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PARK**



STAFFORDSHIRE  
*moorlands*  
DISTRICT COUNCIL  
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**PEAK DISTRICT NATIONAL PARK AUTHORITY  
STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

**LEEKFRITH NEIGHBOURHOOD PLAN DECISION STATEMENT**

**Town and Country Planning Act 1990  
Schedule 4B, Para 12 (11)**

**1. Summary**

Following an Independent Examination of the Neighbourhood Plan, supporting document and written representations, Staffordshire Moorlands District Council and the Peak District National Park Authority now confirm that the Leekfrith Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

In accordance with the Examiner's recommendation, the Leekfrith Neighbourhood Plan will proceed to a referendum based on the Leekfrith Neighbourhood Area as approved by Staffordshire Moorlands District Council on 24 March 2015 and the Peak District National Park Authority on 13 March 2015.

This Decision Statement, the Examiner's Report and a copy of the Neighbourhood Plan (as proposed to be amended) and other supporting documents that were subject to the examination can be viewed on the Peak District National Park Authority and Staffordshire Moorlands District Council websites and offices as set out below (subject to Covid-19 restrictions):

<https://www.peakdistrict.gov.uk/planning/neighbourhood-planning/neighbourhood-plans/leekfrith-neighbourhood-plan>

<https://www.staffsmoorlands.gov.uk/article/3460/Leekfrith-Neighbourhood-Plan>

Peak District National Park Authority - Aldern House, Baslow Road,  
Bakewell, Derbyshire DE45 1AE (Monday to Friday, 8.45am to 5pm)

Staffordshire Moorlands District Council - Moorlands House, Stockwell Street, Leek,  
Staffordshire ST13 6HQ (8.45am - 5.15pm Monday to Thursday and 8.45am -  
4.45pm on Friday)

## **2. Background**

Leekfrith Parish was designated as a Neighbourhood Area by the District Council and the Peak District National Park Authority on 24th March and 13th March 2015 respectively. The Neighbourhood Plan was informed by consultation undertaken by the Parish Council with the local community and stakeholders. This included the statutory “regulation 14” consultation undertaken between 31 January and 21 March 2018.

Subsequently, the plan and supporting documents were submitted by the Parish Council to the District Council and Peak District National Park Authority under Regulation 15(1) of the Town and Country Planning Neighbourhood Planning (General) Regulations 2012 (as amended). Following consideration by the two local planning authorities, the plan was then formally published for comments for a period of six weeks.

Christopher Edward Collison BA (Hons) MBA MRTPI MIED MCMI IHBC was then appointed as the independent examiner to consider the plan. An Examination in Public commenced on 27<sup>th</sup> September 2019 by written representations and the Examiner’s report was submitted to the Council on 23rd December 2019. The report concluded that subject to recommended modifications to the Neighbourhood Plan, the plan met the “basic conditions” and other statutory requirements.

## **3. Decision and Reasons**

Staffordshire Moorlands District Council on 11 February 2020 and the Peak District National Park Authority on 6 March 2020 considered the examiner’s report.

The Examiner concluded the Leekfrith Neighbourhood Development Plan, as modified by his recommendations, meets the basic conditions and other relevant legal requirements. The examiner also concluded that the referendum area should not extend beyond the Neighbourhood Area. Staffordshire Moorlands District Council and the Peak District National Park Authority concur with these conclusions. In the case of each recommendation, and in order to comply with the Examiner’s recommendations, the Council’s decision is to accept each recommended modification and to modify the Plan accordingly. The modifications to the plan are set out in an Appendix to this notice.

Therefore, a referendum will be held in the Parish of Leekfrith which poses the question:

“Do you want Staffordshire Moorlands District Council and the Peak District National Park Authority to use the neighbourhood plan for Leekfrith to help it decide planning applications in the neighbourhood area?”

**The date on which the referendum will take place is agreed as 6 May 2021.**

**This Statement is dated 18 February 2021.**

## Appendix to Decision Statement

### List of modifications made to the Leekfrith Neighbourhood Plan

	<b>Policy</b>	<b>Proposed Modification</b>
Recommended Modification 1	N/A	In the Neighbourhood Plan Contents Page refer to the Policies using numbers, and replace "Development" with "Redevelopment"
		Add the Policy titles to the text boxes for Policies 2,3, and 4
Recommended Modification 2	A. Redevelopment of the Upper Hulme Mill site broadly in line with the requirements set out below, and as indicated on the site plan (figure 2) is supported:	In Part A (i) replace "associated parking and garaging" with "sufficient vehicle parking facilities to ensure no additional on-road parking results"
Policy 1	(i) in the red hatched area, significant enhancement of the site and its surroundings is required by removal of non-traditional structures and buildings and the replacement with new build, traditionally designed dwellings with associated parking and garaging.	In Part A (ii) replace "may be suitable" with "will be supported"
	(ii) in the blue hatched area all the existing traditional buildings should be retained. Conversion to new dwellings/apartments, holiday accommodation, and B1 business (small craft businesses with ancillary retail) may be suitable.	Continue Part A (iii) with "subject to proposed uses being compatible with nearby uses"
	(iii) in the green hatched area, general industrial use is the established use but other acceptable uses include affordable local needs housing and/or B1 light industrial units.	Delete Part B and transfer the text to Section 7.1 of the supporting text
	B. The ratio of affordable to open market housing will depend on the prevailing conditions at the time of application. The number of units will depend on the details of the development and how they are integrated within the site as a whole.	Insert replacement Part B "All development proposals must include a detailed site-specific flood risk assessment and demonstrate the suitability of the proposals taking into account any mitigation measures."
	C. Car parking requirements must be sufficient to ensure that parking on	In Part C replace the text before "parking on" with "All development proposals must include sufficient vehicle parking provision to ensure no additional"; and replace "is completely discouraged" with "results"
		Add as Part E "All development proposals must include results of a contamination survey and demonstrate necessary mitigation appropriate to the use proposed."

	<p>the main road through Upper Hulme is completely discouraged.</p> <p>D. Any application for development should be supported by a Preliminary Ecological Appraisal and a Habitat Regulations Assessment to determine if proposals would affect the South Pennine Moors Special Area of Conservation and Peak District Moors Special Protection Area.</p>	
<p>Recommended modification 3</p> <p>Policy 2</p>	<p>The renting of ancillary holiday accommodation, on the general rental housing market will be permitted provided</p> <ul style="list-style-type: none"> <li>i. The ancillary holiday accommodation has adequate indoor and outdoor living space and is not so closely related to adjoining properties that permanent residence would cause unacceptable harm to their amenity and</li> <li>ii. The ancillary holiday accommodation has been made available for holiday use through recognised marketing channels for holiday accommodation for the whole of the two years prior to the application, at a competitive price for the size and standard of the accommodation offered, and such marketing shows a lack of demand that proves that holiday use of the accommodation is unviable; or</li> <li>iii. There is evidence provided that the ancillary holiday accommodation cannot be operated as ancillary holiday accommodation by the current owners for other non-financial reasons such as age or infirmity; and</li> <li>iv. The letting of the property for other than ancillary holiday use requires no additional infrastructure; and</li> </ul>	<p>Present points ii and iii as alternative circumstances and then present points i, iv and v to apply in every case</p> <p>Replace “permitted” with “supported”</p> <p>Replace “permission will be granted” with “proposals will be supported”</p>

	<p>v. The ancillary holiday accommodation remains under the control of the owner of the main house to which the accommodation is ancillary.</p> <p>Where the above criteria are satisfied, permission will be granted on a temporary basis for 2 years.</p>	
<p>Recommended modification 4</p> <p>Policy 3</p>	<p>The majority of roads in the parish are narrow, and have soft verges. Any development proposal must provide a transport statement that considers the parking implications of the proposal. The proposed development must demonstrate suitable parking arrangements that avoid unacceptable harm to the highways network.</p>	<p>Replace the final sentence with “To be supported development proposals must demonstrate that they will not result in additional on-road vehicle parking.”</p>
<p>Recommended modification 5</p> <p>Policy 4</p>	<p>This plan supports the alternative use of the land specified in Figure 3 for car parking for up to 28 days per calendar year.</p>	<p>Delete Policy 4 and transfer the policy text and supporting text to become a non-policy community aspiration in a new Part 8 of the Neighbourhood Plan</p>
<p>Recommended modification 6</p>	<p>N/A</p>	<p>Modify general text to achieve consistency with the modified policies, and to correct identified errors including those arising from updates.</p>