



**Adoption Statement**  
**Town & County Planning (Local Planning) (England) Regulations 2012**  
**Churnet Valley Masterplan Supplementary Planning Document**  
**&**  
**Revocation of the Alton Towers Supplementary Planning Guidance (1988)**

This statement has been prepared in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012 and gives notice that Staffordshire Moorlands District Council formally adopted the Churnet Valley Masterplan Supplementary Planning Document (SPD) on the 26<sup>th</sup> March 2014. The Alton Towers Supplementary Planning Guidance (SPG) (adopted in 1988) was revoked on the 26<sup>th</sup> March 2014 by Staffordshire Moorlands District Council as the guidance contained in this SPG is out of date and has been replaced by that contained in the Churnet Valley Masterplan SPD.

Core Strategy policy SS7 identifies that a Masterplan will be produced to guide the detailed planning and management of the Churnet Valley area. It also states that further development at Alton Towers shall be considered against guidance set out in the Masterplan.

In accordance with the regulations the period by which any person aggrieved by the SPD may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD is not later than 3 months after the date on which the SPD was adopted.

**Subject Matter and Area of Coverage:**

The Churnet Valley Masterplan provides a comprehensive framework for future development in the Churnet Valley. The extent of the area covered is defined in the Masterplan. It identifies opportunities and measures to help regenerate and manage this important rural area based around sustainable tourism in a manner which is sensitive to and enhances its important heritage, landscape and ecology.

**Availability of this Adoption Statement, Churnet Valley Masterplan SPD, Final Sustainability Appraisal, Consultation Statement, HRA and HRA Update:**

These are available for inspection throughout this period during normal opening hours (excluding public bank holidays) at the following District Council offices:

Leek Councils Connect, Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.

Cheadle Councils Connect, 15a/17 High Street, Cheadle, Staffordshire Moorlands, ST10 1AA.

Alternatively, these are available on the District Council's website:

[www.staffs Moorlands.gov.uk/churnetvalleymasterplan](http://www.staffs Moorlands.gov.uk/churnetvalleymasterplan).

Further information can be obtained from the Planning Policy section by calling (01538) 395570.

### **Public Consultation on the Draft Churnet Valley Masterplan:**

Public consultation on the Draft Churnet Valley Masterplan took place from Monday 30<sup>th</sup> September to Monday 9<sup>th</sup> December 2013 at 5pm (time period was extended from the original date and time of 5pm on Monday 11<sup>th</sup> November 2013). The publication of the Draft Churnet Valley Masterplan was undertaken at that time in accordance with the procedural requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 and the guidance issued by the Government. This involved the following:

- Copies of the Draft Churnet Valley Masterplan, Sustainability Appraisal and Consultation Statement, additional supporting evidence and supporting background documents were made available at the District Council Offices - Leek Council Connect and Cheadle Council Connect.
- The Draft Churnet Valley Masterplan, Sustainability Appraisal and Consultation Statement, additional supporting evidence and supporting background documents were published on the Council's website
- All individuals, developers/agents and other organisations who were on the LDF database as a result of previous representations or interest were notified of the publication of the Masterplan and were invited to make comments either via email or postcard.
- An advert was placed in the Leek and Cheadle Post and Times the Wednesday prior to publication of the Masterplan.
- A summary leaflet was produced and distributed to the Leek and Cheadle One-Stop Shops, Leek Tourist Information Centre, and other venues across the area such as local shops.
- Display boards containing information from the summary leaflet were put up in the Leek and Cheadle Council Connect.

There were over 270 individual representations to the consultation. Details of the representations received and modifications made to the Masterplan are set out in the **Consultation Statement (March 2014)**.

### **The key modifications to the Draft Masterplan are:**

- Removal of Consall Nature Park from being identified as a hub
- Identification of Coombes Valley RSPB Reserve as a hub
- Strengthening the requirements for any development at Consall Hall Gardens to be low key and sympathetic to character of the area and that any landscape impacts are assessed and mitigated
- Inserting additional text for Moneystone Quarry Opportunity Site clarifying status, requirements and implications of Minerals Local Plan in relation to the site
- Deleting reference to increasing access to Alton Towers gardens through ticketing options in Alton Towers Resort Opportunity Site

- Amending Permitted Development Areas for Alton Towers Resort Opportunity Site
- Addition of references for each of the opportunity sites to ensuring that development makes appropriate provision for the sustainable management and use of surface water.
- Minor changes to the Development and Management Principles
- Strengthening the reference to improving access to the gardens in 7.7.6 Alton Towers Resort Opportunity Site Concept Statement Zone 9 - The Gardens
- Addition of a reference in the vision to the designation of the Churnet Valley as an AONB will be supported.
- Addition of a reference regarding Bolton Copperworks Opportunity Site Concept Statement to retention of the public house for community use.
- Addition of a reference to improving connectivity for walkers, cyclists, horse riders to wider network under Kingsley/ Froghall CVR Station Hub.
- Regarding Natural England's comments on the HRA Screening Report, this has been addressed through the production of an updated report by the consultancy who prepared the HRA Screening Report. Natural England have confirmed that they are now satisfied that the Masterplan is sound and legally compliant.

**If you have any queries about the Churnet Valley Masterplan SPD please contact the Planning Policy section on (01538) 395570 or email [forward.plans@staffs Moorlands.gov.uk](mailto:forward.plans@staffs Moorlands.gov.uk)**

**If you would like to purchase a paper copy of the document please contact Customer Services Planning and Building Control on 0345 605 3013.**