the smaller villages</p> <p>Protect the smaller villages heritage and special character</p> | <p>Determination of planning applications</p> <p>S106 and conditions</p> | <p>SMDG</p> <p>Developers</p> |
| Policy SS10 Other Rural Areas Strategy | Maintain the openness of the countryside and Green Belt | <p>Determination of planning applications</p> <p>S106 and conditions</p> | <p>SMDG</p> <p>Developers</p> |

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| 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 | SMDG Developers |
| Policy — SS12 Planning Obligations and Community Infrastructure Levy | Provision of infrastructure or funding by developers to support individual sites and the cumulative impacts of development | Determination of planning applications S106 and conditions Community Infrastructure Levy (subject to further consideration) | SMDG Developers |
| Policy — SD4 Sustainable Use of Resources | 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 | SMDG Developers |
| Policy — SD2 Renewable/Low Carbon Energy | Increased energy from renewable resources Protect landscape character | Determination of planning applications S106 and conditions | SMDG Developers |
| Policy — SD3 Sustainability Measures in Development | To reduce the impact of development on the environment through sustainable design and construction | Determination of planning applications S106 and conditions | SMDG Developers |

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| | Efficient use of resources | | |
| Policy SD4 Pollution and Water Quality | 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 | SMDG Developers |
| Policy SD5 Flood Risk | Mitigate the impact of flood risk Development located outside areas of flood risk as far as possible | Determination of planning applications S106 and conditions | SMDG Developers Environment Agency |
| Policy E1 New Employment Development | New employment development in sustainable locations | Determination of planning applications | SMDG Developers |
| Policy E2 Employment Allocations | Deliver additional land for employment development Mitigation of impact of development | Determination of planning applications S106 and conditions | SMDG 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 | SMDG Developers Partners |

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| Policy E4 Tourism and Cultural Development | <p>New tourist development in sustainable locations</p> <p>Increased visitor numbers and spend</p> <p>Protection of landscape</p> | <p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Implementation of Churnet Valley Masterplan</p> <p>Implementation of the Green Infrastructure Strategy</p> | <p>SMDG</p> <p>Developers</p> <p>Partners</p> |
| Policy H1 New Housing Development | <p>Sufficient supply of land to meet housing needs</p> <p>New housing in sustainable locations</p> <p>Provide a range of market and affordable housing</p> <p>Provide a range of house types including self build</p> | <p>Allocation of sites in the Local Plan</p> <p>Determination of planning applications</p> <p>S106 and conditions</p> | <p>SMDG</p> <p>Developers</p> |
| 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>SMDG</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>SMDG</p> <p>Developers</p> <p>Registered Social Landlords</p> |

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| 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>SMDG</p> <p>Developers</p> <p>Other Local Authorities/agencies</p> |
| Policy TCR1 Development in the Town Centres | <p>Protect and enhance vitality and viability of town centres</p> <p>Accessible retail and town centre development that accords with local design guidance</p> <p>Protect the character of town centres</p> | <p>Designation of land in the Local Plan</p> <p>Determination of planning applications</p> <p>S106 agreements and conditions</p> | <p>SMDG</p> <p>Developers</p> |
| Policy TCR2 Primary Shopping Frontages | <p>Retention of A1 frontages within areas designated in the town centres</p> <p>Other town centre uses outside defined Primary Shopping Frontages which</p> | <p>Designation of land in the Local Plan</p> <p>Determination of planning applications</p> | <p>SMDG</p> <p>Developers</p> |
| Policy TCR3 Retailing and other Town | <p>Protect and enhance vitality and viability of town centres</p> | <p>Determination of planning applications</p> <p>S106 and conditions</p> | <p>SMDG</p> <p>Developers</p> |

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| Centre uses outside Town Centres | | Sequential Assessment of development | |
| Policy DC1 Design Considerations | <p>Enhances and protects the special and the character and distinctiveness of local areas</p> <p>Increased use of sustainable design and construction methods</p> <p>Provides inclusive design</p> <p>Developments accessible and integrated with a range of transport methods</p> | <p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Implementation of the Green Infrastructure Strategy</p> | SMDC Developers |
| Policy DC2 The Historic Environment | Enhances and protects heritage assets and the historic character of the area | <p>Determination of planning applications</p> <p>S106 and conditions</p> | SMDC Developers |
| Policy DC3 Landscape and Settlement Setting | Enhance and protect the distinctive character of the local landscape and settlements | <p>Designation of land in Local Plan</p> <p>Determination of planning applications</p> <p>S106 and conditions</p> | SMDC Developers |
| Policy DC4 Local Green Space | Protection of Local Green Spaces | <p>Designation of land in Local Plan</p> <p>Determination of planning applications</p> <p>S106 and conditions</p> | SMDC Developers |

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| 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) | SMDG 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 Applications S106 and conditions Community Infrastructure Levy (subject to further consideration) Implementation of the Green Infrastructure Strategy Working with partners | SMDG Developers Partners |
| Policy C3 Green Infrastructure | Improve and enhance the Green Infrastructure of the District. Develop a multi functional integrated green infrastructure that has both biodiversity and recreational benefits | Designation of land in the Local Plan Determination of planning Applications S106 and conditions | SMDG Developers Partners |

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| | | <p>Community Infrastructure Levy (subject to further consideration)</p> <p>Implementation of the Green Infrastructure Strategy</p> <p>Working with partners</p> | |
| Policy NE4 Biodiversity and Geological Resources | Enhance and protect designated and non-designated sites of biodiversity importance | <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>Working with partners</p> | <p>SMDG</p> <p>Developers</p> <p>Partners</p> |
| Policy NE2 Trees, 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</p> <p>Applications</p> <p>S106 and conditions</p> | <p>SMDG</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>Determination of planning</p> <p>Applications</p> <p>S106 and conditions</p> <p>Travel Plans</p> | <p>SMDG</p> <p>Developers</p> <p>Partners</p> |

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| | <p>Measures to promote safer road conditions</p> <p>Identification of impacts of development on highways and transport and necessary mitigation measures</p> | <p>Community Infrastructure Levy (subject to further consideration)</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</p> <p>Applications</p> <p>S106 and conditions</p> <p>Travel Plans</p> | <p>SMDG</p> <p>Developers</p> <p>Partners</p> |
| Policy DSL1 Land at Horsecroft Farm Leek | <p>Secure appropriate residential and educational development of the site</p> <p>Mitigation of identified impacts</p> | <p>Designation of site in the Local Plan</p> <p>Determination of planning applications</p> <p>S106 and conditions</p> | <p>SMDG</p> <p>Developers</p> |
| Policy DSL2 Land at the Mount Leek | <p>Secure appropriate residential and educational development of the site</p> <p>Mitigation of identified impacts</p> | <p>Designation of site in the Local Plan</p> <p>Determination of planning applications</p> <p>S106 and conditions</p> | <p>SMDG</p> <p>Developers</p> |
| Policy DSL3 Land at Newton House Leek | <p>Secure appropriate residential and employment development of the site</p> | <p>Designation of site in the Local Plan</p> <p>Determination of planning applications</p> | <p>SMDG</p> <p>Developers</p> |

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| | Mitigation of identified impacts | S106 and conditions | |
| 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 | SMDG 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 | SMDG Developers |
| Policy — DSB2 Biddulph Mills | Secure — appropriate residential development of the sites Mitigation of identified impacts | Designation of site in the Local Plan Determination — of planning applications S106 and conditions | SMDG Developers |
| 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 | SMDG 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 | SMDG Developers |

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| 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 | SMDG 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 | SMDG 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 | SMDG Developers |
| 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 | SMDG 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 | SMDG 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 | SMDG Developers |

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| 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 | SMDG Developers |

Table 1.1