

MATTER 3

Local Green Space (LGS)

Issue 1 – Cheddleton

- 1.1 **Is the deletion of the LGS designations at Ox Pasture in Cheddleton justified taking into account paragraphs 76 and 77 of the Framework and the advice within the Planning Practice Guidance?**
- 1.1.1 The sites were designated as LGS in the submission version Local Plan based on the evidence in the Landscape, Local Green Space and Heritage Impact Study August 2016 (SD 22.5).
- 1.1.2 In the Post Hearing Advice (EL6.004 paragraphs 33 and 34 January 2019) the Inspector concluded that although both the sites were attractive they were not “demonstrably special” and their designation as LGS was therefore not justified. Additionally given Cheddleton is closely surrounded by the Green Belt there are limited opportunities for infill developments which would impact on the Council’s objective of windfalls delivering at least 30 dpa in the rural area. The Inspector asked for these LGS to be deleted and other LGS designations to be reviewed applying the criteria in paragraph 77 of the NPPF.
- 1.1.3 The Council undertook an LGS Designation Review of all LGS and invited comments from the relevant Parish or Town Councils, including Cheddleton Parish Council. Responses for sites in Cheddleton were received from Cheddleton Parish Council and Cheddleton “Protect our Village Group”. Information was submitted regarding the local significance of both these LGS and their suitability for LGS designation. (EL6.007 April 2019). The Council submitted the findings of the review to the Inspector and invited his comments. The Inspector concluded that the sites were not suitable for LGS designation for the reasons given in the Post Hearing Advice and recommended the LGS designation was deleted. (EL6.008 May 2019)
- 1.1.4 On the basis of the Inspector’s recommendations, the Council agreed main modifications to delete the Ox Pasture LGS sites at the Council Assembly meeting on 26th June 2019. (Main modifications EL10.001).
- 1.1.5 There has been a significant response to the main modifications consultations from the local community objecting the removal of the LGS designation and detailing the local significance of these sites to residents. (EL11.002 & EL11.003)

Issue 2 – Biddulph

- 2.1 **Is the deletion of the LGS designations at Dorset Drive (west and east) justified taking into account paragraphs 76 and 77 of the Framework and the advice within the Planning Practice Guidance?**
- 2.1.1 The sites were designated as LGS in the submission version Local Plan based on the evidence in the Landscape, Local Green Space and Heritage Impact Study August 2016 (SD 22.5).

STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION
STATEMENT BY STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL ON THE INSPECTOR'S MATTERS,
ISSUES & QUESTIONS FOLLOWING CONSULTATION ON MAIN MODIFICATIONS

- 2.1.2 In the Post Hearing Advice (EL6.004 paragraph 34 January 2019) the Inspector asked for LGS designations to be reviewed applying the criteria in paragraph 77 of the NPPF.
- 2.1.3 The Council undertook an LGS Designation Review of all LGS and invited comments from the relevant Parish or Town Councils. Responses were received from Biddulph Town Council who supported the LGS designations for the sites at Dorset Drive. Both sites were on the Neighbourhood Plan list for inclusion as LGS in their forthcoming Plan. The Council submitted the findings of the review to the Inspector and recommended the sites at Dorset Drive were retained as LGS (EL6.007 April 2019).
- 2.1.4 The Inspector concluded that both sites were not suitable for LGS designation and should be deleted. He considered that they were among a number of LGS sites which had the character of planned open space with housing developments, they were not demonstrably special but did provide visual relief and in some cases recreational value. He considered the designation of these sites should be open space. (EL6.008 May 2019).
- 2.1.5 On the basis of the Inspector's recommendations, the Council agreed main modifications to the Local Plan to delete these LGS sites at the Council Assembly meeting on 26th June 2019 (Main modifications EL10.001). The sites at Dorset Drive are designated as open space and are protected from development in accord with Policy C2.
- 2.2 **Are there any implications arising from proposals for LGS within the emerging Biddulph Neighbourhood Plan for the LGS designations in the LP?**
- 2.2.1 No it is not considered there are.
- 2.2.2 The NPPF paragraph 76 states that LGS designations can be included in both Local Plans and Neighbourhood Plans provided the sites meet the relevant criteria in the NPPF and advice in the Planning Practice Guidance.
- 2.2.3 The Landscape, Local Green Space and Heritage Impact Study (2016) reviewed the 'Visual Open Space' designation used in the old Local Plan and recommended that in order to be NPPF compliant, a new 'Local Green Space' (LGS) designation would be appropriate. The study reviewed the "Visual Open Space" designations against the criteria set out in national guidance and recommended sites that were suitable for LGS designation.
- 2.2.4 During the examination sites have been re-assessed using the criteria for LGS set out in the NPPF. (EL6.007 April 2019). Following the Inspector's recommendations most of these sites have been assessed as being suitable for LGS designation and are included as an allocation in the Local Plan. Of the nine LGS designations in Biddulph in the Submission Local Plan seven remain following the deletion of the two sites at Dorset Drive in the main modifications. Given the Council has the evidence to support the designation of the seven remaining sites as LGS it is considered appropriate to include them in the Local Plan. Whilst there is an emerging Neighbourhood Plan in Biddulph, at this stage there is no certainty as to when it will be "made" and what sites will be designated as LGS. The Neighbourhood Plan can allocate additional sites as LGS subject to them meeting the basic

STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION
STATEMENT BY STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL ON THE INSPECTOR'S MATTERS,
ISSUES & QUESTIONS FOLLOWING CONSULTATION ON MAIN MODIFICATIONS

conditions which include having regard to national policy. The sites at Dorset Drive can be considered as part of the Neighbourhood Plan process and the Neighbourhood Planning Group can consider if they have additional evidence to support their designation.

Issue 3 – Blythe Bridge

3.1 Is the deletion of the LGS designations at Blythe Bridge justified taking into account paragraphs 76 and 77 of the Framework and the advice within the Planning Practice Guidance?

3.1.1 The sites were designated as LGS in the submission version Local Plan based on the evidence in the Landscape, Local Green Space and Heritage Impact Study August 2016 (SD 22.5).

3.1.2 In the Post Hearing Advice (EL6.004 paragraph 34 January 2019) the Inspector asked for the LGS designations to be reviewed applying the criteria in paragraph 77 of the NPPF.

3.1.3 The Council undertook an LGS Designation Review of all LGS and invited comments from the relevant Parish or Town Councils. (EL6.007 April 2019). No further information was submitted. The Council submitted the findings of the review to the Inspector.

3.1.4 The Inspector concluded that four sites in Blythe Bridge were not suitable as LGS and the LGS designation should be deleted.

3.1.5 LGS at Caverswall Road (47), Blithe View (51) and Elmwood Drive (52) were among a number of sites which had the character of planned open space with housing developments and were not demonstrably special but did provide visual relief and in some cases recreational value. He considered the designation of these sites should be open space. The Inspector found nothing demonstrably special about the LGS at Stallington Road (50) this site. (EL6.008 May 2019).

3.1.6 On the basis of the Inspector's recommendations, the Council agreed main modifications to the Local Plan to delete these LGS sites and to designate the Blithe View site as open space at the Council Assembly meeting on 26th June 2019 (Main modifications EL10.001). The sites at Caverswall Road (47), Blithe View (51) and Elmwood Drive (52) are designated as open space and protected from development in accord with Policy C2.