

Main Modifications – Approved by Council 4th June 2013

Mod. No.	Revised Submission Core Strategy (December 2011)			Proposed Main Modification to Text/Policy (deleted text has strikethrough , new text is <u>underlined</u>)	Reasons																						
	Chapter/Section	Policy/ Para. No.	Page No.																								
M1	1. Introduction and Background	1.60a (new paragraph)	18	<u>In order to ensure that the Core Strategy takes account of the longer term requirements of the District, the Council will undertake an early and comprehensive review. This will incorporate work currently underway on the Site Allocations DPD in the form of a single comprehensive Local Plan for the plan period 2016 to 2031.</u>	To include reference to an early review of the Core Strategy.																						
M2	1. Introduction and Background	Figure 2 – Timetable of Key Changes for the Core Strategy	18	<p>Amend figure 2 as follows:</p> <table border="1"> <tr> <td>Plan Preparation Commenced</td> <td>December 2006</td> </tr> <tr> <td>Issues and Options Consultation</td> <td>September 2007</td> </tr> <tr> <td>Preferred options Consultation</td> <td>September 2008</td> </tr> <tr> <td>Publication of Submission Document</td> <td>May 2009</td> </tr> <tr> <td>Addendum Consultation</td> <td>December 2009</td> </tr> <tr> <td>Revisions Consultation</td> <td>February 2011</td> </tr> <tr> <td>Publication of Revised Submission Document</td> <td>December 2011</td> </tr> <tr> <td>Document Submitted</td> <td>Anticipated Spring 2012 September 2012</td> </tr> <tr> <td>Examination/Hearing</td> <td>Anticipated Summer 2012 February 2013</td> </tr> <tr> <td>Publication of Main Modifications</td> <td>Anticipated July 2013</td> </tr> <tr> <td>Adoption</td> <td>Anticipated Winter 2012/13 Anticipated December 2013</td> </tr> </table>	Plan Preparation Commenced	December 2006	Issues and Options Consultation	September 2007	Preferred options Consultation	September 2008	Publication of Submission Document	May 2009	Addendum Consultation	December 2009	Revisions Consultation	February 2011	Publication of Revised Submission Document	December 2011	Document Submitted	Anticipated Spring 2012 September 2012	Examination/Hearing	Anticipated Summer 2012 February 2013	Publication of Main Modifications	Anticipated July 2013	Adoption	Anticipated Winter 2012/13 Anticipated December 2013	To update the timetable.
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M3	6. The Development Approach	6.10	48	<u>In the light of the evidence of the Development Capacity Study and also the RSS requirement to restrain development in those areas nearest to the North Staffordshire conurbation and to reflect the vision and aims to create more self-sufficient settlements, the proposed development approach also limits growth in Biddulph and parts of the rural areas nearest to the conurbation and increases growth in Cheadle in order to address the past under-investment in the town. In Biddulph, the development approach only limits housing growth outside the urban area to avoid excessive encroachment into the green belt and excessive migration from the neighbouring conurbation to 2016, but does not prevent local regeneration proposals and programmes being brought forward in accordance with policy UR2 of the RSS. This also accords with the approach of restricting housing development in the adopted Biddulph Town Centre Area Action Plan.</u>	To further clarify why the development approach limits growth in Biddulph.																						

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M4	7. The Spatial Strategy for Staffordshire Moorlands	7.9	51	Biddulph's role in the District as a significant service centre and market town will continue to be supported but development will be more targeted with the priority being to improve the local housing market and range of local community facilities; expand the employment offer in the town; regenerate and enhance the town centre; and improve its image and visitor attraction. Green belt and environmental constraints and the close proximity of the town to the N. Staffs conurbation together with identified capacity constraints justify the restraint of housing development in the town <u>relative to its current population</u> . Whilst there will still be a need to identify new sites for housing and employment growth, there will also be an emphasis on regeneration and enabling development to tackle disadvantage and poor housing provision, notably in the Biddulph East area. This will require a strong partnership approach with RENEW and other housing providers.	To provide clearer justification for the restraint in Biddulph.
M5	7. The Spatial Strategy for Staffordshire Moorlands	7.22	54	One of the principal means of delivering more affordable housing will be through <u>the provision of more housing generally and requiring appropriate levels of on-site provision or financial contributions from developers.</u> changes to the threshold and quotas for providing affordable housing on allocated and windfall sites reflecting the recommendations of the Strategic Housing Market Assessment and the findings of the Development Capacity Study. The Council and partner RSL's will also continue to work to maximise Homes and Communities Agency funded development across the district, but in order to create a significant increase in the future supply of affordable housing the Council will also need to directly intervene itself in providing sites and, in the longer term, funding to develop affordable homes throughout the District.	To reflect the changes to affordable housing targets in policy H2.
M6	7. The Spatial Strategy for Staffordshire Moorlands	7.46	59	Churnet Valley Tourism Corridor As well as promoting tourism opportunities in the market towns, a major tourism corridor will be promoted along the Churnet Valley, running from Rudyard Lake and Tittesworth Water through Leek, Cheddleton, Froghall and Oakmoor to Alton <u>the Churnet Valley will be promoted as an area for sustainable tourism to support rural regeneration. This is an area</u> The Churnet Valley has many natural and heritage features and qualities which give it its unique sense of place with a number of well established tourist attractions. and heritage and natural features where sensitive development can provide a strong focus for rural regeneration and a significant sub-regional asset. The aim will be to increase the economic contribution from sustainable tourism by enhancing the attraction of the Churnet Valley, such that visitors will stay longer and throughout the year. This will be achieved by: <ul style="list-style-type: none"> • <u>development of its heritage, nature based activities and outdoor recreational pursuits which are commensurate with and sympathetic to the natural living landscape, targeting the 'countryside' visitor sector;</u> • <u>through the regeneration of key identified brownfield sites to enhance their role and value in the Churnet Valley, particularly for uses which support the 'countryside' visitor sector;</u> • <u>encouraging and supporting the Alton Towers long term strategy to develop their longer stay and 'family fun' visitor market;</u> • <u>supporting and promoting opportunities for visitors to access, understand and engage with the Churnet Valley's landscape, heritage and nature conservation assets;</u> 	To clarify the aims of the strategy for the Churnet Valley.

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				<ul style="list-style-type: none"> <u>improving access to these activities and promoting more sustainable modes of travel through the Churnet Valley, namely walking, cycling, horse riding and public transport;</u> <u>supporting and encouraging existing businesses and attractions.</u> <p>The aim will be to focus opportunities for further appropriate visitor accommodation and tourist facilities along the corridor, improve and develop links between existing facilities and activities so that they are benefiting from each other, and maintain and establish links with regional tourism facilities, such as the National Cycle network and Staffordshire Way. This will require pulling together the various community, economic and tourism strategies which impact on the District to deliver change. This will also need to be supported by measures to improve access by public transport, walking and cycling into the countryside. The expansion of the Churnet Valley Railway and the continued sensitive growth of Alton Towers phased with measures to improve access will be a key element of this corridor. However, tourism development must not be at the expense of the special qualities of the Staffordshire Moorlands which draw so many people to the District in the first place. A very sensitive approach to the provision and expansion of facilities and accommodation will be required. In order to achieve this a Masterplan will be necessary <u>is being prepared which will provide detailed guidance on specific areas and activities within the Churnet Valley.</u></p>	
M7	8. Core Policies	SS1a (new policy)		<p><u>Presumption in Favour of Sustainable Development</u></p> <p><u>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 proactively 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.</u></p> <p><u>Planning applications that accord with the policies in this Core Strategy (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:</u></p> <ul style="list-style-type: none"> <u>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</u> <u>Specific policies in that Framework indicate that development should be restricted.</u> <p><u>Supporting Text:</u></p>	As required to accord with the presumption in favour of sustainable development in the NPPF.

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				<p>At the heart of the NPPF is a presumption in favour of sustainable development seen as “<i>..a golden thread running through both plan-making and decision-taking.</i>” This policy sets out how the Council will work with <u>applicants to facilitate development that improves the economic, social and environmental conditions of Staffordshire Moorlands.</u> 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.</p> <p><u>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.</u></p>																
M8	8. Core Policies	SS2 – Future Provision of Development	68	<p>Provision will be made for 5500 6000 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands (excluding the Peak District National Park) during the period 2006 to 2026. This will be phased at the average development rates to achieve the net additional dwelling completions set out below. Sufficient deliverable land will be identified to provide at least 5 years of development at all times.</p> <table border="1"> <thead> <tr> <th>Period</th> <th>Average Annual Development Rate</th> <th>Net Dwelling Completions</th> </tr> </thead> <tbody> <tr> <td>2006 – 2011</td> <td>220</td> <td>1100</td> </tr> <tr> <td>2011 – 2016</td> <td>220</td> <td>1100</td> </tr> <tr> <td>2016 – 2021</td> <td>320 <u>360</u></td> <td>1600 <u>1800</u></td> </tr> <tr> <td>2021 - 2026</td> <td>340 <u>400</u></td> <td>1700 <u>2000</u></td> </tr> </tbody> </table> <p>The Council will review the overall housing requirement and annual development rate at the beginning of each phase to ensure that future provision will continue to adequately meet identified local needs and reflect development potential.</p> <p>A minimum of 1525 affordable housing units will be provided from all sources between 2006 and 2026 as part of the overall housing provision for the District in order to meet the proven needs of those who are not able to obtain a home in the open market.</p> <p>Provision will be made for at least 24 hectares of additional employment land in Staffordshire Moorlands (excluding the Peak District National Park) during the period 2006 – 2026. Sufficient deliverable land will be identified to provide at least 6 hectares of employment land at all times.</p>	Period	Average Annual Development Rate	Net Dwelling Completions	2006 – 2011	220	1100	2011 – 2016	220	1100	2016 – 2021	320 <u>360</u>	1600 <u>1800</u>	2021 - 2026	340 <u>400</u>	1700 <u>2000</u>	<p>To reflect the increase in housing requirements to meet objectively assessed needs and changes to affordable housing targets. Also to establish a commitment to an early review of the Core Strategy will be undertaken.</p>
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				<p>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 2026 as set out in policies SS5 and SS6.</p> <p><u>The Council will undertake and complete an early and comprehensive review of the Core Strategy by 2016 to cover the period 2016 – 2031 to ensure that future provision will continue to adequately meet objectively assessed needs and reflect development potential. This will be rolled into a single Local Plan combined with the Site Allocations DPD.</u></p>	
M9	8. Core Policies	8.1.11	69	<p>The Housing Requirements Paper produced in 2010 assessed several options for establishing an appropriate level of housing requirement for the District over the plan period. It concluded that 5,500 dwellings would be an appropriate requirement for the District as it represented the best balance between meeting local demand and need for housing and recognising the development potential of the District. It was considered to be the most pragmatic option in terms of delivering the appropriate amount and type of housing for the District and enabling the District to contribute to the regeneration of North Staffordshire. It was also supported by the latest evidence and based on realistic assumptions regarding future household growth and a recovery in the housing market. This figure is also considered to still be in general conformity with the current RSS and the emerging RSS Phase 2 Review. The NPPF requires that authorities meet the full, objectively assessed needs for market and affordable housing. <u>In order to meet the objectively assessed needs of the District the Core Strategy proposes 6,000 dwellings for the period 2006 – 2026 which is expected to more than meet the projected household increase for the District over this period and make a substantial contribution towards meeting the overall forecast household growth for the West Midlands North Housing Market Area. This level of provision will also enable the Council to address much of the high level of affordable housing need from existing and future households as identified in the Strategic Housing Market Assessment (2007) and facilitate the need for regeneration and increased self-sufficiency in the market towns and larger villages. The requirement for 5,500 6,000 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 PPS3 the NPPF. The Council will however monitor and manage the amount of development over the plan period to ensure that the 5,500 6,000 dwellings target is not excessively exceeded to prevent undermining the North Staffordshire MUA.</u></p>	To reflect the increase in housing requirements to meet objectively assessed needs.
M10	8. Core Policies	8.1.12a (new paragraph)	69	<p><u>The Policy no longer includes a target for the minimum number of affordable housing units to be provided between 2006 and 2026 because of the uncertainty with the level of affordable housing provision to be sought from market housing in the longer term. The current level of 33% affordable housing on market housing sites will be re-assessed after 2016 as part of the review of the Core Strategy in the light of more up-to-date evidence on the ability of sites to deliver affordable housing.</u></p>	To reflect the changes to affordable housing targets.

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M11	8. Core Policies	8.1.13	69	In order to manage the rate of development the requirement is divided over 4 phases of the plan period - phase 1 (2006-2011) reflects actual completions (rounded up). The policy proposes lower levels of development in the first half of the plan period to 2016 and higher levels post-2016 based on a gradual recovery of the housing market to 2016 increasing up to 2021 to a level which can then be sustained to 2026. <u>The development rate for 2011 – 2016 reflects the latest projected household growth rates which indicate a reduced level of household growth to 2021 as well as reflecting anticipated housing land supply and completions to 2016. The Site Allocations DPD and the review of the Core Strategy will incorporate housing allocations to further boost supply post-2016. The housing trajectory in Appendix G demonstrates how the Council will manage housing development over the plan period to achieve the development rates set out in this policy.</u>	To provide justification for maintaining the annual development rates to 2016.
M12	8. Core Policies	8.1.14	69	In accordance with PPS3 paragraph 47 of the NPPF, the Council will ensure that there is a 5 year supply of deliverable housing land at all times based on the appropriate annual development rates for the period <u>with an additional 5% or 20% buffer as appropriate to ensure choice and competition in the market for land.</u> The Council will seek to achieve this through a 'plan, monitor, manage' approach to the phased release of allocated sites, and the granting of permissions on unidentified (windfall) sites <u>and the identification of sites through the Strategic Housing Land Availability Assessment in accordance with policy SS4. However, due to the scale of existing housing commitments the rate of development in the 5 years to 2016 will be heavily subject to the market.</u>	To reflect the guidance in the NPPF and changes to policy SS4.
M13	8. Core Policies	8.1.15	69	Delete paragraph – replaced by new paragraph 8.1.17a below.	To reflect the commitment to undertake an early review of the Core Strategy.
M14	8. Core Policies	8.1.17a (new paragraph)	70	<u>In order to ensure that the Core Strategy takes account of the longer term requirements of the District, the Council will undertake an early and comprehensive review. This will consider long term housing, employment and retail needs in the context of any strategic assessment of development requirements under the Duty to Cooperate and will incorporate work currently underway on site allocations in the form of a single comprehensive Local Plan for the plan period 2016 to 2031. This will also include a review of policies to ensure that they endure for the longer term.</u>	To reflect the commitment to undertake an early review of the Core Strategy.
M15	8. Core Policies	SS4 – Managing the Release of Housing Land	71	Add following additional new paragraph to policy: <u>The Strategic Housing Land Availability Assessment (SHLAA) and future reviews will identify specific deliverable sites sufficient for 5 years supply of dwellings, and an additional buffer supply of 5% of the 5 year supply. In those time periods when dwelling completions significantly underperform against the 5-year supply, the Council will provide a 20% buffer supply of the five year supply. The SHLAA and future reviews will also identify specific developable sites or broad locations within the 6-10 years and 11-15 years periods that will underpin the Annual Monitoring Report and Housing Trajectory. Housing sites will also be allocated as part of the Site Allocations DPD and the review of the Core Strategy.</u>	To establish the Council's intent to maintain an adequate supply of housing land at all times.

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M16	8. Core Policies	Fig. 9	72	<p>Amend table as follows:</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Amount</th> <th>Required Provision</th> <th>Completions¹</th> <th>Commitments²</th> <th>Net Residual Requirement³</th> </tr> </thead> <tbody> <tr> <td>Leek</td> <td>30%</td> <td>4650 <u>1800</u></td> <td>425</td> <td>578</td> <td>800 <u>797</u></td> </tr> <tr> <td>Biddulph</td> <td>20%</td> <td>4400 <u>1200</u></td> <td>115</td> <td>272</td> <td>720 <u>813</u></td> </tr> <tr> <td>Cheadle</td> <td>22%</td> <td>4240 <u>1320</u></td> <td>154</td> <td>86</td> <td>4039 <u>1080</u></td> </tr> <tr> <td>Rural</td> <td>28%</td> <td>4540 <u>1680</u></td> <td>525</td> <td>227</td> <td>844 <u>928</u></td> </tr> <tr> <td>TOTAL</td> <td></td> <td>6000 <u>6000</u></td> <td>1219</td> <td>1163</td> <td>3400 <u>3618</u></td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> 1. Comprises of completions between 1/4/06 and 31/3/13 2. Sites with planning permission or under construction as at 31/3/13 net of any losses 3. Net requirement to be found from SHLAA sites and allocations between 1/4/13 and 2026 	Area	Amount	Required Provision	Completions ¹	Commitments ²	Net Residual Requirement ³	Leek	30%	4650 <u>1800</u>	425	578	800 <u>797</u>	Biddulph	20%	4400 <u>1200</u>	115	272	720 <u>813</u>	Cheadle	22%	4240 <u>1320</u>	154	86	4039 <u>1080</u>	Rural	28%	4540 <u>1680</u>	525	227	844 <u>928</u>	TOTAL		6000 <u>6000</u>	1219	1163	3400 <u>3618</u>	To reflect the increase in housing requirement for the District and the latest housing land monitoring.
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M17	8. Core Policies	8.1.23a (new paragraph)	72	<p><u>The Council will maintain an up-to-date SHLAA to identify specific deliverable supply of sites to provide 5 years worth of housing against the annualised housing requirements for the relevant period as set out in policy SS2. In addition to deliverable sites with planning permission or under construction and any up-to-date housing allocations, other SHLAA sites which can clearly be shown to be deliverable and which meet current policy considerations will also be included in the 5 year land supply. An additional buffer of either 5% or 20% (moved forward from later in the plan period), as appropriate, will also be provided for in order to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.</u></p>	To reflect the changes to policy SS4 and clarify what the 5 year land supply will comprise of.																																				

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M19	8. Core Policies	SS5a – Leek Area Strategy	79	<p>Amend Part 5, 3rd bullet point as follows:</p> <ul style="list-style-type: none"> 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 tourist corridor (see policy SS7); 	To reflect changes to policy SS7.																				
M20	8. Core Policies	8.1.37	80	<p>In order to deliver the housing requirements for Leek set out in Policy SS5 it is estimated that there will need to be a minimum of 800 <u>797</u> additional dwellings provided on new allocated sites. Although initial development proposals should be focused on the existing urban area, 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. The broad locations for such development have been identified through the Sustainability Appraisal report as being the most sustainable location or which will help facilitate the provision of key infrastructure projects and it is in these locations that allocations could be considered. Their locations are shown on the Inset Maps.</p>	To reflect the increase in housing requirement and latest housing land monitoring.																				

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M21	8. Core Policies	8.1.39	80	<p>Allocations will be phased to take account of the objectives referred to above. These will also take into account the availability of sites and their specific constraints as well as the likely construction rates that may be achieved. The bulk of housing development will take place in the urban area on a mixture of brownfield and greenfield sites distributed around the town including infill development, redevelopment and conversions. In identifying sites preference will be given to brownfield sites particularly sites within or near to the town centre or redevelopment sites. After deducting past completions since 2006 and current commitments, there is an estimated need for 800 <u>797</u> dwellings on new sites. The total estimated capacity on sites which could accommodate 10 or more dwellings within the urban area is 642 <u>around 500</u> dwellings, but this may vary as a result of more detailed assessment of sites as part of the Site Allocations DPD. Additionally, evidence from the SHLAA suggests that a further 100 dwellings could come forward on smaller sites which can accommodate less than 10 dwellings.</p>	To reflect the increase in housing requirement and latest housing land monitoring.																														
M22	8. Core Policies	8.1.40	81	<p>The need to release land adjacent to the urban area will be assessed against the release and likely release of land within the urban area. With a 10% allowance for slippage on constrained sites (80 dwellings), it is estimated that there would be a need for around an additional 438 <u>277</u> dwellings to be identified on other sites. In order to provide flexibility to ensure the requirements for Leek are able to be met and provide a more sustainable mix of housing sites, it is considered that, rather than identifying specific broad locations to accommodate this need, there should be an allowance for small urban extensions to come forward, if required to supplement the provision in the urban areas. These would not be identified in the Core Strategy, but would come forward through the Site Allocations DPD and be capable of providing up to around 450 <u>300</u> dwellings in total. The total actual provision from past completions, current commitments, allocations and small sites after deducting an allowance for slippage would be 4662 <u>1823</u> dwellings for Leek (see figure 11).</p>	To reflect the increase in housing requirement and latest housing land monitoring.																														
M23	8. Core Policies	Figure 11 – Anticipated Housing Provision for Leek	81	<table border="1"> <tbody> <tr> <td>TOTAL REQUIREMENT</td> <td>1650</td> <td><u>1800</u></td> </tr> <tr> <td>Completions since 2006</td> <td>387</td> <td><u>425</u></td> </tr> <tr> <td>Current commitments</td> <td>483</td> <td><u>578</u></td> </tr> <tr> <td>New allocations – within the urban area</td> <td>642</td> <td><u>500</u></td> </tr> <tr> <td>New allocations – small urban extensions</td> <td>450</td> <td><u>300</u></td> </tr> <tr> <td>Small sites allowance</td> <td></td> <td>100</td> </tr> <tr> <td>TOTAL POTENTIAL PROVISION</td> <td>4742</td> <td><u>1903</u></td> </tr> <tr> <td>Slippage allowance</td> <td></td> <td>-80</td> </tr> <tr> <td>TOTAL ACTUAL PROVISION</td> <td>4662</td> <td><u>1823</u></td> </tr> <tr> <td>Over/under provision</td> <td>+12</td> <td><u>+23</u></td> </tr> </tbody> </table>	TOTAL REQUIREMENT	1650	<u>1800</u>	Completions since 2006	387	<u>425</u>	Current commitments	483	<u>578</u>	New allocations – within the urban area	642	<u>500</u>	New allocations – small urban extensions	450	<u>300</u>	Small sites allowance		100	TOTAL POTENTIAL PROVISION	4742	<u>1903</u>	Slippage allowance		-80	TOTAL ACTUAL PROVISION	4662	<u>1823</u>	Over/under provision	+12	<u>+23</u>	To reflect the increase in housing requirement and latest housing land monitoring.
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M24	8. Core Policies	SS5b – Biddulph Area	83	Amend Part 1, 2 nd bullet point as follows:	To clarify the process through which the review of green belt																														

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		Strategy		<ul style="list-style-type: none"> allocating a range of deliverable 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 priority being given to previously developed (brownfield) sites. Sites on land adjacent to the urban area shall be in locations which relate well to the urban area, can be assimilated into the landscape, and would help secure infrastructure improvements for the benefit of that part of the town. Sites for new housing development will be identified and phased through the Site Allocations DPD within the following broad locations and in the following priority order depending on the need for sites to be brought forward: <ul style="list-style-type: none"> Within the urban area Extension to the urban area to the west of the Bypass (Area 4) Small urban extensions in the Green Belt which will be identified as part of a <u>comprehensive review of the green belt boundary around Biddulph through the Site Allocations DPD and the review of the Core Strategy.</u> 	boundaries will be undertaken.
M25	8. Core Policies	8.1.45	84	<p>The Site Allocations DPD will review and define the precise extent of the town development boundary which will be shown on the Proposals Map. Due to the extent of green belt around the town, opportunities for peripheral expansion are limited and the bulk of development will need to be accommodated within the existing established development boundary although this should not be at the expense of essential open space or design quality. <u>In order to meet the longer term needs of the town, some development will however still be required in the green belt. The allocation of small urban extension sites will require a comprehensive review of the green belt boundary around Biddulph to accommodate them. This review will be undertaken as part of the Site Allocations DPD which is to be rolled into a single Local Plan with an early review of the Core Strategy.</u></p>	To clarify the process through which the review of green belt boundaries will be undertaken.
M26	8. Core Policies	8.1.46	84	<p>The Spatial Strategy seeks to restrict levels of new housing development in order to prevent the regeneration of the North Staffordshire conurbation being undermined, and to improve the housing market within the town. In order to deliver the housing requirements for Biddulph set out in Policy SS5 it is estimated that after deducting past completions since 2006 and current commitments, there will need to be a minimum of 720 <u>813</u> additional dwellings provided on new allocated sites. Evidence from the District Council's Strategic Housing Land Availability Assessment (SHLAA) shows that much of this new housing development could be accommodated within the existing development boundary where there are opportunities for redevelopment. Much of the capacity in the urban area has already been met on the recently committed Uplands Mill site (200 dwellings). The total capacity on sites which could accommodate 10 or more dwellings within the urban area is estimated at around 342 <u>300</u> dwellings, but this may vary as a result of more detailed assessment of sites as part of the Site Allocations DPD. Additionally, evidence from the SHLAA suggests that around a further 100 dwellings on smaller sites could come forward during the plan period.</p>	To reflect the increase in housing requirement and latest housing land monitoring.

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M27	8. Core Policies	8.1.47	84	In order to meet the requirements for Biddulph, land is also proposed for a new community development on the edge of the urban area to the west of the bypass (around 280 houses on greenfield land – excluding the existing playing fields). With a 10% allowance for slippage on constrained sites (72 <u>81</u> dwellings), this would leave a need for around an additional 400 <u>200</u> dwellings to be identified on other urban extension sites. These would have to be in the green belt given the lack of other non-green belt sites and will require minor changes to the boundaries of the green belt <u>which will be reviewed as part of the Site Allocations DPD and the review of the Core Strategy</u> . As with Leek, in order to provide flexibility to ensure the requirements for Biddulph are able to be met and provide a more sustainable mix of housing sites, it is considered that, rather than identifying any additional broad locations, there should be an allowance for small urban extensions to come forward, if required to supplement the provision in the urban areas and area 4. These would not be identified in the Core Strategy, but would come forward through the Site Allocations DPD and be capable of providing up to around 400 <u>200</u> dwellings in total. The total actual provision from past completions, current commitments, allocations and small sites after deducting an allowance for slippage would be 4400 <u>1188</u> dwellings for Biddulph (see figure 12).	To reflect the increase in housing requirement and latest housing land monitoring.																																	
M28	8. Core Policies	Figure 12 – Anticipated Housing Provision for Biddulph	81	<table border="1"> <tbody> <tr> <td>TOTAL REQUIREMENT</td> <td>4100</td> <td>1200</td> </tr> <tr> <td>Completions since 2006</td> <td>402</td> <td>115</td> </tr> <tr> <td>Current commitments</td> <td>278</td> <td>272</td> </tr> <tr> <td>New allocations – within the urban area</td> <td>312</td> <td>300</td> </tr> <tr> <td>New allocations – West of Bypass (Area 4)</td> <td>280</td> <td></td> </tr> <tr> <td>New allocations – small urban extensions <u>in the green belt</u></td> <td>400</td> <td>200</td> </tr> <tr> <td>Small sites allowance</td> <td>100</td> <td></td> </tr> <tr> <td>TOTAL POTENTIAL PROVISION</td> <td>4172</td> <td>1267</td> </tr> <tr> <td>Slippage allowance</td> <td>-72</td> <td>-81</td> </tr> <tr> <td>TOTAL ACTUAL PROVISION</td> <td>4100</td> <td>1186</td> </tr> <tr> <td>Over/under provision</td> <td>0</td> <td>-14</td> </tr> </tbody> </table>	TOTAL REQUIREMENT	4100	1200	Completions since 2006	402	115	Current commitments	278	272	New allocations – within the urban area	312	300	New allocations – West of Bypass (Area 4)	280		New allocations – small urban extensions <u>in the green belt</u>	400	200	Small sites allowance	100		TOTAL POTENTIAL PROVISION	4172	1267	Slippage allowance	-72	-81	TOTAL ACTUAL PROVISION	4100	1186	Over/under provision	0	-14	To reflect the increase in housing requirement and latest housing land monitoring.
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M29	8. Core Policies	SS5c – Cheadle Area Strategy	86	<p>Amend Part 1, 2nd bullet point as follows:</p> <ul style="list-style-type: none"> allocating a range of deliverable 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 priority being given to previously developed (brownfield) sites. Sites on land adjacent to the urban area shall be in locations which relate well to the urban area, can be assimilated into the landscape, and would help secure infrastructure improvements for the benefit of that part of the town. Sites for new housing development will be identified and phased through the Site Allocations DPD within the following broad locations and in the following priority 	To reflect the deletion of area 2 as a broad location.																																	

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				<p>order depending on the need for sites to be brought forward:</p> <ul style="list-style-type: none"> ○ Within the urban area ○ Extension to the urban area to the north and north east of Cheadle (Areas 1 and 2) ○ Small urban extensions <p><u>The Council will assess the need for other broad locations to meet the longer term needs of Cheadle and identify suitable areas, if required, through the review of the Core Strategy</u></p>	
M30	8. Core Policies	SS5c – Cheadle Area Strategy	87	<p>Delete final paragraph of policy:</p> <p>The need for and viability of the provision of a bypass and other infrastructure improvements, including a link from the A50 at Blythe Bridge to Cheadle, should be confirmed by means of a Transportation Study including the implications for surrounding villages and the wider area.</p>	Does not accord with para. 154 of the NPPF that policies must provide guidance for determining planning applications. Set out in supporting text instead.
M31	8. Core Policies	8.1.51	87	<p>One of the most significant challenges identified is the need for is identifying the need and viability of a bypass to relieve through traffic in the town and provide improved access to existing and planned housing and employment areas. A Cheadle Inner Bypass was identified in previous LTPs but was subsequently withdrawn. Whilst some junction improvements have been implemented, there remains a strong need to investigate and identify other potential solutions to improve traffic flows through the town particularly in the light of the growth aspirations for the town. A Transportation Study will therefore be required to investigate the need and viability of a bypass and/or other appropriate infrastructure improvements <u>traffic management solutions</u>, including <u>a link from the A50 at Blythe Bridge to Cheadle</u>, the implications for surrounding villages and the wider area and the scope for funding from proposed developments. <u>This will be undertaken as part of the review of the Core Strategy.</u></p>	To highlight the need for a Transportation Study and to clarify when the Study will be undertaken.
M32	8. Core Policies	8.1.53	88	<p>In order to deliver the housing requirements for Cheadle set out in Policy SS5 it is estimated that after deducting past completions since 2006 and current commitments, there will need to be a minimum of 4039 <u>1080</u> additional dwellings provided on new sites. Some of this development will take place in the urban area on a mixture of brownfield and greenfield sites distributed around the town including infill development, redevelopment and conversions. In identifying sites preference will be given to brownfield sites particularly sites within or near to the town centre or redevelopment sites. The total estimated capacity on sites which could accommodate 10 or more dwellings within the urban area is 444 <u>400</u> dwellings, but this may vary as a result of more detailed assessment of sites as part of the Site Allocations <u>DPD</u>. Additionally, evidence from the SHLAA suggests that a further 100 dwellings could come forward on smaller sites which can accommodate less than 10 dwellings. With a 10% allowance for slippage on constrained sites (404 <u>108</u> dwellings), this would leave a need for around an additional 602 <u>688</u> dwellings to be identified on urban extension sites. It is anticipated that land north and north east of Cheadle could accommodate up to 400 <u>240</u> dwellings. The Site Allocations <u>DPD</u> will identify the extent and scale</p>	To reflect the increase in housing requirement and latest housing land monitoring and the deletion of site 2 as a broad location.

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				of specific sites within this broad location, the release of which will be assessed against the release and likely release of land within the urban area. In order to provide flexibility to ensure the requirements for Cheadle are able to be met and provide a more sustainable mix of housing sites, it is considered that, rather than identifying any further broad locations, there should be an additional allowance for small urban extensions to come forward, if required to supplement the provision in the urban areas and areas 1 and 2 . These would not be identified in the Core Strategy, but would come forward through the Site Allocations DPD and be capable of providing up to around 200 <u>250</u> dwellings in total. <u>In order to meet the housing requirements for Cheadle there will also be an additional growth allowance of 160 dwellings – this will come forward through the Site Allocations DPD.</u> The total actual provision from past completions, current commitments, allocations, <u>growth allowance</u> and small sites after deducting an allowance for slippage would be 4208 <u>1282</u> dwellings for Cheadle (see figure 13).																																					
M33	8. Core Policies	Figure 13 – Anticipated Housing Provision for Cheadle	81	<table border="1"> <tr> <td>TOTAL REQUIREMENT</td> <td>1210</td> <td>1320</td> </tr> <tr> <td>Completions since 2006</td> <td>103</td> <td>154</td> </tr> <tr> <td>Current commitments</td> <td>68</td> <td>86</td> </tr> <tr> <td>New allocations – within the urban area</td> <td>441</td> <td>400</td> </tr> <tr> <td>New allocations – North and North East of Cheadle (Areas 1 and 2)</td> <td>400</td> <td>240</td> </tr> <tr> <td>New allocations – small urban extensions</td> <td>200</td> <td>250</td> </tr> <tr> <td>Small sites allowance</td> <td>100</td> <td></td> </tr> <tr> <td>Additional growth to be confirmed</td> <td></td> <td>160</td> </tr> <tr> <td>TOTAL POTENTIAL PROVISION</td> <td>1312</td> <td><u>1390</u></td> </tr> <tr> <td>Slippage allowance</td> <td>-404</td> <td>-108</td> </tr> <tr> <td>TOTAL ACTUAL PROVISION</td> <td>4208</td> <td><u>1282</u></td> </tr> <tr> <td>Over/under provision</td> <td>-2</td> <td>-38</td> </tr> </table>	TOTAL REQUIREMENT	1210	1320	Completions since 2006	103	154	Current commitments	68	86	New allocations – within the urban area	441	400	New allocations – North and North East of Cheadle (Areas 1 and 2)	400	240	New allocations – small urban extensions	200	250	Small sites allowance	100		Additional growth to be confirmed		160	TOTAL POTENTIAL PROVISION	1312	<u>1390</u>	Slippage allowance	-404	-108	TOTAL ACTUAL PROVISION	4208	<u>1282</u>	Over/under provision	-2	-38	To reflect the increase in housing requirement and latest housing land monitoring.
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M34	8. Core Policies	SS6	89	<p>The rural areas comprise of the following development categories:</p> <ul style="list-style-type: none"> • Larger villages • Smaller villages • Other rural areas <p>In total these will provide for around 1540 <u>1680</u> new dwellings including 400 <u>affordable dwellings</u> and 7.2 hectares of employment land between 2006 and 2026 in accordance with the Area Strategies set out in policies SS6a – SS6c below.</p> <p>The Site Allocations DPD will define the urban areas of larger villages by a Development Boundary and will allocate sites for development sufficient to ensure that the requirements set out above can be met. In the smaller villages an Infill Boundary will be defined within which limited infill development will be</p>	To reflect the increase in housing requirement for the District.																																				

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				permitted.	
M35	8. Core Policies	8.1.59	90	The categorisation of each village has been based on their population, services, facilities and capacity for development. Appendix J summarises the assessment of each village with regard to their population, services and facilities. When the Core Strategy is reviewed, the District Council will re-assess the categorisation of villages based on their respective services, facilities, populations, and capacity to accommodate further growth.	To clarify the basis for categorising the villages.
M36	8. Core Policies	SS6a – Larger Villages Area Strategy	91	Amend Part 2, 2 nd bullet point as follows: <ul style="list-style-type: none"> allocating a range of deliverable housing sites primarily within the <u>urban built-up</u> area in locations across the village with good accessibility to services and facilities. Where development is required to be met on land outside the <u>urban built-up</u> area this will be only of a small scale and on sites which relate well to the <u>urban built-up</u> area, can be assimilated into the landscape and have good access; 	To provide a clearer description.
M37	8. Core Policies	SS6b – Smaller Villages Area Strategy	93	Amend Part 2, 1 st bullet point as follows: <ul style="list-style-type: none"> Enabling new housing development which is essential to <u>meets a</u> local needs, including affordable housing (in accordance with policy H2); 	To accord with the NPPF which only suggests restricting new housing to meeting essential needs in the countryside.
M38	8. Core Policies	8.1.63	93	Development on a large scale would be unsustainable in these villages, as it is will generate a disproportionate number of additional journeys outside the village and may undermine the spatial strategy. However, it is recognised that there is a need to meet local needs in these settlements. This will be strictly controlled, both in terms of its scale and type in order to ensure that the character and life of the settlement is not undermined. Housing in particular will be required to <u>meet a local need in terms of their size, type and tenure. This may include both open market housing and affordable housing.</u> be either affordable or meet an identified local need which cannot be met elsewhere in accordance with policy H2. This also includes live-work units, since the occupant will be local.	To clarify how local needs in smaller villages can be met and to accord with the NPPF which requires supporting local development by also providing for market housing.
M39	8. Core Policies	SS6c – Other Rural Areas Area Strategy	94	Amend Part 1 as follows: Meet essential local needs by: <ul style="list-style-type: none"> Restricting new <u>build</u> housing development <u>in the countryside</u> to that which is essential to local needs, including affordable housing, in accordance with policies H2, <u>H3</u> and R2; <u>Allowing the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2;</u> 	To accord with the NPPF which restricts new housing in the countryside and to clarify the types of housing development which would be

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				<ul style="list-style-type: none"> • <u>Allowing suitable enabling development which would secure the future conservation of a heritage asset in accordance with policy DC2;</u> • Allowing rural exceptions housing in accordance with policies H2 and R2; or • Allowing community facilities which meet a local need, 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. 	acceptable.
M40	8. Core Policies	SS6c – Other Rural Areas Area Strategy	95	<p>Amend Part 2 as follows:</p> <p>Sustain the rural economy by:</p> <ul style="list-style-type: none"> • Enabling the limited expansion or redevelopment of an existing authorized business for employment uses; • Supporting the diversification of existing farm enterprises in accordance with policy R1; • Supporting the expansion of Blythe Business Park; • Supporting the development of appropriate ICT and new means of communications to enable homeworking and small businesses reliant one-technology; 	To delete specific reference to the Blythe Business Park site. Expansion and redevelopment of existing business is covered by general guidance under policy E1.
M41	8. Core Policies	SS6c – Other Rural Areas Area Strategy	95	<p>Amend Part 5 as follows:</p> <p>Enhance tourist opportunities by:</p> <ul style="list-style-type: none"> • Identifying the Churnet Valley between Leek and Alton as a major sustainable tourist corridor • <u>Supporting sustainable tourism developments and measures in the Churnet Valley in accordance with Policy SS7;</u> • Allowing for small-scale tourism developments in other areas in accordance with policies E3 and R1; • Establishing strong linkages between recreational and tourist resources; • Recognising and developing the close linkages to the Peak District National Park. 	To reflect changes to policy SS7.
M42	8. Core Policies	SS6c – Other Rural Areas Area Strategy	96	<p>Amend Part 6 as follows:</p> <p>Maintain the Green Belt within Staffordshire Moorlands but its detailed boundaries will be reviewed to ensure that its purpose in separating the urban areas and maintaining their identity is consistent with the need to promote sustainable patterns of development around settlements in or on the edges of the Green Belt. <u>This review will be undertaken through the Site Allocations DPD to allow for any small scale site allocations required to meet local needs in exceptional circumstances.</u></p> <p>Strict control will continue to be exercised over inappropriate development within the Green Belt <u>allowing only for exceptions</u> as defined by Government policy.</p>	To clarify the process for undertaking a review of the green belt boundaries and to accord with the guidance in the NPPF on green belts.

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M43	8. Core Policies	8.1.73	97	<p>The Green Belt serves a number of purposes which are derived from Government guidance (PPG2) <u>policy in the NPPF</u> and the 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 PPG2 the NPPF and will apply to the whole of the Green Belt. The broad extent of the Green Belt has been considered through the RSS Phase 2 Review Examination in Public. However, no significant changes to the boundary of the Green Belt in Staffordshire Moorlands were identified as being required in the Panel Report. Minor changes to the boundaries may however be necessary to ensure that the development needs of settlements can be accommodated in the most sustainable way. The Site Allocations DPD <u>and review of the Core Strategy</u> will review its boundary in tandem with the identification of sites for development to ensure that its purpose in separating the urban areas and maintaining their identity is consistent with the need to promote sustainable patterns of development around settlements in or on the edges of the Green Belt.</p>	To clarify the process for undertaking a review of the green belt boundaries and reference to the NPPF.
M44	8. Core Policies	SS7 – Churnet Valley Tourism Corridor	98	<p>SS7 – Churnet Valley Tourism Corridor <u>Area Strategy</u></p> <p>The Churnet Valley shall be a major sustainable tourism corridor <u>is identified as an area for sustainable tourism and rural regeneration. Within this corridor area the following forms of development and measures particular support will be given to the following forms of development and measures will be supported:</u></p> <ul style="list-style-type: none"> • short stay and long stay visitor accommodation; • tourist facilities and services; • <u>the expansion of existing tourist attractions and facilities and the provision of compatible new tourist attractions and facilities;</u> • extension of the Churnet Valley Railway; • links to strategic footpaths/cycle routes; • improvements to the Caldon Canal; • the potential for restoration of the Uttoxeter Canal; • the redevelopment of the Bolton Copperworks site at Froghall (see PolicySS6c); • the sensitive expansion of Alton Towers; • <u>measures to enhance, protect and interpret the its landscape character of the Churnet Valley and heritage and to protect the designated nature conservation sites and the river valley as wildlife corridors</u> • <u>measures to remediate and restore derelict land, buildings and features including the appropriate redevelopment of sites;</u> • <u>actions to protect and enhance the biodiversity of the valley, including the maintenance,</u> 	To provide clearer guidance on the principles of development which would be supported and the considerations regarding impact.

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				<p><u>buffering and connection of designated sites and actions to mitigate climate change.</u></p> <ul style="list-style-type: none"> • <u>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.</u> • <u>measures to improve connectivity and accessibility to and within the Churnet Valley by sustainable transport means.</u> <p>Any development should be of a scale and nature and of a high standard of design which <u>conserves and enhances the heritage, landscape and biodiversity of the area and a high standard of design, demonstrate strong sustainable development and environmental management principles. and be sensitive to the heritage, landscape and biodiversity of the area.</u> <u>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 maximize opportunities for restoring, strengthening and enhancing distinctive landscape features.</u></p> <p>Complementary <u>and sensitive</u> highway improvements of access routes <u>and/or</u> measures to support other alternative means of access will be required to serve any developments which generate significant demand for travel.</p> <p>A Masterplan will be produced to define the detailed extent of the corridor <u>Churnet Valley</u> and guide the detailed planning and management of the corridor area. <u>The Site Allocations DPD will allocate specific sites for development or redevelopment.</u></p> <p>Further development at Alton Towers shall be considered against guidance set out in a Supplementary Planning Document <u>the Masterplan</u>. This may shall include, as appropriate, measures to improve the principal access routes to Alton Towers via the villages of Farley and Alton and the provision of <u>a the Alton—Denstone road link.</u></p>	
M45	8. Core Policies	8.1.74	98	<p>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 (see figure 14). The Churnet Valley Tourism Corridor is a major development and management initiative which can provide a strong focus for sustainable tourism and 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 aim will be to focus <u>To reflect the aims of the strategy for the Churnet Valley (para. 7.46), the policy seeks to manage opportunities for further appropriate</u></p>	To clarify the aims of the policy for the Churnet Valley.

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				visitor accommodation and tourist facilities <u>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, along the corridor in the area, 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, such as the National Cycle network and Staffordshire Way.</u> This will be supported by measures to improve access by public transport, walking and cycling into the countryside.	
M46		8.1.75	99	Delete paragraph	To reflect changes to the policy.
M47		8.1.76	99	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 in the first place . A very sensitive approach to the provision and expansion of facilities and accommodation will therefore be required <u>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.</u> <u>Tourism growth would be based around attracting the 'Countryside' visitor sector, who best fit the offer of promoting enjoyment of the countryside and heritage and are most likely to be attracted by a rural destination, and to a lesser extent the 'family fun' visitor sector, predominantly based on the existing attraction of Alton Towers.</u> <u>The extent of the area to which this policy applies is defined in figure 14. The proposed Masterplan A Masterplan is being prepared for this area which</u> will provide the framework for achieving this and will be adopted as Supplementary Planning Guidance. <u>The Masterplan will provide detailed guidance for development in specific areas of the Churnet Valley and will also assess the scope for designating the Churnet Valley as an Area of Outstanding Natural Beauty. Where sites are considered suitable for development or redevelopment, these will be allocated through the Site Allocations DPD. The Masterplan, when adopted, will be a material consideration in the determination of planning applications for proposals within the Churnet Valley. Any expansion of Alton Towers will be determined through the Masterplan, including the long term need for and feasibility of constructing a Relief Road (part of the proposed route falls within the Moorlands) so that traffic through these areas associated with Alton Towers can be relieved. It is accepted however that it may not be feasible to construct a Relief Road due to environmental and land ownership issues, engineering difficulties and its limited viability in financial terms and therefore other effective interventions funded by the Alton Towers Resort are expected to be necessary.</u> The principal purpose and role of the existing green belt should also not be undermined by the Tourism Corridor development, of tourism. But <u>which can still take place provided it is of an appropriate use, scale and form and is</u>	To provide clearer guidance on the principles of development and the visitor segments which would be supported and the role of the Masterplan.

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				complementary to the overall this strategy. for the corridor area <u>in accordance with national green belt policy and policy E3.</u>	
M48	8. Core Policies	Figure 14 – Map of the Churnet Valley and Key Attractions	99	Amend map to define the boundary of the Churnet Valley and to remove notation for Churnet Valley Tourism Corridor.	To clarify the extent of the Churnet Valley to which policy SS7 applies.
M49	8. Core Policies	8.2.2	101	In order to address this complex issue three <u>four</u> policies are set out which provide a checklist of the basic principles that should underlie all elements of development if sustainability is to be achieved and the impact on climate change is to be tackled. The policies set local targets for development on previously developed land which reflect the anticipated availability of such sites over the plan period. They also promote <u>preference for development on previously-developed land and</u> the greater installation of renewable energy in general, in line with national targets, regional policy, and recent local evidence. Additionally, the policies require <u>promote</u> the use of the best environmental practice and sustainable construction techniques, including <u>the integration of micro-renewables; and on-site waste recycling and site waste management plans</u> to reflect national and regional guidance, the Draft Staffordshire Joint Waste Core Strategy, as well as good practice advice. Policy SD3 <u>SD4</u> also addresses other significant issues of concern in the District relating to pollution control and minimising flood risk.	Consequential changes to background text to Sustainable Development Policies, following main modifications to Policies SD1 and SD2.
M50	8. Core Policies	SD1 – Sustainable Use of Resources	101	Amend Part 1 as follows: Giving preference to development on previously developed land in the most sustainable locations in allocating land for development and determining planning applications, except where: <ul style="list-style-type: none"> • a previously developed site performs poorly in sustainability terms and could not be made otherwise acceptable; • development upon a previously developed site would cause harm to some asset of acknowledged importance or if it would create an unacceptable flood risk; • the proposal relates to the provision of development on a greenfield site which cannot be accommodated on a previously developed site in the locality, or which would provide overriding benefits e.g. affordable housing, infrastructure benefits. <u>Only in exceptional circumstances would development on non-allocated greenfield land be given preference. These are where the proposal:</u>	To clarify those exceptional circumstances where a greenfield site would be given preference.

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				<ul style="list-style-type: none"> relates to the provision of needed development which cannot be accommodated on a deliverable <u>previously developed site or other allocated site in the locality and is in a sustainable location;</u> relates to the conversion or reuse of a rural building in accordance with policy R2; would secure the future conservation of a heritage asset through appropriate enabling development <u>in accordance with policy DC2;</u> is for a rural exceptions affordable housing scheme in accordance with policy H2. 	
M51	8. Core Policies	SD1 – Sustainable Use of Resources	101	Delete Part 2: Managing housing development to achieve the following previously developed land targets: 2006 – 2016 ————— 65% 2016 – 2026 ————— 55%	Uncertainty over deliverability of these targets in current economic climate.
M52	8. Core Policies	SD1 – Sustainable Use of Resources	101	Re-number Part 3 as new Part2	Consequential renumbering following deletion of certain Parts of this Policy
M53	8. Core Policies	SD1 – Sustainable Use of Resources	101	Re-number Part 4 as new Part 3	Consequential renumbering following deletion of certain Parts of this Policy
M54	8. Core Policies	SD1 – Sustainable Use of Resources	102	Amend Part 5 as follows: <u>5. Ensuring all major-scale planning applications (10 or more residential units, or 1,000+ square metres floor area) which require a Design and Access Statement are accompanied by a Sustainability/Energy Statement. This should address 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.</u>	To reflect the fact that requiring Sustainability/Energy Statements for all Design and Access Statement applications, including minor ones, is unduly onerous.
M55	8. Core Policies	SD1 – Sustainable Use of	102	Delete Part 6 entirely and replace with additional supporting text to Policy H1 (New Housing Development).	To reflect the fact that as the Building for Life tool was recently

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		Resources			under review and applying its standards to new development was deemed inappropriate.
M56	8. Core Policies	SD1 – Sustainable Use of Resources	102	Amend Part 7 as follows: <u>6. The Council will expect that all developers 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. The Council will require that all new-build schemes achieve 25% of the total minerals used as derived from recycled and reused content unless it can be demonstrated by the developer that it would not be practical or viable to do so. This percentage may alter as future local evidence may dictate. Where appropriate, a Site Waste Management Plan may be required.</u>	To reflect the fact that the specific target was considered unjustified and not demonstrated as deliverable. Also reference to Site Waste Management Plans is unnecessary as it is covered by separate legislation.
M57	8. Core Policies	SD1 – Sustainable Use of Resources	102	Amend Part 8 as follows: Requiring all new development achieves the highest viably possible water conservation standards of the Code for Sustainable Homes and the BREEAM offices scale, including the use of Sustainable Drainage Systems (SuDs) in all developments, unless it can be demonstrated that it is not practicable to do so. <u>7. The Council will promote water conservation standards in approved schemes which exceed those set out in the Buildings Regulations (for example as expressed in the Code for Sustainable Homes and the BREEAM offices scale)</u>	To reflect the fact that this requirement was considered to conflict with NPPF guidance because planning requirements should not act as an impediment to sustainable growth. However the Council will support voluntary exceedence of water conservation requirements under Building Regulations. Also reference to Sustainable Drainage Systems removed because requirements for these are now

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					covered by separate legislation.
M58	8. Core Policies	8.2.4	102	<p>National and regional policy and guidance <u>and Policy SD1</u> promotes the use of previously developed land for development and the efficient use of land. <u>It would only be in exceptional circumstances that a non-allocated greenfield site would be given preference.</u> Whilst the Council's Strategic Housing Land Availability Assessment indicates that 60% of much new housing could be built on previously developed land, there may however still be circumstances where the re-use of a brownfield site over greenfield may not be appropriate, for example on sustainability grounds. The policies therefore proposes a stepped target for development of housing on previously developed land with higher levels in the first half of the plan period in accordance with the RSS Revision (Policy CF4b) recognising that the development of the most suitable previously developed sites is more likely to be realised earlier on in the Plan period, and the identification of less suitable sites (whether on sustainability or greenfield grounds) later. The target proposed exceeds that of the RSS Revision to 2016 and overall gives an average for the plan period of 60% in line with the national target for housing development currently set out in PPS3. This target will however be reviewed through the Annual Monitoring Report to ensure that it remains achievable and is not unduly restrictive on the supply of housing land, and may be varied if considered necessary.</p>	To reflect the removal of brownfield development targets in Policy SD1 because these were considered unrealistic or non-deliverable; and clarification of circumstances where preference may be given to greenfield sites.
M59	8. Core Policies	8.2.5	103	<p>New paragraph 8.2.6:</p> <p><u>The submission of Sustainability/Energy Statements for major developments (broadly as defined in the Development Management Procedure Order) will enable the Council and applicant to assess how they will contribute towards meeting renewable and low carbon energy targets/imperatives and explore whether there is scope for further improvement to a scheme in relation to climate change/carbon-saving. These may be submitted as part of a Design and Access Statement or separately.</u></p>	To provide further explanation of the justification of Part(4) of Policy SD1.
M60	8. Core Policies	SD2 – Renewable and Low-Carbon Energy	103	<p>Amend into two separate policies as follows:</p> <p><u>SD2 – Renewable/Low-Carbon Energy</u></p> <p>The District will strive to meet part of its future energy demand through renewable or low-carbon energy sources (which could be through a variety of technologies, for example wind power, solar energy, biomass etc), in line with current evidence which identifies the feasibility of these forms of energy across the District. This will be achieved by supporting small- and large- scale stand alone renewable or low-carbon energy schemes, subject to the following considerations:</p> <ul style="list-style-type: none"> • the degree to which the scale and nature of a proposal impacts on the landscape, particularly having regard to the Landscape Character Assessment and impact on the Peak District National 	In order to provide clearer policy guidance in line with the NPPF; and to delete reference to requirements which are not supported by Policy or are unnecessary.

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				<p>Park (taking into account both individual and cumulative effects of similar proposals);</p> <ul style="list-style-type: none"> • 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, 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 proposals on greenfield sites, the Council will expect that submissions first demonstrate that there were no alternative brownfield sites, which were reasonably feasible and viable, and acceptable in other respects. <p><u>SD3 - Carbon-Saving Measures in Development</u></p> <p><u>The Council will promote further carbon-saving measures in both new and existing developments (where this is consistent with other Core Strategy Policies), in the following ways:</u></p> <p><u>1. Supporting developers who propose exceeding the thermal efficiency 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.</u></p> <p><u>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).</u></p> <p><u>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).</u></p>	
M61	8. Core Policies	8.2.6 to 8.2.10	104 & 105	<p>Amend accompanying supporting text for new policies SD2 and SD3 as follows:</p> <p>Supporting text to policy SD2:</p>	To update references in supporting text to reflect the changes to policy SD2 (which is

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				<p><u>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 meeting 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 CO₂ 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 2010 was 10% – however actual uptake by 2009 was only about 6.7%). The Planning and Energy Act 2008 now allows planning authorities to set their own requirements/targets for renewable energy generation, across their Districts. As previously stated 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.</u></p> <p><u>In line with National Policy, Policy SD2 gives support to new renewable energy development (e.g. wind turbines) without differentiating between forms. The District does have natural characteristics (e.g. wind currents, river flows) which could make this viable – either now, or due to future technology. However, Policy SD2 also recognises that the siting and design of 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. 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).</u></p> <p>Supporting text to policy SD3:</p> <p><u>A consequence of recent Governments' commitment to mitigating climate change has been greater expectation that the (mostly voluntary) standardised rating systems for the sustainability of buildings, namely the Code for Sustainable Homes, and the various BREEAM Scales (for non-domestic uses), be applied to all new developments. These ratings cover a range of sustainability design elements such as the energy efficiency/CO₂ emissions of the structure (covering building insulation although this can be augmented by integrating renewables); water consumption efficiency; minimisation of surface water run-off; and other aspects. There is greater expectation that developments meet Code Levels/Standards in line with the anticipated trajectory set out in the UK's Low Carbon "roadmap" between 2010-2019, and other Government documents including "Building a Greener Future" (2007), and "The Carbon Plan: Delivering our low carbon future" (2011) – these 'step' carbon reduction targets in new development upwards over time. The NPPF is clear in its support for reducing the</u></p>	now two separate policies SD2 and SD3).

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				<p><u>carbon- and water- consumption impacts of new buildings, but, because this generally involves greater build-costs, this is subject to developer viability considerations. In particular the NPPF directs planning authorities not to overburden developer viability or prejudice development delivery, with Planning Policy requirements. It should be noted these rating systems operate independently of the Building Regulations – which set minimum thermal insulation and water consumption requirements as a matter of law - it is expected that future Building Regulations will ‘match’ the low carbon roadmap trajectory in carbon reduction terms, but this is not guaranteed.</u></p> <p><u>For these reasons, Policy SD3 promotes a number of measures which can improve the sustainability of new or existing development in advance of the Building Regulations (assuming the development itself, where it needs planning permission, is acceptable against wider Core Strategy Policies). In addition to assessing the viability of various forms of renewable energy across the District, the CAMCO study also examines the viabilities associated with setting carbon reduction targets especially within new residential development, and consequently makes recommendations. However Policy SD3 does not set on-site carbon reduction requirements (or specify Code for Sustainable Homes/BREEAM Levels) in new development, because this could impact negatively upon developer viability, against the advice in the NPPF; and more generally in anticipation of the ‘tightening’ of future Building Regulations with regards thermal insulation and water conservation, in line with the low carbon ‘roadmap’ as explained above.</u></p>	
M62	8. Core Policies	SD3 – Pollution and Flood Risk	106	<p>Rename this Policy as “<u>SD4 - Pollution and Flood Risk</u>”</p> <p>Amend first sentence of policy as follows:</p> <p>The Council will ensure that the effects of pollution (air, <u>land</u>, noise, water, light) are avoided or mitigated</p>	Consequential amendment following creation of new SD3 Policy “Carbon-Saving Measures in Development”, above. Also to reflect the wider effects of pollution caused by pollution from waste contamination.
M63	8. Core Policies	E1 – New Employment Development	108	<p>Add following additional bullet point:</p> <ul style="list-style-type: none"> • <u>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 and is in compliance with other policies in the Core Strategy.</u> 	To provide general guidance for the redevelopment, intensification or improvement of existing employment

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					sites.
M64	8. Core Policies	E3 – Tourism and Cultural Development	111	<p>New tourism and cultural development will be assessed according to the extent to which it supports the local economy and promotes the distinctive character and quality of the District <u>and enhances the role of Staffordshire Moorlands as a tourism and leisure destination</u> having regard to the Area Strategies in Policies SS5, and SS6 <u>and SS7</u>.</p> <p>In addition:</p> <ul style="list-style-type: none"> • Support will be given to clusters of attractions, particularly within the Churnet Valley Tourism Corridor in accordance with Policy SS7, where they meet the objectives above and do not result in a cumulative detrimental impact. • New tourism facilities attracting large numbers of people should be located in highly accessible locations, and preferably within the towns, unless it complements an existing tourist facility or requires a countryside location or setting. • New tourist and visitor accommodation, <u>attractions</u> and facilities should be developed in locations that offer <u>or are capable of offering</u> good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling. They should normally be located in or close to settlements where local services, facilities and public transport are available <u>or in areas specifically allocated for tourism development</u>. Outside of these locations, including within the Green Belt, new accommodation, <u>attractions</u> and facilities should: <ul style="list-style-type: none"> ○ be of a scale and design which can be easily assimilated into the local area in a sustainable manner; ○ normally be limited to the conversion of existing buildings; or ○ exceptionally, may be new build where it is required to support or complement existing accommodation, facilities or attractions and there is a demonstrable <u>an identified</u> need which cannot be met in other ways. Preference will be given to buildings which are non-permanent in nature. <p>Within the Churnet Valley Tourism Corridor permanent new tourism development of an appropriate scale will be supported in accordance with Policy SS7 and the Churnet Valley Masterplan.</p> <ul style="list-style-type: none"> • Outside the Green Belt permission will be granted for sites for camping and touring caravans provided they are well screened, sited and designed and have good access. Small camping sites may be appropriate in the Green Belt provided they do not prejudice the 'openness', there is appropriate screening and any necessary facilities can be accommodated within existing buildings. • Support will be given to the provision of new cultural facilities in town centres and villages to meet the needs of local communities and visitors. 	To provide greater clarity on those forms of tourism and cultural development which are appropriate and to reflect modifications to policy SS7 (Churnet Valley).

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				<ul style="list-style-type: none"> All development shall be of an appropriate quality, scale and character compatible with the local area, protect the residential amenity of the area, <u>enhance the heritage, landscape and biodiversity of the area</u> and shall not harm interests of acknowledged importance. 	
M65	8. Core Policies	8.3.12	112	<p>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 well-being. 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. Support is also given to clusters of attractions where they do not result in a cumulative detrimental impact. Clusters of attractions are where there are a number of attractions and facilities grouped in a geographical area which are able to offer linked trips, shared activities and complementary visitor opportunities. They should be related to existing visitor and tourist facilities or to features such as canals and strategic footpaths. The policy also accords with the Spatial Strategy and policy SS7 which seek to promote the Churnet Valley as a <u>sustainable</u> major tourism and recreational resource.</p>	To reflect modifications made to policy E3 and SS7.
M66	8. Core Policies	8.3.13		<p>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 Tourism Corridor the provision of further short and long stay visitor accommodation is particularly supported. Whilst in the main this should be within existing buildings or of a non-permanent nature, some new permanent visitor accommodation may be appropriate – the Churnet Valley Masterplan will provide further guidance on suitable sites and scale. Particular attention should be made 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.</p>	To reflect modifications made to policy E3 and SS7.
M67	8. Core Policies	8.3.14		<p>Within town centres new tourism and cultural facilities and accommodation should accord with Policy TCR1. Outside settlement boundaries new tourist accommodation will be limited to the conversion of existing buildings and in exceptional circumstances non-permanent buildings meaning that the landscape can be returned to its previous state. 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 Tourism Corridor which are within it, in order to preserve their openness.</p>	To reflect modifications made to policy E3 and SS7.

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M68	8. Core Policies	8.4.7		<p>Add following new supporting text:</p> <p><u>In 2012 the HBF and CABE updated and streamlined their earlier (largely voluntary) "Buildings for Life" Code into a list of twelve main questions which are used to assess the attractiveness, functionality and sustainability of new developments. The BfL Code is intended to operate alongside, but not duplicate Code for Sustainable Homes expectations. The BfL Code can be used to assess applications at the design stage, having a "diamond" standard which can be achieved with a pass mark for all twelve questions. The BfL Code also cross-relates to other Core Strategy Policies because for example, it promotes locally inspired design; the creation/enhancement of local wildlife habitats etc. The BfL Code is seen by the Council as being a beneficial tool in ensuring attractiveness, functionality and sustainability of schemes are addressed holistically at the design stage by developers, especially across larger sites and will expect a demonstration from applicants - especially across larger residential proposals - how the scheme has been informed (and where appropriate, improved) by the application of BfL assessment.</u></p>	To reflect the deletion of Part 6 of policy SD1 and to explain the benefits of integrating Building for Life assessment or equivalent into the application process at an early stage.
M69	8. Core Policies	H2 – Affordable and Local Needs Housing	116	<p>The provision of affordable housing will be delivered through the following measures:</p> <ol style="list-style-type: none"> In the towns, residential developments of 15 dwellings (0.5 hectares) or more shall provide a target of 40% 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. In the larger villages <u>Elsewhere</u>, residential developments of 5 dwellings (0.16 hectares) or more shall provide a target of 50% <u>33%</u> affordable housing on-site from all sources, <u>unless there are exceptional circumstances which dictate otherwise</u>. 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. <u>The above targets and thresholds will be reviewed for the period after 2016.</u> In the rest of the rural areas, including smaller villages, all housing should either be affordable or meet a local need which cannot be met elsewhere, unless there are exceptional circumstances which dictate otherwise. In all areas on residential developments below the above thresholds, a financial contribution will be required towards meeting the affordable housing needs of the local area. Such provision will be determined through the Housing Delivery SPD and will take into account development viability and other contributions. In or on the edge of villages, small schemes for 100% affordable housing will be allocated in the Site Allocations DPD or will be permitted on suitable unidentified <u>rural exceptions</u> 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. Schemes proposing 100% affordable housing will be targeted to those areas in greatest 	To reflect a reduced scale of affordable housing obligations to 2016 consistent with current evidence of viability which will be reviewed from 2016.

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				<p>demonstrable need.</p> <p>7. 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.</p> <p>8. Unless circumstances dictate otherwise and in agreement with the Council, 70% of all affordable dwellings provided on each site should be social rented housing with the remainder being intermediate housing.</p>	
M70	8. Core Policies	8.4.11	117	<p>The Strategic Housing Market Assessment (HMA) 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 increase support the provision of affordable housing across the District through a range of measures. The HMA 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. An increase beyond the current 33% however could be justified and has been tested through the Development Capacity Study. 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. Whilst it is the Council's aspiration to increase the affordable housing targets in the long term, current evidence places doubt on any increase in affordable housing targets beyond the current 33% in the present economic climate. It is therefore proposed to maintain this target for the plan period to 2016 and undertake a review of the targets as part of the review of the Core Strategy to establish a suitable viable target for beyond 2016.</p>	To reflect modifications made to policy H2.
M71	8. Core Policies	8.4.12	117	<p>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 <u>and deliverable</u> 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 unless there are exceptional circumstances why this would not be possible. The Development Capacity Study assessment of the viability of sites where affordable housing is required confirms that a target of up to 40% in the towns and 50% in the villages could be deliverable depending on the nature of the site and the range of other contributions being sought.</p>	To reflect modifications made to policy H2.
M72	8. Core Policies	8.4.14		<p>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 <u>unless there are exceptional circumstances why this would not be possible, such as enabling development. In the remoter rural areas and smaller villages the very limited scope for new dwellings is such that all new housing should be restricted to that which is affordable or meets a local need</u></p>	To reflect modifications made to policy H2.

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				other than in exceptional circumstances e.g. enabling development. A local need is defined as being for a person or family currently living or working in the community or needing to work in the community and will be subject to a local occupancy condition. Local needs housing may also include live/work units as defined in the glossary.	
M73	8. Core Policies	8.4.15		Delete paragraph.	To reflect modifications made to policy H2.
M74	8. Core Policies	H3 – Gypsy and traveller Sites	118	<p>Provision for gypsies and travellers will be made through the allocation of a site or sites in the Site Allocations DPD if required to meet a proven need.</p> <p>The following considerations will be taken into account in the allocation of a site or the determination of applications for gypsy and traveller sites:</p> <ul style="list-style-type: none"> • There is an identified need that cannot reasonably be met on an existing or planned site; • 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 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, historic or archaeological value should not be harmed by the proposal. <p>There will be a presumption against the development of gypsy and traveller accommodation in the Green Belt unless there are very special circumstances.</p>	Stipulation that there must first be 'identified need' is contrary to para 22(d) in National Guidance 'Planning Policy for Traveller Sites' (2012). Applications should be determined according to the other listed criteria, whether there is 'identified need' or not.
M75	8. Core Policies	8.4.17	119	Recent legislation and guidance from the government has indicated a commitment to taking steps to resolve some of the long standing accommodation issues for members of the Gypsy and Traveller communities. This legislation <u>and guidance</u> has an overarching aim of ensuring that members of the Gypsy and Traveller communities have equal access to decent and appropriate accommodation options, <u>health, education and employment opportunities in sustainable locations</u> , akin to each and every other member of society - <u>but in a way which also respects the interests of the settled community.</u>	To update references in supporting text and for Policy clarification.

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M76	8. Core Policies	8.4.18	119	This policy is based on the 2012 'Planning Policy for Traveller Sites' Guidance and wider NPPF, which seeks to address this through criteria aimed at ensuring such provision is made in appropriate locations - which will apply both to the allocation of sites and the determination of planning applications. This policy also relates to travelling showpeople as set out in Circular 04/07 . 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.	To update references in supporting text and for Policy clarification.
M77	8. Core Policies	8.4.19	119	The need for sites for gypsies and travellers within Staffordshire Moorlands has been identified through the North Staffordshire Gypsy and Traveller Accommodation Needs Assessment. The 2007 Assessment identifies a requirement for 2 residential and 2 transit pitches for the District over the period 2007 – 2012. This Assessment includes 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). The subsequent RSS Interim Policy on the Provision of New Accommodation for Gypsies, Travellers and Travelling Showpeople extended this requirement up to 2017. Proposals for the allocation or creation of sites required to meet this need will be assessed against the parameters in this policy, taking into account the spatial regeneration and environmental protection objectives of this strategy, and other relevant criteria set out in the Core Strategy. <u>The Council will monitor the availability of gypsy and traveller accommodation and manage the provision of additional pitches within Staffordshire Moorlands against the need identified for the District and, as set out in the guidance in paragraph 22 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.</u>	Textual amendments to clarify Policy.
M78	8. Core Policies	R2 – Rural Housing	140	Amend 5 th bullet point to read: The conversion of non-residential rural buildings for residential use where: <ul style="list-style-type: none"> • the building is suitable and worthy in physical, architectural and character terms for conversion; and • it can be demonstrated that agricultural or commercial use is not viable or suitable. In such cases there will be a requirement for a marketing exercise to be carried out by a suitably qualified professional or other evidence that the building would be unsuitable for a commercial use; <u>or and it either:</u> <ul style="list-style-type: none"> • enables the provision of affordable housing or helps meet an identified local need in a sustainable location which cannot be met elsewhere; or • conversion to residential use would enable a building of particular merit to be safeguarded. 	To reflect the NPPF which does not require rural conversions to meet an essential local need.

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M79	8. Core Policies	8.8.11	141	Amend supporting text as follows: It is essential that all applications for planning permission for new dwellings in the countryside are scrutinised thoroughly to avoid non-essential housing development <u>new isolated homes in the countryside unless there are special circumstances in accordance with para. 55 of the NPPF</u> . In the case of occupational dwellings the proposal will be required to meet the criteria for such dwellings in Annex A of PPS7 <u>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</u> . In the case of rural building conversions, enabling affordable housing can, in appropriate cases, be in the form of a financial contribution towards off-site affordable housing provision rather than the building itself being converted for affordable housing purposes. Local needs housing can be market housing in line with policy H2 provided it is for a person or family currently working in the community or needing to work in the community or they can be for live/work units as defined in the Glossary.	To reflect the NPPF which does not require rural conversions to meet an essential local need and to clarify the requirements for rural occupancy dwellings.
M80	Appendix A – Implementation & Monitoring Plan	SS2, SS7, SD1 and SD2	154 - 159	Amend titles, 'Principal Outcomes' and 'Indicators of Achievement' to reflect changes to policies	To reflect change to policies
M81	Appendix B – Strategic Development Areas Plan	All Areas	169 - 176	Amend areas and dwelling capacities to reflect changes to policies SS5a, SS5b, SS5c and SS6	To reflect change to policies
M82	Appendix C – Risk Analysis	SS2, SS7, SD1 and SD2	177 - 186	Amend to reflect changes to policies	To reflect change to policies
M83	Appendix F – Development Requirements Summary			Amend and update table to reflect changes to housing requirements and latest housing land supply monitoring	To reflect change to policies
M84	Appendix G – Housing Trajectory			Amend table and graph as below.	To reflect changes to the District housing requirement and latest housing land monitoring.

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M85	Appendix J (new appendix) – Village Assessment			Insert new table as below.	To provide supporting evidence of the basis for categorising villages.
M86	Key Diagram	District	214	Amend to delete 'Churnet Valley Tourism Corridor' notation on key and map	To reflect changes to policy SS7
M87	Key Diagram	Cheadle	217	Delete Area 2 'Extension to urban Area' from key and map	To reflect deletion of this area as a broad location for housing

M84 - Core Strategy Appendix G - Housing Trajectory

	PHASE 1 (2006 – 2011)					PHASE 2 (2011 – 2016)					PHASE 3 (2016 – 2021)					PHASE 4 (2021 – 2026)					TOTAL
YEAR	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016 20/17	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	
1. Actual completions	260	261	236	185	110	71	96														1219
2. Projected completions on committed sites								270	330	340	180	43									1163
3. Projected completions on allocated sites											121	277	330	350	350	370	380	380	400	400	3358
4. Projected completions on small sites											50	50	50	50	50	50	50	50	50	50	500
5. Slippage Allowance											-11	-20	-20	-20	-20	-30	-30	-30	-30	-30	-241
6. Total projected completions								270	330	340	340	350	360	380	380	390	400	400	420	420	5999
7. Phased cumulative completions	260	521	757	942	1052	71	167	437	767	1107	340	690	1050	1430	1810	390	790	1190	1610	2030	5999
8. Annual average completions	210	210	210	210	210	221	221	221	221	221	362	362	362	362	362	406	406	406	406	406	300
9. LDF annual average target	220	220	220	220	220	220	220	220	220	220	360	360	360	360	360	400	400	400	400	400	300
10. Cumulative LDF target	220	440	660	880	1100	220	440	660	880	1100	360	720	1080	1440	1800	400	800	1200	1600	2000	6000

11. Cumulative excess/shortfall	+40	+81	+97	+62	-48	-149	-273	-223	-113	+7	-20	-30	-30	-10	+10	-10	-10	-10	+10	+30	-1
12. Managed annual completions target								280	310	343	350	355	360	365	370	380	390	400	410	420	

Explanatory Notes for Rows:

1. All recorded net completions from 1st April to 31st March
2. Anticipated net completions from sites under construction or with planning permission as at 31st March 2011
3. Anticipated net completions from future allocations (based on estimated capacity of broad locations in towns as identified in policies SS5a, SS5b and SS5c and anticipated completions from likely allocations in rural areas)
4. Anticipated net completions from small sites
5. Allowance for sites not delivering full potential
6. Rows 1 + 2 + 3 + 4 + 5
7. Total anticipated completions (row 6) added cumulatively over the phase
8. Total anticipated completions for the phase divided by 5 (number of years in the phase)
9. Annual target for the phase as set out in policy SS2
10. Annual target for net completions (row 9) added cumulatively over the phase
11. Difference between the cumulative anticipated completions (row 7) and the cumulative target completions (row 10) for the phase
12. Net completions required in order to meet the total requirement for the phase taking into account past and projected completions

ASSESSMENT OF VILLAGE HIERARCHY

	POPULATION		FACILITIES AND SERVICES											
	Village Population [Updated May 2013]	% of Total Larger and Smaller Villages population	Primary School	Secondary School	GP Surgery	Dentist	Opticians	Village Hall	Post Office	Church	Play Facilities	Library (incl mobile)	General Store	Public House
LARGER VILLAGES														
Alton	934	2.7%	✓		✓			✓	✓	✓	✓	✓	✓	✓
Biddulph Moor	1263	3.7%	✓					✓	✓	✓	✓	✓	✓	✓
Blythe Bridge & Forsbrook	4658	13.5%	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Brown Edge	1943	5.6%	✓					✓	✓	✓	✓	✓	✓	✓
Cheddleton	3589	10.4%	✓			✓		✓	✓	✓	✓	✓	✓	✓
Endon	2605	7.6%	✓	✓	✓	✓		✓		✓	✓	✓	✓	✓
Ipstones	822	2.4%	✓		✓			✓	✓	✓	✓	✓	✓	✓
Kingsley	884	2.6%	✓					✓	✓	✓	✓	✓		✓
Upper Tean	3204	9.3%	✓		✓			✓	✓	✓	✓	✓	✓	✓
Waterhouses	742	2.2%	✓		✓			✓	✓	✓	✓	✓	✓	✓
Wetley Rocks	369	1.1%	✓					✓	✓	✓	✓	✓	✓	✓

