



Checkley Parish Neighbourhood Development Plan

2021 TO 2035



Checkley Parish Steering Group Supported by Checkley Parish Council
Greatwood Hall, Hollington Road, Tean, Staffordshire, ST10 4JY

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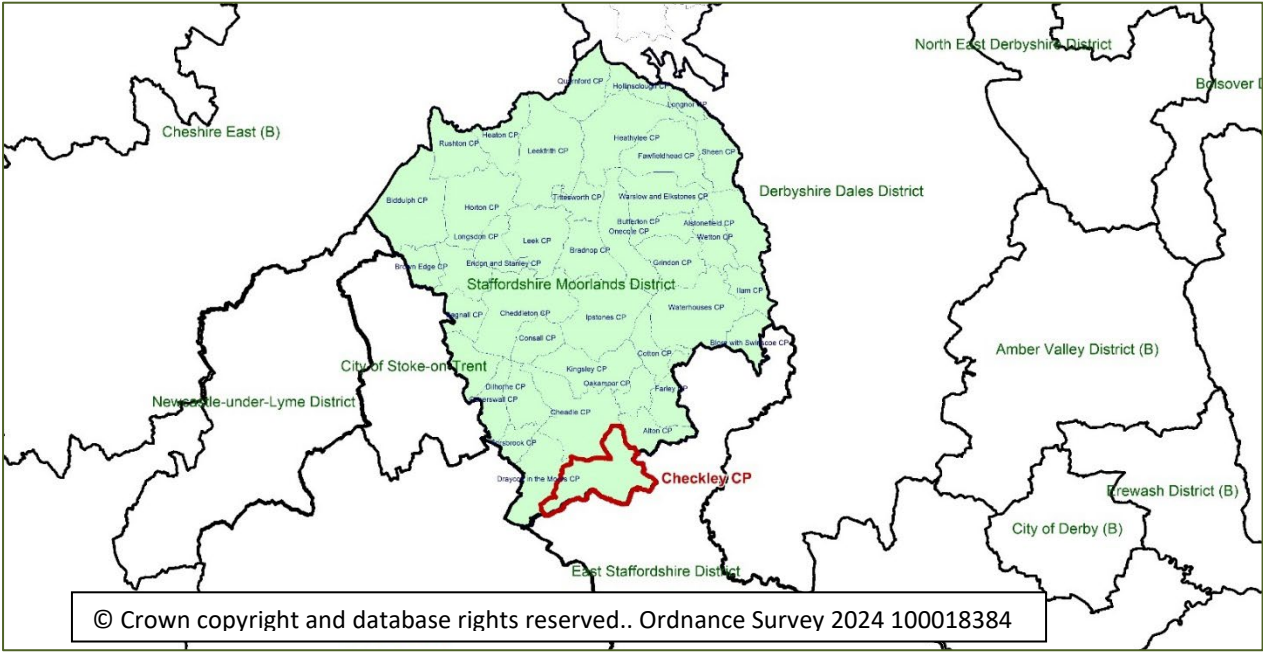
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Introduction

1. Introduction

- 1.1. The Parish of Checkley was designated a Neighbourhood Area on the 16th of February 2016. The designated area includes the villages of Upper Tean, Lower Tean, Checkley and Hollington and the hamlet of Fole and their rural surroundings. This Neighbourhood Development Plan aims to make the Parish of Checkley an even better place to be, now and for future generations. The Checkley Parish Neighbourhood Development Plan, referred to hereafter as “This Neighbourhood Plan” throughout this document, will cover the period of 2021 to 2035 and will form part of the statutory development plan for the designated area, together with the adopted Local Plan September 2020. Planning applications must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 1.2. The Neighbourhood Plan process enables communities to shape where they live, to have an input how development takes place by influencing the type, quality, and location of a development. Ensuring that changes come along with a local benefit.
- 1.3. This Neighbourhood Plan has been prepared by residents, stakeholders and members of the Checkley Parish Council working as part of a Neighbourhood Planning Steering Group assisted by individual residents’ groups from each of the four main villages and with support from Urban Vision Enterprise CIC and Staffordshire Moorlands District Council.
- 1.4. The plan has involved several key steps and is based on extensive research and influenced by robust engagement with residents and stakeholders (see Stakeholder Engagement Section).
- 1.5. This Neighbourhood Plan will continue to be monitored by the Steering Group and Checkley Parish Council throughout the Plan period to 2035. Monitoring will include:
 - planning decisions to see how the plan is being used in practice;
 - any changes in national policy, guidance or legislation;
 - any changes in or local plan policy or guidance; and
 - any other changes in the Neighbourhood Area (social, economic and environmental).
- 1.6. The plan will be reviewed and updated if and when necessary, a regular report will be prepared on the monitoring.



Vision and Aims

2. Vision and Aims

VISION

- 2.1. In 2035 Checkley Parish, will still be a tranquil, safe environment with a strong community spirit whilst keeping the individuality of four separate villages all with their own historical feel and setting.
- 2.2. Upper Tean High Street is thriving in both daytime and evening, and the appearance of the High Street reflects that. Checkley Parish remains a parish with a distinct identity sitting in a rural setting. Development has served to improve access to the countryside surrounding Checkley Parish, which itself is protected from inappropriate development. This means that more Checkley Parish residents can continue to enjoy the countryside.

AIMS

HOUSING

- 2.3. Ensure future housing responds to needs and supports sustainability. With sympathetic development including affordable housing and retirement properties, to preserve the visual attractive character of the landscape and high-quality agricultural land.

TRANSPORT

- 2.4. Promote active travel and safer streets by encouraging traffic calming, accessibility to transport links and sensitive parking solutions.

BUSINESS

-
- 2.5. Continue to encourage a range of commercial and community activities and services by preserving local facilities and organisations and supporting appropriate farm diversification.

LEISURE AND RECREATION

- 2.6. Encourage the provision of open space to improve leisure and recreational facilities for residents of all ages. Inspire a safe environment for young children to play in, and protect existing assets such as village halls, schools and other community buildings and green spaces and spaces used for community events.

ENVIRONMENT

- 2.7. Protect our distinctive landscape to preserve the rural feel and enhance biodiversity.

DESIGN AND HERITAGE

- 2.8. Ensure all development opportunities are sustainable and in keeping with the historical and rural character of our individual villages.



Great Wood Hall, Upper Tean



St. John's Church, Hollington



St. Mary's and All Saints, Checkley



The River Tean

About the Parish

3. About the Parish

Strategic Context

- 3.1. Checkley Parish is in the southwest corner of the administrative area of Staffordshire Moorlands. It is one of the largest parishes in the Staffordshire Moorlands. The parish consists of four main villages (see introductions below), and the hamlet of Fole. All surrounded by an historical, attractive, and diverse rural landscape of high visual sensitivity. The land area of the parish is 22 square kilometres, it has a population of 4,829 (UK Office for National Statistics estimate December 2020) and over 2,000 households.
- 3.2. The parish is crisscrossed by footpaths and bridleways giving access to river, woodland, and hilltop walks. The parish is also one of the gateways through to The Peak District National Park and valley of the River Churnet sharing landscape characteristics with both. There are 58 listings of buildings and structures for the Parish of Checkley. The parish has two conservation areas, the largest village conservation area in the Staffordshire Moorlands in Upper Tean and the whole of the village of Checkley. There are three scheduled monuments in the parish area, the bowl barrow in Lower Tean, 3 Saxon Crosses in Checkley Churchyard and Blithewood medieval moated site in the far south west. Alton Towers theme park is just to the northeast of the northern parish boundary. There is a new golf course and country club just outside the parish.

Upper Tean – An Introduction to the Village



- 3.3. The largest village in the Parish of Checkley and the largest village in the southern part of the Staffordshire Moorlands, a district of considerable natural diversity and beauty known locally as "the best kept secret in England". Upper Tean sits in the valley of the River Tean surrounded by hills rising in the east to 234m. The village was first recorded in the Domesday book and received a market charter in 1355, the layout of the village is little changed from medieval times. Today the village is defined by its historic built environment, green spaces, rural surroundings, and views. The centre of the village is a designated conservation area, overall, the village and immediate outskirts has no less than 20 listed buildings or structures including the nationally important Grade II * buildings of New Tean Hall Mill dating from the mid to late 18th century and Tean Hall dating from 1613 in the reign of James 1st. Both buildings uniquely sitting alongside each other. The Romans passed this way, their road passing through the village to and from Little Chester (Derby) and Chesterton.
- 3.4. The natural environment, rural setting and sense of place as a Staffordshire Moorlands village are cherished by villagers and visitors alike, another unique aspect of the village is a trout river running through the centre, promenading and dog walking along this beautiful stretch of river is probably the most inclusive outdoor activity in the village. Recently enhanced by the introduction of a new "Access for All" all weather pathway/promenade crossing Tean Recreation Ground, previously inaccessible to parents with buggies, residents in wheelchairs.
- 3.5. The village has facilities commensurate with size including green spaces, play areas, a network of public footpaths, village hall including meeting rooms, three churches, Anglican, Roman Catholic and Methodist all with associated church halls or meeting

space, a performing arts venue, doctors and a range of shops including a pharmacy/chemist incorporating a post office, chiropodist, prepared food outlets, three pre-school nurseries, two primary schools, village car park with recycling facilities, two public houses and accommodation for visitors comprising bed and breakfast and self-catering.

Lower Tean – An Introduction to the Village

3.6. Lower Tean is a small village in a predominantly rural area, situated at the bottom of a valley with the River Tean running through it. The village is dissected by the A522, the main road between the larger market towns of Cheadle and Uttoxeter. There is the



small conservation village Checkley one mile to the east and the larger village of Upper Tean one mile to the west. All the villages have a distinct separate identity.

3.7. Most of the housing within Lower Tean dates from the 1960's to present day. However, at its heart are many listed buildings including the village pub, the local farm, and surrounding cottages, and two Georgian Dower houses. There is an ancient, listed bridge over the River Tean, and to the northwest of the village is a scheduled monument, a 3500- year-old burial mound, a rare type being constructed on an artificial platform. The village is surrounded by open farmland. There are attractive valley open views all around the village. To the north of the village and within ¼ mile of its boundary is the grade 1 listed gothic mansion The Heath House, now a private home, but previously used in many TV productions.

3.8. There are few amenities, however there is a popular village pub, and a small industrial yard which houses several small businesses including a garage. More amenities are to be found in Upper Tean, and a local school, church, community centre and two pubs in Checkley, together with the local cricket club situated between the village of Checkley and Lower Tean. There is a good selection of public footpaths, and a local beauty spot known as The Mill Pond situated on the River Tean, this being a popular spot with the villagers.

Hollington – An Introduction to the Village



3.9. Hollington is a dispersed village in northern Staffordshire, with historic roots going back as far as the late roman period. The village's current condition is in large part due to the village's recent history as a moorland farming community, small scale specialist stone

extraction and its habitats of historic woodland, moorland and pastoral land and their historic management types.

- 3.10. At the village's height there was a rich community milieu with associated industry which shows in the names found in the village, Buttermilk Hill for example. The village was supported by a post office, a village hall, 2 long serving pubs, school, a church and 2 chapels, butchers and multiple shops. At one point was on a bus route and there are traces of market gardens and coppice management within the village boundaries. Of these community assets only the pubs, church and village hall remain.
- 3.11. The village is in, structure, a low density highly rural conurbation, made up predominately of detached and semi-detached quarry and small holding structures. In character, the housing stock are largely constructed in the local stone with an average age of 150 years, are simplistic farm type house in vernacular and feature small similarly characterised supporting out buildings. The age of most of the village buildings can be linked to the church (Grade II Listing) which was founded in 1861, however the village itself is much older.
- 3.12. Hollington is linear in out lay, with most housing stock placed within short distance of the road leaving grazing land and woodland to the rear of the housing, The most central part of the village is near to the former post office and village hall, this is highly typical of this part of Staffordshire and for hamlets which developed around historic resources that required transport.
- 3.13. Of significance to the character of the village are the high numbers of dry-stone walls, well developed trees adjacent to the roads, the biodiversity reservoirs found in the

hedging that frames the village and the use of local stone in building construction. Further, the topography of the village is unique in that it shows traces of small-scale quarrying which can be traced back as far as the 1600's, a short walk reveals a landscape of ancient industry reclaimed in many parts by woodland. Of further value to the village is the woodland which encloses some of the most varied terrain, this woodland can be found on maps as far back as 1700, it shows signs of mass extraction during the war and older coppice management, due to this it has a multitude of habitats within its structure, with its two most common habitat types being that of low nutrient, acid oak and of low nutrient bog. The woodland itself was part of a much larger woodland which forms most of the Churnet valley drainage basin and once covered most, if not all, of the village historically.

- 3.14. Today, Quarrying still takes place in the village but is increasingly unviable with large areas of land left derelict once extraction has ended. Farming in the village is still undertaken but likewise, has decreased in scale in recent years with higher grazing land turning more moor like and increasingly open and exposed in character.
- 3.15. The village now is capitalising on its proximity to Alton Towers, its calm, pastoral appearance and woodland walks and using these as a draw for tourism, a growing aspect of village life. However, the village lacks a critical mass to be self- sustaining.

Checkley – An Introduction to the Village

- 3.16. Checkley is a small historic village is within a designated conservation area. Mainly the village, is tightly clustered around the parish church.



- 3.17. The road from Uttoxeter to Cheadle originally passed through the village, and the present road the A522 bypasses the village to the north. The A50 corridor lies to the south. The proximity of the two main road does not detract from the village's rural and tranquil character. The village overlooks the valley of the River Tean to the south.
- 3.18. The Grade 1 listed Church of St Mary occupies a very commanding elevated position in

the northern part of the conservation area. The tower is substantial and, largely of Norman date. The churchyard contains 3 Saxon crosses “an astonishing heritage for a village church” according to Arthur Mee in *The King’s England Staffordshire*. Rectory Farm is the focus of the south part of the conservation area

- 3.19. Although the historic buildings of the village predominate, including 10 listed buildings, there are some modern developments at Badgers Hollow and Cranberry Avenue to the west of the village, and St. Mary’s Close to the east, they do not, however, intrude heavily on the setting of the village.
- 3.20. The village has a school, a community centre, a play area, and a public house.

Major Transport Routes and Links

- 3.21. The main road passing through the parish is the A522 Cheadle to Uttoxeter, the parish is on the Ordnance Survey Explorer 259 map entitled Derby, Ashbourne and Cheadle. The centre of Cheadle (the nearest town) is within a mile and a half of the parish boundary where it crosses the A522 at Teanford. Uttoxeter is just over three miles from the parish boundary where it crosses the A522 at Fole.
- 3.22. Access to the A50 is outside the parish at Blythe Bridge. To the west leading on to the M6 and Uttoxeter to the east leading onto the M1 and towards East Midlands Airport.
- 3.23. The A50 Growth Corridor projects are part of a multi-million-pound Government investment. The aim to:
- cut congestion;
 - address safety concerns;
 - support local businesses;
 - create more jobs and opportunities for Staffordshire people.
- 3.24. However, the establishment in recent years of two JCB factories adjacent to the A50 and the Golf & Country Club at Rocester, have increased traffic throughout Checkley Parish, particularly when the A50 is closed. Furthermore, Hollington & Checkley are used by drivers during peak periods to avoid congestion on main roads.
- 3.25. The main Stoke on Trent to Derby/Nottingham railway line runs through the parish, access to this service is outside the parish at Blythe Bridge to the west leading on to

the west coastline and Uttoxeter to the east leading onto east coastline.

- 3.26. The parish has two bus services, the number 32/Kingfisher Uttoxeter to Cheadle and into the Potteries and a twice daily bus to Leek, the administrative Centre for The Staffordshire Moorlands.

Socio- Economic Context

- 3.27. The 2011 Census data population profile of Checkley Parish is as follows: -

Age Range	Number in Parish Population	% of Parish Population
0 – 17	907	19%
18 – 64	2,746	57%
64+	1,176	24%

- 3.28. The largest employers in the parish are represented by companies carrying out quarrying operations. Other large employers are just outside the parish, JCB and the other sources of employment for residents of the parish towards the Potteries to the west and Uttoxeter and Derby to the East. The parish is a residential commuter base for these employers.
- 3.29. There are also smaller companies employing locally and providing direct services to the local community including those operating from the small cluster of business units to the west side of Upper Tean. Other employment within the parish includes local service providers, retail outlets and hospitality.

Land Use

- 3.30. The Parish of Checkley covers a land area in the region of 22 square kilometres or 8.5 square miles representing 5,440 acres or 2,200 hectares.
- 3.31. By far the most predominant land use is farming, 70% of the total area of the parish comprises farmland of open fields or woodland. Pockets of the woodland not actively managed as commercial woodland could be considered to be natural or semi natural particularly adjacent to Winnothdale, southeast of the working quarries in the north of the parish and areas of woodland around the village of Hollington.

- 3.32. A further 16% is made up of the country estates of Heath House and Broadgate Hall, the outdoor pursuits area north of the Heath House Estate and the 46-acre Quarry Walk Lodges and Camping Park at Coppice Lane (again in the north of the parish).
- 3.33. The latter categories including the natural or semi natural woodland represent areas of land use that in the main part would or could be available for outdoor leisure and health benefitting pursuits. The newer outdoor pursuits are represented (paintballing, quad biking) as are traditional country sporting pursuits (particularly at Broadgate Hall)
- 3.34. The remaining land use representing 14% of the parish area in part would come under the national umbrella category of land use known as Built Up Urban, 7% housing including associated green urban spaces (less than 1%), educational, religious, health, retail and other commercial buildings and spaces, 1% industrial and the remaining 6% active (or non- active) quarrying for sand and gravel. In terms of planning this land use does not come within the remit of this plan. The longer-term prospects for redevelopment of the worked-out quarries in years to come could leave the parish with the legacy of a natural or semi natural environment which would considerably increase the land use available for outdoor pursuits.
- 3.35. The land use percentages included above are derived from an exercise completed on 7th January 2018 by a member of the Checkley Parish Steering Group involving the analysis of each 1-kilometre square in whole or part covering the Neighbourhood Development Plan area on Ordnance Survey maps Explorer 258 Stoke-on-Trent & Newcastle-under- Lyme, Biddulph and Stone and Explorer 259 Derby, Uttoxeter, Ashbourne & Cheadle.

Tourism and Leisure

- 3.36. The parish offers tourism and leisure activities commensurate with access to an attractive and diverse rural landscape, walking, outdoor pursuits, adventure pursuits, horse riding, fishing, cycling and play. There are numerous green spaces to enjoy including gardens, play areas, picnic spots including a picnic site, sports fields and pitches including a cricket ground.
- 3.37. The historical sites within the parish also offer significant interest to residents and visitors There are 58 listings of buildings and structures in the Parish of Checkley.

- 3.38. Related Bed and Breakfast and self-catering accommodation servicing these activities is available for visiting friends and family and tourists from outside the parish.
- 3.39. The parish is one of the gateways to the Peak District and the valley of the River Churnet, both close by its northern boundaries. The parish is also close to Alton Towers and the new Golf Club and Country Club near to Rocester.

Housing Stock and Housing Needs Assessment

- 3.40. The housing stock ranges from 1-bedroom apartments through to 5+ bedroom detached houses, in age ranging from the 17th century through to the early 21st century new build. The stock includes conversions of existing farming and industrial buildings into domestic dwellings, most notably the New Tean Mills apartments.
- 3.41. Tenure of the stock is a mix of rented affordable housing, privately rented and owner occupied. There is limited provision in the affordable housing or private sector of sheltered homes for older or vulnerable residents.
- 3.42. Sales data relating to owner occupied housing over the last 20 years would suggest that the predominant housing type is owner occupied detached, followed by semidetached housing, possibly combined in excess of 70% of the owner-occupied stock.
- 3.43. Market to exchange sales data from the prior to the 2019 pandemic indicated that the fastest selling sector is 1- and 2-bedroom apartments and terraced dwellings suggesting that this housing in terms of property types, value, affordability and size is in most or highest demand. The demand at the other end of the housing type range, detached properties appears was reasonable with lower demand based upon market to exchange time for semi-detached housing. Intuitively, and in addition to the high demand for "first-time" affordable properties, the limited amount of housing specifically for older or vulnerable residents, sheltered or adaptable housing would place this type of housing at the upper end of housing need in the parish.
- 3.44. The lower demand for 3 bedroomed and above detached and semidetached property is supported in part by the current lack of exchanges for land with planning (outline or detailed) for this type of property. Currently there are 2 sites for new housing estates available and not acquired by developers.
- 3.45. Demand for affordable housing is difficult to assess, although the Staffordshire

Moorlands District Council commissioned report, Strategic Housing Market Assessment and Housing Needs Study (MAHN) 2014 (updated 2017),

- 3.46. indicates that for the Moorlands current stock is below projected demand. The affordable housing allocation in the New Tean Mills development however was not taken up, the apartments were subsequently privately marketed.
- 3.47. The MAHN study is broadly in accord with the above commentary relating to need or need, stating that based on the characteristics of existing and new residents in the Staffordshire Moorlands District in the period up to 2031, there would be a need for the following: -
1. An increase in the need for 1 and 2-bed apartments / houses /bungalows, particularly in the social rented sector
 2. A static need for (3)/4 bed semi-detached and detached houses/bungalows.
 3. A very substantial increased need for housing with care, particularly residential care; and also, a need for more sheltered housing.

Property Prices

- 3.48. Property price data for the parish villages in comparison with The Moorlands and based upon the UK Land Registry Data (October 2017) indicate that across the parish in the Tean villages are comparable in the main part with the general picture for the whole of the Staffordshire Moorlands District, offering within the parish more affordable first- time buyer options.
- 3.49. Property prices in the smaller villages of Checkley and Hollington are generally higher, reflecting the mix of property types, sizes, more isolated rural location, and the relatively limited availability.

Land Prices

- 3.50. The Department for Communities and Local Government's information releases on land prices for post permission residential land value provide estimates for each Local Authority. In the parish post planning valuation, based upon development land marketed value suggested, prior to the 2019 pandemic, post planning parish valuations more than the average Staffordshire Moorlands Government figure.
- 3.51. Establishing farmland values or prices is difficult, land is not currently changing

ownership in the parish, "good grassland" in the adjacent Alton parish appears to have sold recently for a sum in the region of £24,000 per hectare, well above the average for England and Wales published in 2017 by The Royal Institution of Chartered Surveyors for pastureland of £16,567 per hectare. Possibly an indicator of the high quality of the farmland in the general area including Checkley Parish.

Community Facilities

- 3.52. The Neighbourhood Area has a range of community facilities and services considered fundamental to assuring a good quality of life. A list of the current community facilities is set out in the policies section of this Neighbourhood Plan.

Traffic and Infrastructure

- 3.53. Traffic data is available from 2 sources for the A522 Cheadle to Uttoxeter/A50, the main primary route running through the parish and crossing from the northwest to southeast.
- 3.54. In 2015 Staffordshire County Council published a Transport Study Report for Cheadle Town Centre, this report offered details of traffic counts for traffic travelling out of Cheadle on the A522 towards Upper Tean. Peak time flows (0800- 0900 and 1700-1800) on a 5-day average basis ranged from 395 to 552 vehicles each hour.
- 3.55. The Ministry of Transport has a traffic count point id 6524 just southeast of Fole, this count point for 2016 indicates an average daily flow of vehicles at over 5,000. Just under 300 of these vehicles being classed as Heavy Goods Vehicles. Data from the Community Speed Watch volunteers in Hollington suggest that speeding is evident at peak times, as is an increase in volume of traffic passing through the village on unclassified roads.
- 3.56. The Neighbourhood Area, in particular Upper Tean, is also affected by HGV movements to and from The Croxden Quarry, currently 968 movements per week. This is the approved route through to the A50
- 3.57. See also Critical and Key Junctions in the policies section of this Neighbourhood Plan.

Infrastructure

- 3.58. The local road network in the parish comprises numerous unclassified roads connecting with the A522 Cheadle to Uttoxeter which provides links to the A50 and

access to the wider motorway network to the east (M1). In the west of the parish there is a classified unnumbered link to the A521 to Blythe Bridge, this also links to the A50 and the wider motorway network to the west (M6)

- 3.59. Much of the parish is north of the A50 corridor, the southwest extremity of the parish however stretches a little way to the south of the A50. The A50 is currently the busiest east/west route in the north midlands, usage has significantly increased since first construction. A large stretch of the A50 passing through the parish and to the south of the parish is constructed with a high audibility surface which would not meet current standards for acceptable audibility.
- 3.60. The roads through the parish, classified and unclassified also serve several major factories and office sites and to a lesser degree Alton Towers and the Peak District.

Infrastructure Deficiencies

- 3.61. The deficiencies in the infrastructure are well rehearsed and at the time of writing this report would appear to be on- going.
- 3.62. Mitigation of unacceptable noise levels from the A50 would be a major priority for most residents in the south of the parish.
- 3.63. No discernible improvements were made to the roads through the parish which after construction were always going to form the main link routes through to the A50 from in the main the north. Residents would welcome a study to assess the ability of these roads to perform this on-going function.
- 3.64. In common with other areas potholes, some potentially dangerous are an issue.
- 3.65. Road safety at open meetings and drop-ins arranged to assist in formulation of this Neighbourhood Plan was by far the area of most concern for residents. Particularly linked to junctions, pedestrian crossings, and speeding traffic.
- 3.66. This Neighbourhood Plan identifies critical junctions in the policies section. Main junctions under pressure from traffic flow throughout each day, currently a concern in term of coping with volume and safety. Consideration of any impact on these junctions during the planning process is of significant importance to our local communities.
- 3.67. One such example is the junction between the A522 and the High Street, in the centre

of Upper Tean. A Tarmac report in 2010 – Croxden Quarry: Part B – Environmental Statement WA Ref: ST11571-RPT-001 – 8 TRAFFIC ASSESSMENT Paragraph 8.2.14 page 8/4 stated "The junction between the A522 and the High Street, in the centre of Upper Tean, is a simple priority junction, with priority given to vehicles on the High Street. All vehicles approaching from the north should stop at the junction. The layout of the junction is confined by the surrounding development restricting visibility for vehicles approaching the junction from the north. This restricted layout occasionally results in delays and difficulties for the longest vehicles, in particular when two large opposing vehicles meet in the junction".

- 3.68. A zebra crossing to mitigate the danger of pedestrians crossing at this point is also mentioned but to date is not in place. Pedestrians parking at the village car park must cross New Road at this junction, their visibility is restricted from the north or south depending upon which side of the road they are crossing from. There are dropped kerbs at this point but no markings on the road, worryingly this unmarked crossing point is no more than a few seconds away from unobservable on-coming traffic turning into New Road; it is probably in terms of safety the most important deficiency to address.
- 3.69. Paragraph 8.2.13. Also highlighted, that towards the centre of Upper Tean the footpath narrows down, and house frontages are close to the road edge. Another issue for residents with mobility or visibility difficulties, and shop owners alike is the lack of drop-off points by the shops in High Street, Upper Tean. The alternative is for residents or visitors with mobility or visibility difficulties to park in the village car park and attempt a crossing of the road to the shops at the New Road Junction.
- 3.70. Also identified in this Neighbourhood plan are key junctions, under pressure from traffic flow during peak rush hour period, including traffic flow at shift changes to and from the large-scale production facilities of JCB. These smaller junctions are currently a concern in terms of coping at these times with volume and with regards to safety. Consideration of any impact on these junctions during the planning process would also be important to our local communities.
- 3.71. One example of a key junction is the junction in the centre of Hollington, this has very restricted visibility, a safety concern exacerbated by the speeding traffic identified by

the Speed Watch group and high usage during peak times, at volumes not normally associated with the narrow unclassified lanes passing through a small rural village.

- 3.72. There are no permanent speed mitigation measures such as fixed cameras in the parish, this is in direct contrast to villages on main or primary routes in the north of the Staffordshire Moorlands District Council administrative area. Anecdotally speeding is an issue across the parish, particularly through the villages. The residents of Hollington have factual evidence of the same. Also anecdotally, but no less valid, is the number of residents who have experienced transgressing of the pedestrian crossing in High Street, Upper Tean by motorists (possibly due to speeding) when the green light for pedestrians is clearly indicating it is safe to cross.

Environment

Rural Look and Feel – Quality of Environment

- 3.73. Conservation is a high priority within our parish, from hedgerows to trees, protecting the countryside and open surroundings is a key factor when assessing potential sites.
- 3.74. The distinctive landscape, river valley and hill top views, agricultural land, walks and rides are highly valued by all who live within Checkley Parish, The residents wish to preserve the distinctive landscape and wildlife.
- 3.75. The villages along the valley of the River Tean lie within three landscape areas, sandstone valleys, sandstone uplands and farmland slopes. The village of Hollington is celebrated for its quarries of freestone, with which many historical churches in the county have been built and more recently the new Coventry Cathedral. The use of Hollington sandstone for the new Coventry Cathedral provided an element of unity between the old and new buildings. The foundation stone of the new cathedral was laid by Elizabeth II on 23 March 1956.
- 3.76. The extensive public consultation on the plan identified that maintaining the rural look and feel of the villages and the parish was of paramount importance. A large part this maintaining the existing setting, views being the key element. During the planning process the impact of any implications on setting should be a key consideration including pre- application consultation with the Parish Council and the local community in accordance with National Planning Policy Framework recommendations.

- 3.77. Each individual village group has worked with their communities to establish the views that define their individual villages and setting. Views that are key to setting, locally important and it is deemed should attract protection within the planning process. To this end the individual village groups have produced a document detailing their locally important views, supported by photographic evidence.
- 3.78. The villages in the valley of the River Tean currently enjoy views of the hill tops on either side of the river valley, these are currently not impacted upon by development, are beautiful and define our rural setting for these villages. There are also opportunities for views at river valley level. The hilltop village of Hollington benefits from sweeping and far- reaching views.

Upper Tean

- 3.79. Opportunities to view the River Tean in a natural setting are becoming more limited. The most recent planning approval for a new housing estate alongside the river on Cheadle Road is an example of development impacting previously enjoyed river views. For the community of Upper Tean the remaining views of the river from within the village boundary are locally important. After completion of the Cheadle Road development one of the last remaining views with public access across the river with a natural setting backdrop will be from the foot bridge on the east side
- 3.80. of The Recreation Ground and looking across from the Tean Hall Mills Development. Similarly looking out from the village and down onto the village the setting is defined by the natural and unspoiled fields, woodland and open countryside of the valley high ground and hill tops. All visually sensitive landscapes. Any impact on these natural landscape high level views would significantly deter from the village's valley setting and quiet enjoyment of the same by current and future generations of villagers.

Lower Tean and Checkley

- 3.81. The village group has identified: -
- The view from Heath House Lane encompasses rolling valley views from the edge of the settlement of Lower Tean including the 3500 Bronze Age burial mound situated in a prominent position. English Heritage state that it was meant to be viewed.

- A view from the edge of the settlement of Lower Tean shows valley views across the river valley softened by native hedgerow and small wooded areas, and established housing of Heybridge Gardens to the west. It is a favourite of the village marked with a bench to enjoy the view.
- This view across rolling gentle valley field gives an open feel to the settlement of Lower Tean. Vowed through the trees at the top of the valley is the Grade 1 listed gothic mansion of The Heath House, which has string historic ties to Lower Tean and Checkley. A sense of historic context sat atop of rolling fields.
- Views taking in the much-loved Mill Pond used by all the village daily for walking socialising or just quiet contemplation.

Hollington

- 3.82. The views of local importance identified the extensive views from their hilltop village as key to the setting and sense of place in Hollington: -
- Both sides of the Main Road through the village
 - Both sides of Quarry Bank
 - Both Sides of Firbob
 - Both Sides of Fole Lane
- 3.83. The National Planning Policy Framework July 2021 (NPPF July 2021) states ‘the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.’
- 3.84. Staffordshire Moorlands Green Infrastructure Plan identifies the landscape of the parish north of the A50 as Landscape of High Visual Sensitivity (Map A.6 Landscape Setting and Green Belt).

Environmental Issues

- 3.85. Flooding has affected each village within our parish, and continues to do so, a flood defense scheme was placed within Upper Tean and Lower Tean, however flooding is still an issue with these defenses in place, leaving at times some roads impassable, recreational areas and agricultural land submerged.

- 3.86. The NPPF July 2021 refers to meeting the challenge of climate change including the statement 'Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, water supply and demand considerations.'
- 3.87. The statement is fully supported and endorsed by Checkley Parish Council in their response to the climate change emergency posted on their website in 2021 and this Neighbourhood Plan.
- 3.88. As part of the process of producing the Neighbourhood Plan the specialist Flooding Team of Staffordshire County Council has been consulted. The Parish Council will in 2022 take up their offer of to work up a plan deliverable by The Parish Council that would support and promote flood mitigation. We would like to manage the risk of flooding by using the governments recommended solutions providing landscaping to manage and store water, by promoting the use of sustainable drainage systems and by Planting trees to help to create green spaces, these can store water, and provide shade for people and wildlife.
- 3.89. In all 4 villages are prone to flooding, we have several zone 3 flooding areas as well as zone 1 and 2 areas, these can be found on <http://flood-map-for-planning.service.gov.uk>

History, Heritage and Special Designations

- 3.90. The historical sites within the Parish of Checkley reflect the main historical periods of English history. Preservation of these sites for future generations is paramount to retaining links with the past and continuing to educate, inform, and maintain the character, distinctiveness, and sense of place of the parish.
- 3.91. There are 58 listings of buildings and structures for the parish of Checkley which represents 72 individual buildings or structures when considering that some of the national listings are made up of small groups of buildings or structures. 20 in Upper Tean, 15 in Lower Tean, 11 associated with Heath House between the two Tean villages, 14 in Checkley, 9 in Hollington and 3 in Fole. All merit preservation and conservation, as do those historical buildings, structures and monuments that remain unlisted or scheduled, however some examples of note include: -

- The Grade 1 listed Church of St Mary in Checkley (Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I) and the associated scheduled Saxon Crosses described by Arthur Mee in The King's England Staffordshire as an "astonishing heritage for a village churchyard"
- The Grade II* New Tean Hall Mill in Upper Tean (Grade II* buildings are particularly important buildings of more than special interest, only 5.8% of listed buildings are Grade II*). Described by Robert Sherlock in The Industrial Archaeology of Staffordshire as "the greatest single monument to the textile industry in Staffordshire"
- The Grade II* Tean Hall also in Upper Tean
- The Grade II* Heath House between Upper Tean and Lower Tean.
- The Grade II listed dwelling at 2 Hollington Road Upper Tean and the unlisted dwelling at 5 The Island Upper Tean both with timber cruck frames indicating 17th century origins
- II of the buildings, structures and monuments in the Upper Tean and Checkley Conservation Areas - listed, scheduled or not
- Three Grade II listed bridges over the River Tean - Hey Bridge, Fole Bridge and the footbridge at Lower Tean
- Within Lower Tean the Bronze age mound designated as a scheduled monument, evidence suggests there is potential for below ground archaeological deposits.

3.92. In addition to the special designations above the following indicate the rich heritage and historical character/nature of the parish: -

- Historic parklands of Heath House 500m East of Upper Tean and Oakhill west of Upper Tean.
- The Ancient Woodland used by many locals called Huntley wood situated 700m Northwest of Upper Tean.
- Two historic farmsteads survive within the parish, one named midway farm reflecting its location between Upper Tean and Lower Tean.
- In 1355 the village of Tean was granted a market charter by the lord of manor.
- The village of Hollington is well known for quarrying of red and white Hollington stone, which has been used for centuries.
- The Parish contains a significant number of Heritage assets, which contribute to the history of the area. The National Record of the Historic Environment contains records on the archaeology and buildings of England within our parish.

- 3.93. Staffordshire Moorlands District Council Conservation Officers have recommended the incorporation of distinctive and well-preserved historic buildings onto a local list to assist the long-term conservation of the local distinctiveness and sense of place of Upper Tean, this could be adopted as an objective to cover the whole parish.
- 3.94. Staffordshire Moorlands District Council has also identified the importance of the presence of fields with medieval ridge and furrow earthworks and surviving mature hedgerows in post medieval enclosure, there is an opportunity here to conserve these under the umbrella of a zone or zones in a Green Infrastructure Plan for the District. Including in addition any areas of relict parkland such as the parkland identified at Oakhill in Upper Tean and ancient semi natural parkland or natural trees and woodland throughout the parish.
- 3.95. Any designated historic heritage assets in the parish and their surroundings, both above and below the ground including listed buildings, and any scheduled monuments or conservation areas should be preserved and enhanced for their historic significance and their importance to local distinctiveness and character.
- 3.96. Staffordshire Moorlands District Council is currently reviewing the Upper Tean Conservation Area.
- 3.97. The Residents of our Parish place a high value on the quality of the natural environment and wish to continue to protect their precious heritage and look forward to enhanced protection from this review.

Local Green Spaces

- 3.98. There are many green spaces within the parish, each village having their own green spaces.
- 3.99. See Policies Section for detail of green spaces identified following completion of and green space audit, subsequently distributed stakeholders (including Staffordshire Moorlands District Council) and community consultation.
- 3.100. The community consultation showed how much these green spaces are valued and used, and how important it is to protect them for future use.
- 3.101. Our objective is to preserve all green spaces and where possible look to expand and improve.

Community Facilities

- 3.102. The following provides more detail in terms of the types of community facilities

currently in the Neighbourhood Area:-

Commercial - Retail

- A range of shops including 2 convenience stores (one attached to Petrol Station), hairdressers, chemist, florist, garden centre - Upper Tean

Commercial - Food and Drink/Entertainment

- The White Hart Upper Tean, The Dog and Partridge Lower Tean, The New Broom and Red Lion Checkley, The Raddle Inn Hollington all serving food/meals, two further public houses serving drinks and a number providing live music and quiz nights

Commercial - Prepared Food and Ethnic Cuisine

- Fish and Chip Shop, Chinese Food Takeaway, Bake Shop - Upper Tean

Commercial - Other

- Quarries supplying Hollington Stone

Services

- Doctors, pharmacy, chiropodist, post office, petrol station, public conveniences, village car park and recycling facilities - Upper Tean
- Recycling facilities – Great Wood Hall Upper Tean
- 2 New community library points in Upper Tean, book exchange schemes throughout the parish
- A range of other professional and trade services
- Self-catering accommodation for visiting friends, family and tourists

Transit/Public Transport

- No railway station - nearest Railway Station Blythe Bridge - 3 miles (no Bus Service or other public transport link)
- Bus Service Route 32 Hanley to Uttoxeter (First Bus) serving Upper Tean. Lower Tean, Checkley and Fole and D & G Route 30 Upper Tean to Leek (limited and under review with withdrawal possible)

Indoor Community/Civic

- Parish Council Office - Upper Tean
- Mobile Library
- Youth Club Hut - Upper Tean

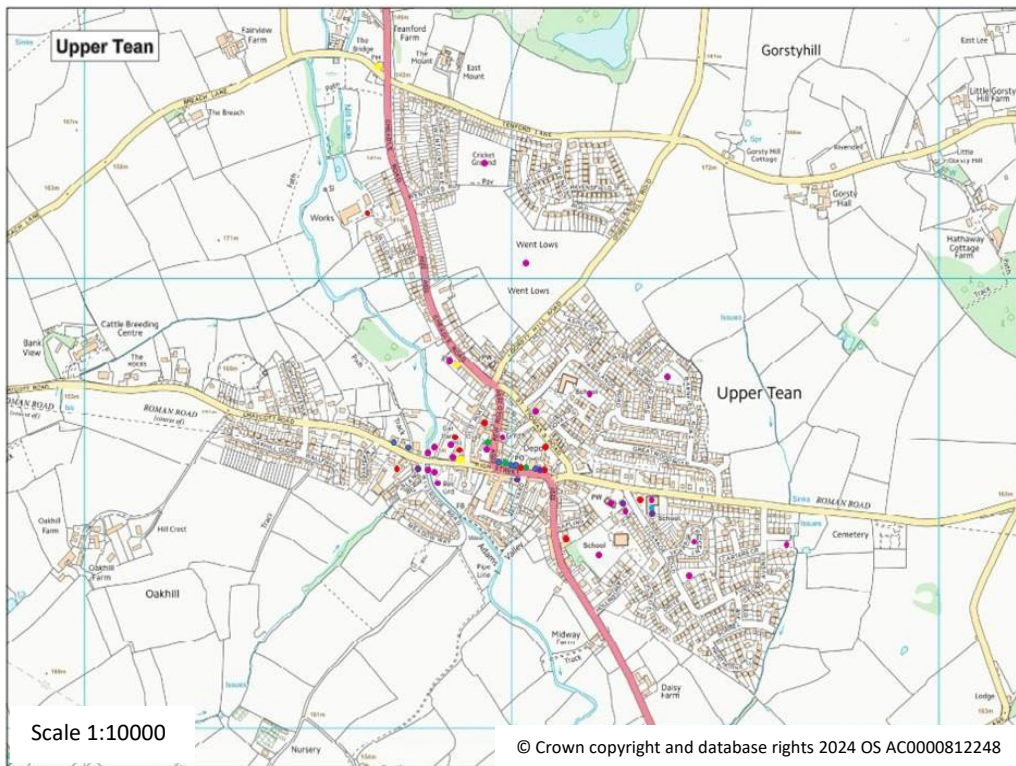
Cultural

- Performing Arts Venue/Theatre - Upper Tean
- History/Heritage Room - Upper Tean
- War Memorials including World War II aircraft crash memorial in Riverside Road - Upper Tean

Community Space

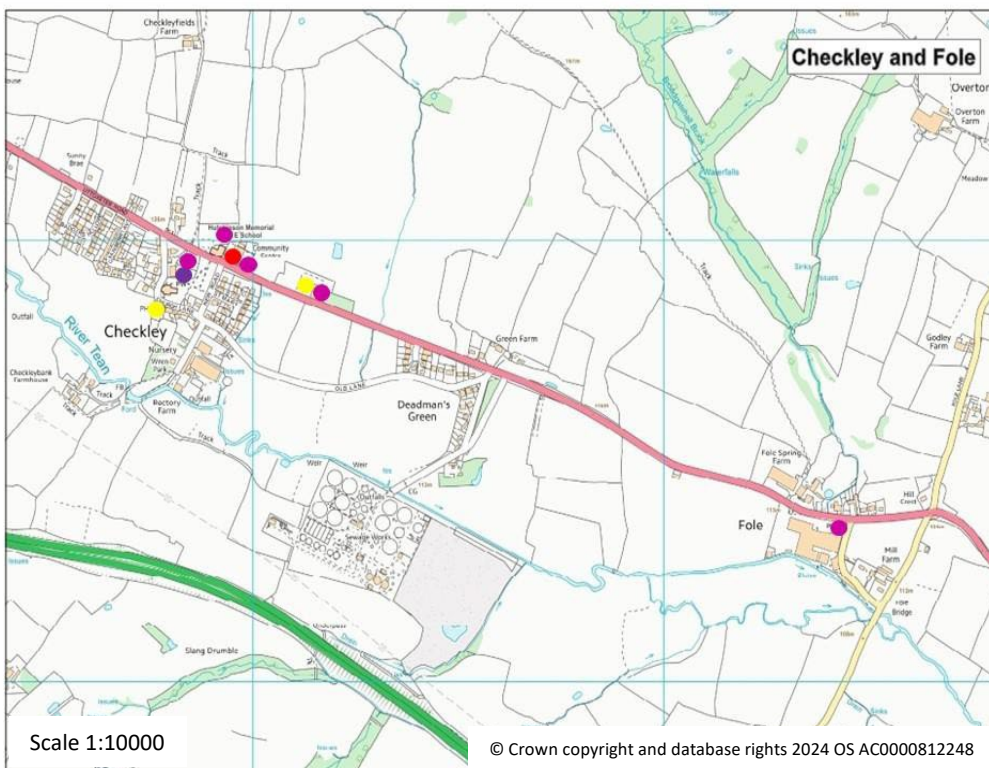
- Places of Worship - 5 Churches; 3 Anglican, 1 Roman Catholic, 1 Methodist
- Church Halls and Church Meeting Spaces - 3 in Upper Tean
- Villages Halls with car parks Hollington and Upper Tean.
- Community Centre with car park Checkley
- Meeting rooms and Function Rooms in Village Halls and Public Houses
- Green Spaces as identified in the Green Space Audit July 2018 including Outdoor spaces for village events including Checkley Cricket Ground, Childrens' 3 play areas, 2 community gardens (one in the early stages of development, picnic Area in Hollington
- Community space available for indoor recreation, exercise and fitness classes, music, singing, WI and hobby clubs
- Football pitch in Upper Tean and Checkley Cricket Club/Grounds
- Community Orchard, Well Meadow Gardens Upper Tean
- Staffordshire Moorlands countryside - a network of footpaths, bridleways, country lanes for walking, horse riding and cycling
- River and Pool Fishing - the River Tean is a recognised trout fishing river

Community Facilities Maps



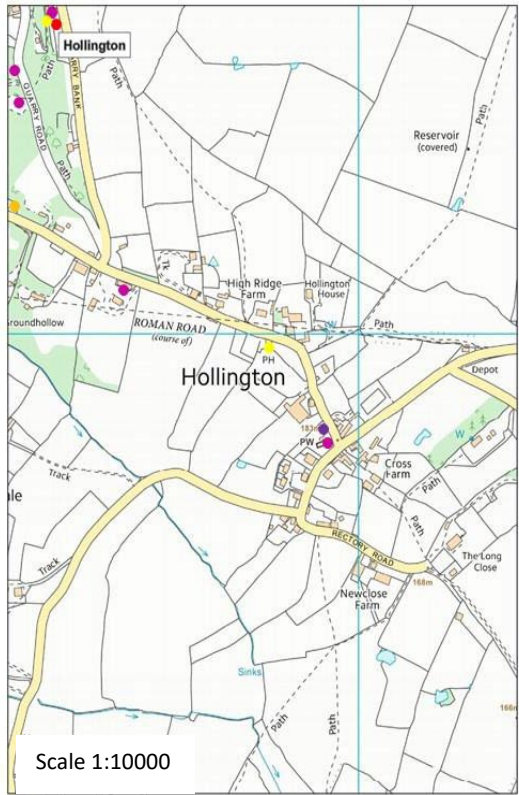
KEY

- Commercial Retail
- Commercial Food & Drink/Entertainment
- Commercial Prepared Food
- Commercial Other
- Services
- Indoor Community/Civic
- Cultural
- Community Space



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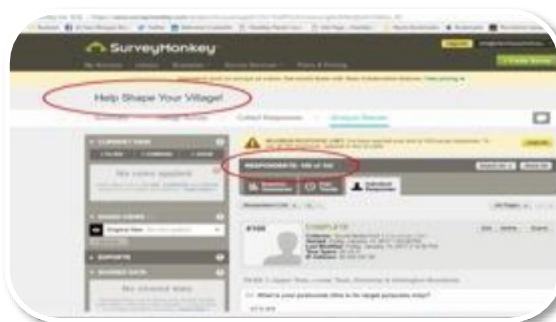
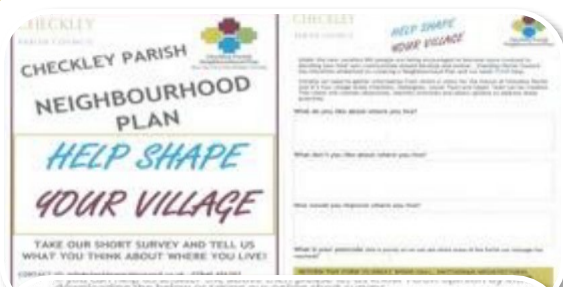
Community and Stakeholder Engagement

4. Community and Stakeholder Engagement

Overview of Community Engagement



Designation and Raising Awareness Steering group formed, individual village groups formed, scoping workshops attended, branding and posters created.



Consultation and Evidence Building Questionnaire created and distributed to every household. Questionnaire could also be completed online via Parish website or Survey Monkey. Questionnaires were also taken out to the community for completion at pop up outdoor stalls, in Upper Tean High Street, at Checkley Cricket Club and the Hollington Show



Vision and Objective Development

The Steering Group analysed data collated evidence to draft the Vision and Objectives document.

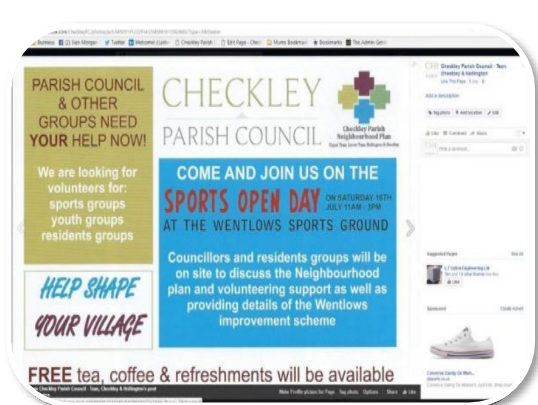


Draft Plan Creation

Policies were drafted and local residents and stakeholders were invited to come along and view them.

Activities

Non-statutory community and stakeholder engagement (like the questionnaire).

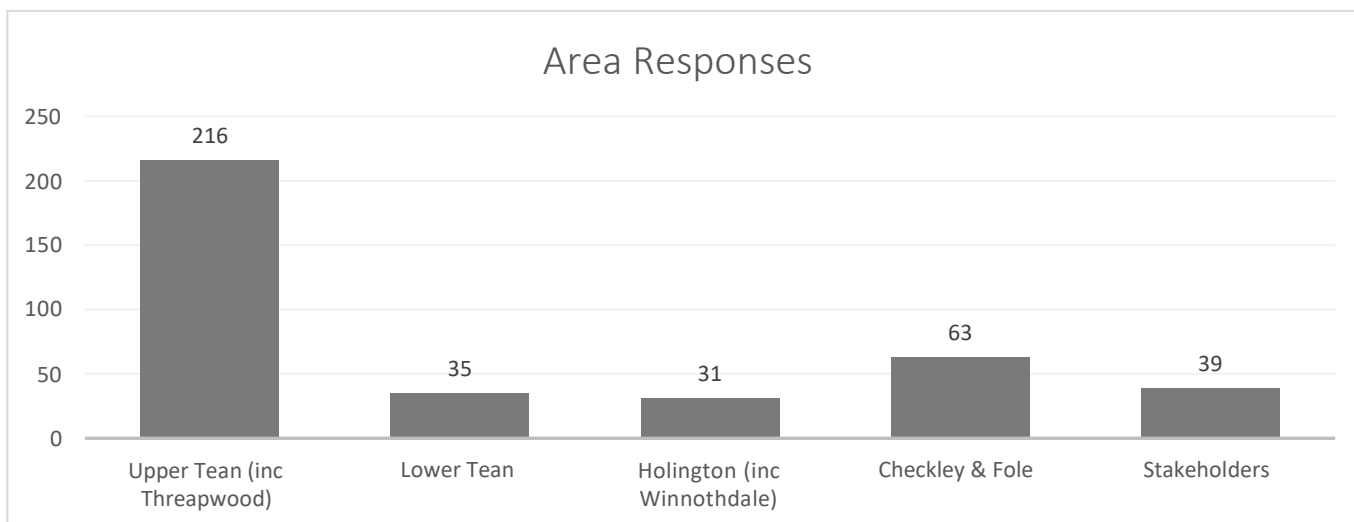


Additional Stakeholder Engagement

Pop up engagement tables could be found at most village events including School Fayres, Village Fetes and Christmas lights events. We also held pop up engagement tables outside the local Co-op, with a local WI and churches bake sale and arranged a youth sports open day to engage our younger residents. We also provided regular updates on social media and links to our website.

Key Outcomes and Issues

- 4.1. The Survey was completed and returned by 384 residents, stakeholders etc. Below outlines from which villages within the parish they reside.



- 4.2. The following are the top responses to questions asked on the questionnaire:

What do you like about where you live?

- Countryside/Rural Location, Views & Wildlife
- Friendly Village and Community
- Peaceful
- What do you dislike about where you live?
- Speed of traffic
- The amount of new and proposed new housing developments
- Lack of shops and amenities

How would you improve where you live?

- Encourage the development of brown field sites and not green space and surrounding countryside
- Traffic calming
- Improved facilities for children and youth

Policies

5. Policies for Checkley Parish Neighbourhood Area

- 5.1. The policies in the Checkley Neighbourhood Plan are based on evidence gathered from official statistics and existing publications. Key evidence is listed in the Schedule of Evidence at the end of this plan.
- 5.2. In addition, local surveys, views, comments and ideas expressed by the local community have been taken into account. The consultation process and the responses received from the local community and key stakeholders are summarised in the Section headed Stakeholder and Community Engagement in this Neighbourhood Plan.
- 5.3. The policies in this Neighbourhood Plan seek to deliver the aspirations and needs of the local community, within the framework of meeting the basic conditions and other legal requirements. The policies are structured as follows:
 1. Purpose;
 2. Rationale/Evidence;
 3. Policy;
 4. Interpretation;

Housing

Purpose

- 5.4. To support residential development to meet identified needs in sustainable locations.

Rational and Evidence

National Planning Policy

- 5.5. To meet the Basic Conditions for Neighbourhood Plans for housing that it must have appropriate regard to national policy, contribute to the achievement of sustainable development and achieve general conformity with strategic local policy.
- 5.6. The National Planning Policy Framework (NPPF), July 2021 requires Neighbourhood Plans to set out a positive vision for the future of the local area and planning policies to guide decisions on planning applications. This Neighbourhood Plan has been written having regard to national planning policy and guidance. Paragraph 8 of the NPPF identifies a main objective with regard housing, b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, accessibility to services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. This Neighbourhood Plan has been written having regard to national basic conditions, planning policy and guidance, strategic local policy. Including site allocation criteria placing NPPF paragraph 8 b) as a key element of the decision-making process.
- 5.7. The rationale of the criteria therefore is to respond to The NPPF statement that it is important that a sufficient amount and variety of land for housing can come forward. A sufficient supply and mix of deliverable sites are expected.
- 5.8. The NPPF establishes that
- 5.9. The needs of groups with specific housing requirements are addressed.
- 5.10. The size, type and tenure of housing needed for different groups in the community should be reflected in planning policies.

- 5.11. Affordable housing should be provided that contribute to creating mixed and balanced communities.
- 5.12. Policies should promote an effective use of land in meeting the need for homes, while safeguarding the environment. Policies should set out a clear strategy that makes as much use as possible of brownfield land. The NPPF establishes that substantial weight is given to the value of using brownfield land within settlements for homes.

- 5.13. The NPPF recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and that neighbourhood planning groups should consider the opportunities for allocating such sites suitable for housing in their area.
- 5.14. The NPPF promotes the protection and enhancement of valued landscapes and recognises the intrinsic character and beauty of the countryside.

Staffordshire Moorlands Local Plan

- 5.15. The Local Plan allows for limited development of Checkley Parish which is appropriate in scale in a rural area.
- 5.16. Policy SS 1 Development Principles establishes that development and use of land should contribute positively to social, economic, and environmental improvement in terms of delivering a mix of types and tenures of quality, affordable homes, to meet need. This should maintain locally distinctive character of individual towns and villages and their settings.
- 5.17. Policy SS2 the hierarchy of settlements indicates where future growth will be focused. The neighbourhood area includes the following policy areas:
- 5.18. Rural Area Larger Villages, Policy SS8 (Larger Villages Area Strategy) identifies 12 larger villages of which Upper Tean is included. It states that these villages will retain and enhance their role as rural service centres, “providing for the bulk of the housing requirement of the rural areas and also for employment needs of a scale and type appropriate to each settlement having regard to infrastructure capacity and character.”
- 5.19. Rural Area Smaller Villages, Policy SS9 (Smaller Villages Area Strategy) identifies 29 smaller villages, which includes Checkley, Lower Tean and Hollington. It supports “appropriate development which enhances community vitality or meets a social or economic need of the settlement or hinterland is encouraged.”
- 5.20. Other Rural Areas comprise the countryside outside of the settlement boundaries. Policy SS10 recognises these areas will “provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.”
- 5.21. Policy SS4 Strategic Housing and Employment Land Supply allocates the housing number of 50 in Checkley Parish for the period 2019 to 2033. This would be delivered through a

combination of the strategic site allocation reference UT019 in Upper Tean identified as potentially suitable for 15 new homes and proposed site allocations within this Neighbourhood Plan.

- 5.22. The Plan recognises that housing for special groups will also be needed to meet the future increase in older people and the needs of those with specialist requirements.
- 5.23. Policy H1 - New Housing Development establishes that new housing development should provide for a mix of housing sizes, types and tenure and for special groups.
- 5.24. Policy H 3 Affordable Housing sets out that residential developments of 10 dwellings (or 0.5ha) or more shall provide 33% affordable housing and will provide a mix of housing in terms of size, type and tenure. The policy establishes that affordable housing should be designed as an integral part of developments and be 'tenure blind'.
- 5.25. There is also a level of growth that will directly impact on Upper Tean Village, although it is outside the Neighbourhood Area. A recent planning approval SMD/2021/0491 to the immediate north of Tenford Lane adjacent to Upper Tean (but lying in Cheadle Parish) demonstrates potential growth outside the development boundary and Neighbourhood Area. However in urban design terms, it creates an extension to Upper Tean village. Whilst these potential new residents will identify as being within Upper Tean, the Neighbourhood Plan will not apply to this area as its outside the Neighbourhood Area.

Checkley Parish Council Site Selection Report February 2021

- 5.26. This report considered a range of data, technical reports, results from the Checkley Parish Council call for sites and site selection process to identify where new residential development in the parish should be located to support the sustainability of the rural settlements. The conclusions of this report, following consultation have been applied to policy HSG1 Housing and Site Allocations.
- 5.27. The intention of HSG1 is to support strong, vibrant and healthy communities, by identifying a sufficient number and range of homes to meet the needs of present and future generations; allocation criteria clearly aligning with NPPF paragraph 8 b) housing located in a safe built environment, accessibility to services, open spaces and public transport.

HSG1: Housing and Site Allocations

- 1. The 2.02-hectare site at Fole Dairy, Uttoxeter Road, Fole identified on the map on page 42 below is allocated for residential development.**
- 2. In addition to the above allocated site, and sites allocated in the Local Plan, residential development, appropriate to the Settlement Hierarchy established by Policy SS2 of the Local Plan, will be supported:**
 - within the development boundaries of the smaller villages of Checkley and Lower Tean, and the larger village of Upper Tean, defined on the maps on pages 39-41 below; and**
 - in other locations in accordance with Policies SS8 and SS9 of the Local Plan.**
- 3. Proposals for residential development elsewhere will be assessed in accordance with strategic and national policy**

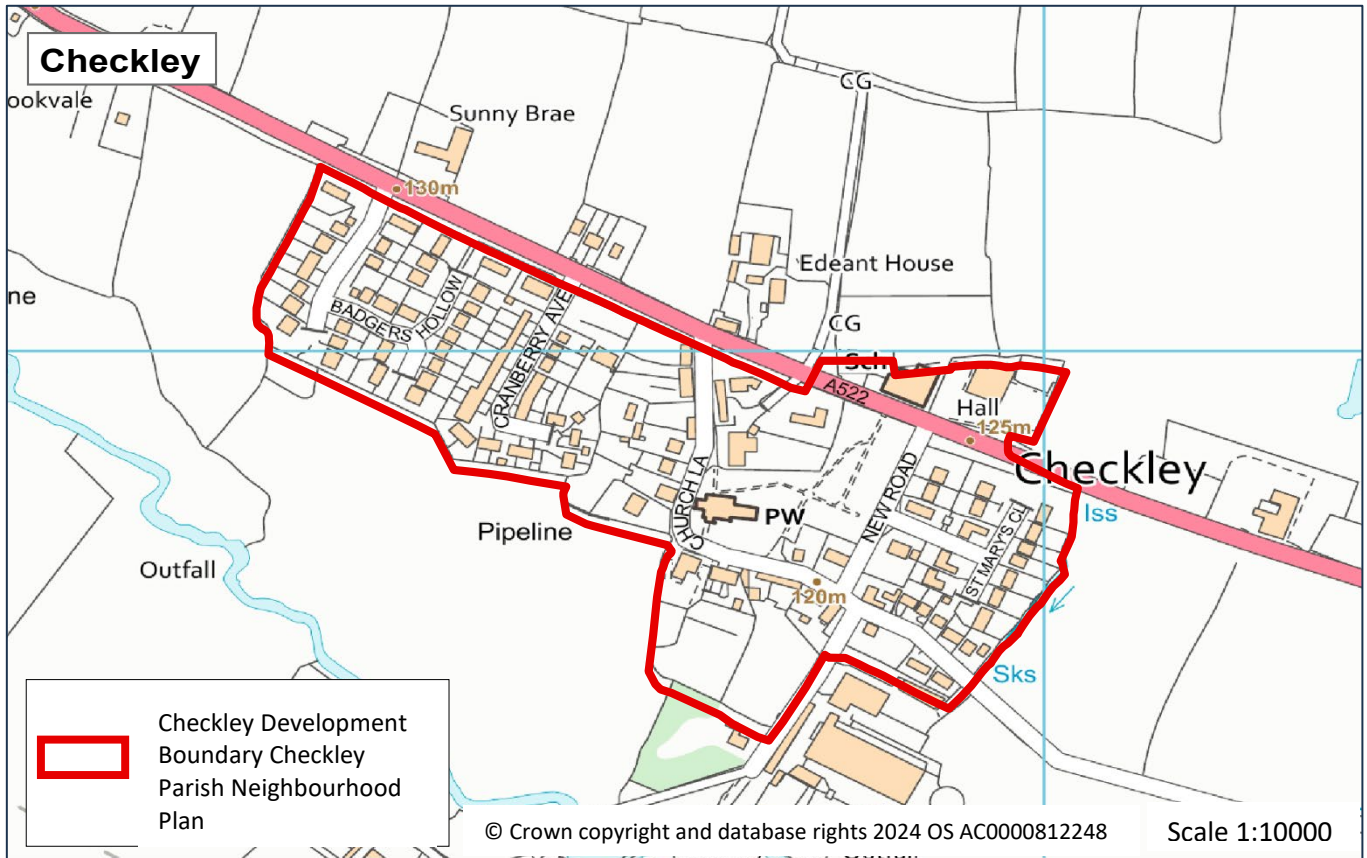
Interpretation

- 5.28. The settlement boundaries for Checkley, Lower Tean and Upper Tean and site allocations are shown on the plans on the following pages.
- 5.29. Adopted 2020 Staffordshire Moorlands Local Plan Policies SS2, SS8 and SS9 form part of the Spatial Strategy of the Local Plan, which sets out broadly the locations throughout the District where development is deemed appropriate, and not appropriate. Policy SS2 sets out a settlement hierarchy for the District which categorises settlements as either towns, 'Larger Villages', 'Smaller Villages', or Other Rural Areas, according to their size: these attract differing roles in terms of planning, commensurate to their size. Policy SS8 identifies which settlements are classed as 'Larger Villages', and defines broadly appropriate forms of development within them: this includes Upper Tean. Whereas Policy SS9 identifies 'Smaller Villages' and defines broadly appropriate forms of development within them (including Checkley, Hollington and Lower Tean). It should be clarified that whilst it has not been considered appropriate to define a development boundary for Hollington within this Neighbourhood Plan due to its spatial form, Hollington remains a 'Smaller Village' alongside Checkley and Lower Tean under Policy SS9, therefore serving the same strategic function as Checkley and Lower Tean, despite the absence of a development boundary. Spatial Strategy Policy SS10 covers the Policy for 'Other Rural Areas' beyond the development boundaries of towns and Larger

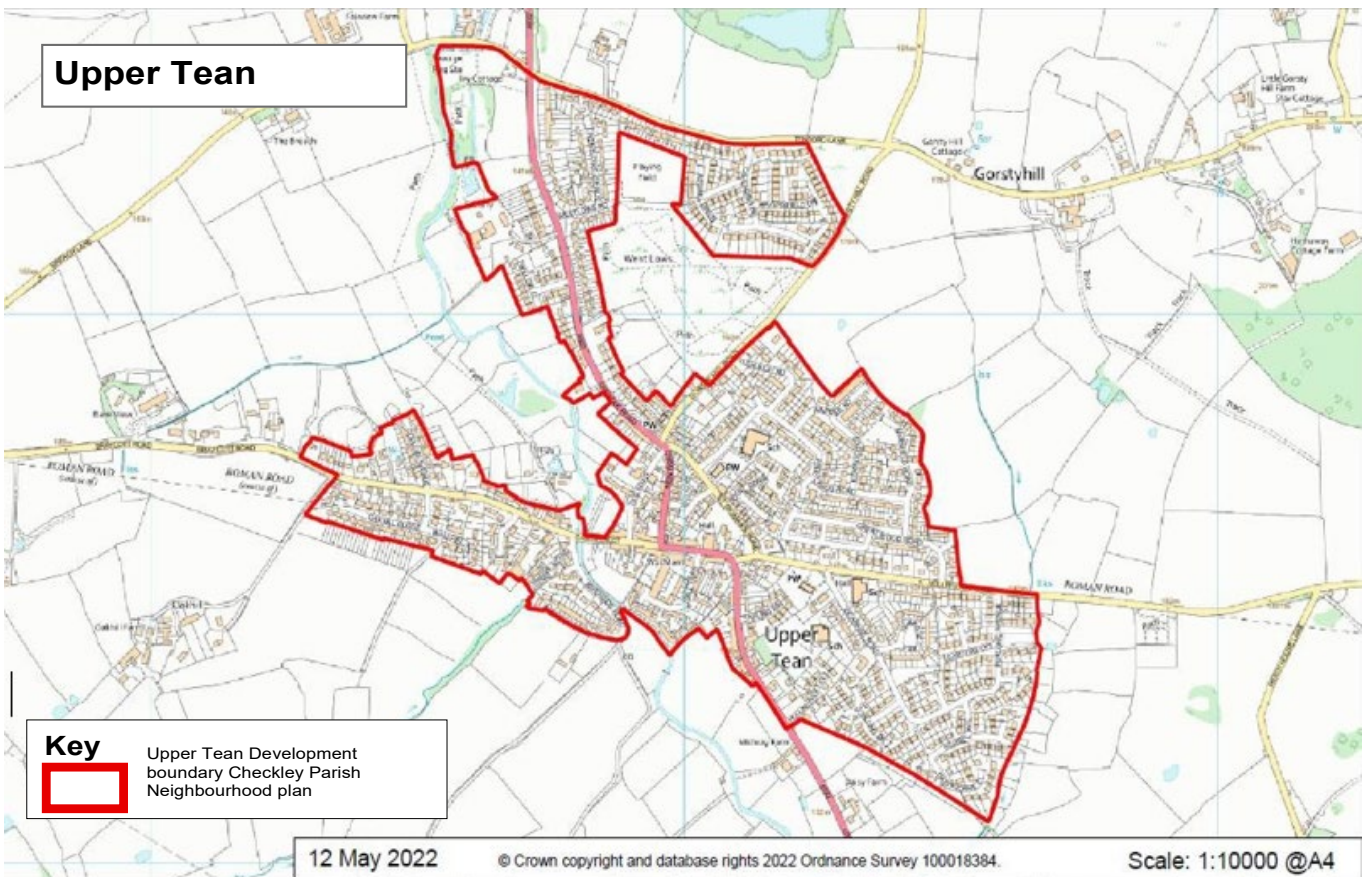
Villages, and the countryside surrounding Smaller Villages – this would therefore apply to determination of planning applications within Checkley Parish for development on sites outside of the villages (in the case of housing proposals this Policy would be read in conjunction with Local Plan Policy H1 ‘Housing’ which sets out the broad locational expectations for new housing across the District).

- 5.30. The policy sets out sustainable locations for housing development, including through defining development boundaries and making site allocations. In addition, it protects the rural character of the area. It is recognised that there could be exception sites in the rural area and these would be considered against policy H3 of the Staffordshire Moorlands Local Plan September 2020. Schemes would also need to satisfy other applicable policies in this Neighbourhood Plan, including Policy DES1, which establishes design principles for development.

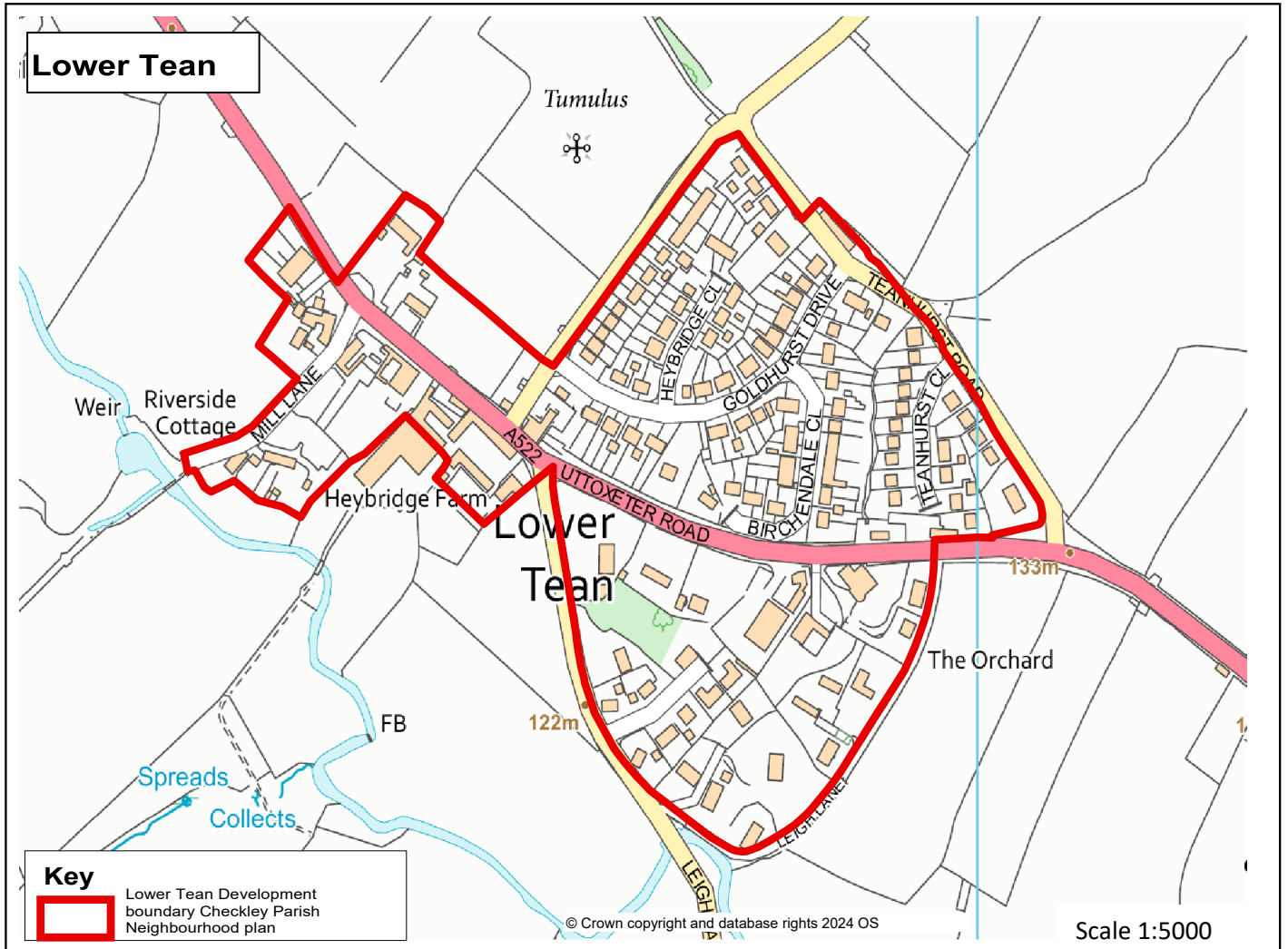
Checkley Development boundary



Upper Tean Development boundary



Lower Tean Development boundary



Fole Dairy Site Allocation Plan



Note: illustrative layout from previous application at Fole Dairy site.

Area of site (west of Mill Lane only) approx. 1.96 hectares.

HSG2: Housing Mix

1. Residential developments should include a balanced mix of house types, based on the latest evidence of local need, including consideration of the need for:
 - Smaller houses suitable for first-time buyers or those wishing to downsize;
 - Accommodation suitable for older or disabled persons or those requiring specialist care.
2. Where on-site affordable housing, including First Homes, is provided within a development it should be distributed throughout the site and be of similar specification to the market housing

Interpretation

5.31. This policy should be read alongside Policy H3 of the Local Plan

Business and Employment

Purpose

5.32. To encourage the re-use of heritage assets in the neighbourhood area and promote active ground floor uses in Upper Tean.

5.33. To encourage more visitors to Checkley parish and promote tourism

Rational and Evidence

National Planning Policy

5.34. Paragraph 8 of National Planning Policy Framework (NPPF), July 2021 requires Neighbourhood Plans to set out a positive vision for the future of the local area with an overarching objective; a) an economic objective – to help build a strong, responsive and competitive economy.

- 5.35. The NPPF puts town centres at the heart of communities, Checkley Parish does not by definition include a town, however Upper Tean is a large village with commercial and retail activity serving the whole of the parish. This Neighbourhood Plan is written to reflect where possible the progressive approach the NPPF puts forward regarding business and employment, and to this end supports:-
- Sustainable growth that does not compromise the character of Upper Tean
 - Diversity.
 - Acknowledges changes in leisure and retailing.
 - Supports appropriate uses and allow a suitable mix of uses.
- 5.36. The NPPF recognises that heritage assets should be conserved. It promotes a positive strategy for the conservation of the historic environment that considers:
- Sustaining the significance of heritage assets, and putting them to viable uses consistent with their conservation.
 - Opportunities to secure historic environment's contribution to the character of a place.
- 5.37. National policy emphasises the importance of protecting designated heritage assets, whilst recognising that a more balanced approach would be appropriate for non-designated assets. The NPPF also seeks to preserve those elements of the setting (e.g. views) that make a positive contribution to an asset.
- 5.38. The NPPF calls for significant weight to be placed on the need to support economic growth and productivity. Emphasis is placed on an approach that allows an area to build on its strengths, counter any weaknesses and address the challenges of the future. A clear vision and strategy which positively and proactively encourages sustainable economic growth, having regard to local circumstances and the specific locational requirements of different sectors is encouraged.

Staffordshire Moorlands Local Plan

- 5.39. Policy SS8 Larger Village Area Strategy seeks to sensitively retain and enhance their role as service centres by addressing a number of specific social, economic and environment challenges, the policy allows for development or redevelopment of land to come forward which is appropriate to the Spatial Strategy and character of each settlement. The amount

and nature of development will be dependent on the development capacity of individual settlements and the availability of suitable sites.

- 5.40. Policy SS9 Smaller Villages Area Strategy seeks to meet limited employment needs by enabling small-scale new employment development provided that new development reflects special character and heritage.
- 5.41. Policy SS10 Other Rural Area Strategy Rural Areas supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside and places considerable emphasis on tourism. This is identified in the spatial strategy and the Sustainable Community Strategy as a major opportunity to sustain the rural economy and strengthen the role of the District within the region and North Staffordshire.
- 5.42. Policy DC2 The Historic Environment seeks to ensure that sites and areas of particular heritage value are both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. The policy requirements apply to all types of development.
- 5.43. Policy E1 New Employment Development sets out that proposals should help maintain an appropriate range of employment premises and sites in terms of their scale, location and type. The policy promotes the sustainable redevelopment, intensification or improvement of existing employment sites provided it would not have an unacceptable impact on character or appearance. Further, the policy supports schemes involving the re-use of rural buildings for commercial enterprise, including tourism uses.
- 5.44. Policy E4 Tourism and Cultural Development establishes that new tourism and cultural development should be developed in locations that offer:
- Good connectivity with other tourist destinations and amenities; or
 - Locations in or close to settlements where local services, facilities and public transport are available.
- 5.45. The policy indicates that developments in other locations may be supported where a rural location can be justified. The policy continues by establishing that new accommodation, attractions and facilities should
- be of a quality, scale and character compatible with the local area,

- protect the residential amenity of the area,
- enhance heritage, landscape and biodiversity, and
- not harm interests of acknowledged importance.

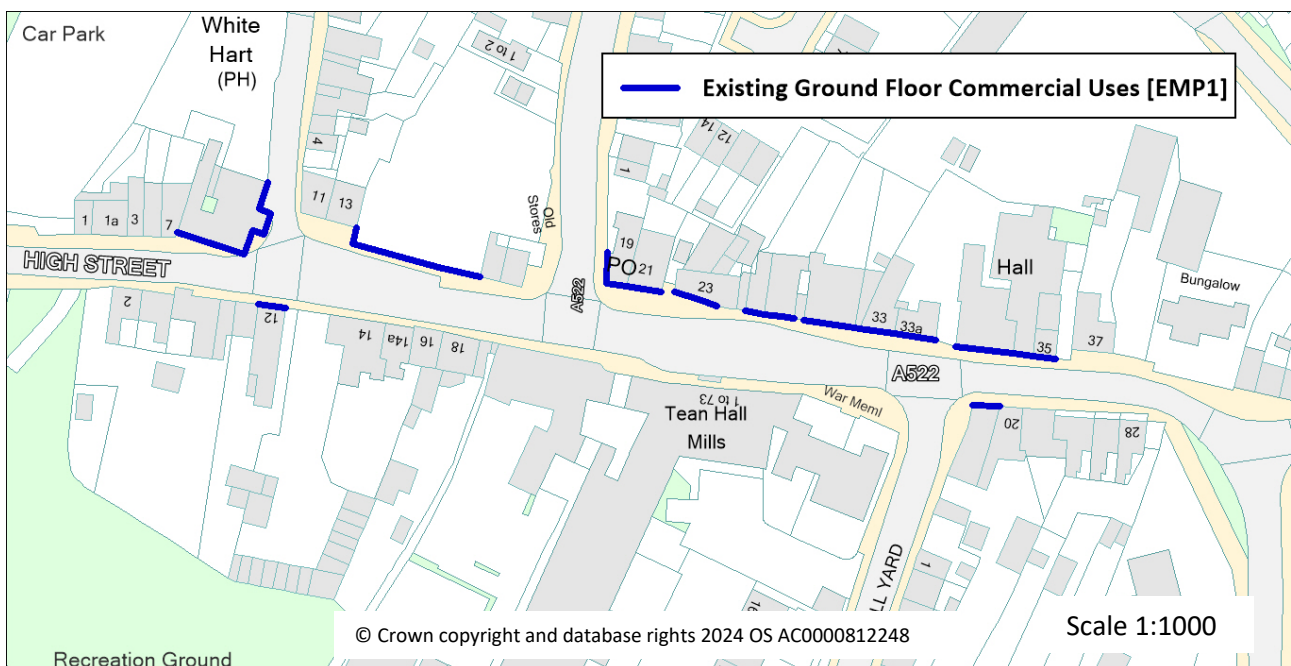
EMP1: Upper Tean High Street

- Where changes of use require planning permission, ground floor frontage units in the Upper Tean High Street area identified on the map below should remain in commercial uses open to the public, or in community uses open to the public, to complement or enhance and not harm the vitality of the village centre.
- Shopfronts should be retained for ground floor frontage units in the Upper Tean High Street area identified on the map below.

Interpretation

- 5.46. The policy enables diversification of the retail centre and recognises the importance of complementary uses. Suitable uses would include those falling in Use Class E and other town centre-type activities. It should be noted however that a number of changes of use are defined as 'permitted development' where no planning permission is required. These are set out in the General Permitted Development Orders.

Ground floor commercial uses.



EMP2: Rural Business Diversity and Growth

- 1. Development proposals that will result in a growth of rural enterprise and tourism will be supported where:**
 - **there is no significant adverse impact on the amenities of nearby residential properties or landscape character;**
 - **they demonstrate consideration of any opportunities for sustainable travel; and**
 - **the scale of development is appropriate in accordance with Local Plan policies**

Interpretation

- 5.47. This is an enabling policy, to encourage expansion of visitor accommodation and facilities. In considering impacts on the amenities of nearby residents, additional vehicle movements should be considered. The potential for noise to travel along the valley should be taken into account in applying the policy.
- 5.48. Development to support rural enterprise and tourism could include holiday-let accommodation, visitor attractions and visitor facilities.
- 5.49. The adopted Staffordshire Moorlands Local Plan 2020 Spatial strategy Policies set out the level of development appropriate within the 'rural areas' outside the three main towns. Policy SS2 sets out a settlement hierarchy for the District of Larger Villages, Smaller Villages, and Other Rural Areas according to their size: these attract differing roles in terms of planning, commensurate to their size, according to Policies SS8, SS9, and SS10, respectively. Spatial Strategy Policy SS10 covers the broad policy for 'other rural areas' beyond the development boundaries of towns and larger villages, and the countryside surrounding smaller villages – this would also apply to determination of planning applications within Checkley Parish for development on sites outside of the villages. Policy EMP2 should be read in conjunction with Staffordshire Moorlands Local Plan 2020 Policy E4 *Tourism and Cultural Development*, which positively supports new tourist and cultural facilities across the District according to Local Plan Spatial Strategy Policies SS5 to SS10 and Churnet Valley Strategy Policy SS11, ie in locations where there is good connectivity to other tourist facilities; or good connectivity to sustainable settlements, and where needs are not met by existing facilities.
- 5.50. Transport impacts - see policy TRA1

Community Facilities and Assets

Purpose

- 5.51. To protect key Local Green Spaces within the neighbourhood area. To ensure the provision of a range of community facilities in the neighbourhood area.

Rationale and Evidence

National Planning Policy

- 5.52. This Neighbourhood Plan is written with the aim of reflecting national and local strategic planning policy and objectives regarding community facilities and assets. The rationale in support of achieving this has been to identify essential community facilities and assets as a platform for promoting and supporting these and reflect in the Neighbourhood Plan the NPPF objectives to achieve healthy, inclusive and safe places that:
- Provide and retain community facilities (such as local shops, meeting places, sports venues, cultural buildings and pubs).
 - Resist the unnecessary loss of valued facilities and services.
 - Promote social interaction.
 - Enable healthy lifestyles.
- 5.53. The NPPF establishes that the designation of land as Local Green Space through neighbourhood plans allows communities to protect green areas of particular importance. Local Green Space must be
- In reasonably close proximity to the community it serves.
 - Demonstrably special to a local community with local significance.
 - Local in character.
- 5.54. The NPPF sets out that development within a Local Green Space should be consistent with those for Green Belts. There are no green belt areas within the parish, there are however significant landscape settings of high visual sensitivity, high natural value, important landscape settings to settlements as identified in Staffordshire Moorlands Green Infrastructure Strategic Network for Staffordshire Moorlands May 2018. The Neighbourhood Plan is written to offer Local Green Spaces and important landscapes protection consistent with Green Belt. In addition, protected views are identified within the plan.

Staffordshire Moorlands Local Plan

- 5.55. The Local Plan recognises that community facilities play an important role in community life
- 5.56. Policy SS8 Larger Villages Area Strategy seeks to Retain and enhance their role as rural service centres by enabling appropriate development which supports and increases the range and quality of community facilities available to the rural areas; Protecting community facilities where loss would be deemed to reduce the community's ability to meet its day to day needs.
- 5.57. Policy SS9 Smaller Villages Area Strategy establishes that Checkley shall provide for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. The policy seeks to protect services and facilities which are essential to sustain rural living. It supports the implementation of the Green Infrastructure Strategy and Local Green Spaces
- 5.58. Policy SS10 Other Rural Areas supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside including allowing community facilities 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.
- 5.59. Policy C1 Creating Sustainable Communities support proposals that protect, retain or enhance existing community facilities or provide new facilities. The policy also resists the loss of community facilities.
- 5.60. Policy C2 Recreation and Open Space promotes the provision of high quality recreational open space by implementing and supporting schemes that will protect, provide and improve the quantity, quality and accessibility of open space, indoor and outdoor sports and children's play facilities throughout the district. Residential developments of 10 dwellings (or 0.5ha) will be expected to make provision, or a contribution towards provision of open space, sports and recreation facilities which are necessary and reasonably related in form and scale.
- 5.61. Policy DC4 Local Green Space refers to the protection from inappropriate development of Local Green Spaces
- 5.62. Policy SS12 Planning Obligations & Community Levy states that development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-

site infrastructure, facilities and/or mitigation necessary through the appropriate use of planning obligations and/or conditions.

Staffordshire Moorlands District Council, Open Space Study, October 2017

- 5.63. The study is referred to in policy C2 identified deficiencies and surplus open space provision, forming part of the local plan evidence base to inform open space provision. It summarised that there were identified shortfalls in rural areas such as Cheadle Parish for parks and gardens, allotment provision and play provision. Where new residential development is created this should be a consideration of the design. Whilst the viability of delivering on-site provision may not be achievable, development proposals should demonstrate how they provide safe and accessible routes to reduce car journeys to access existing or new facilities.
- 5.64. The Open Space Study in Table 4.2.2 identifies the walking guidelines for play provision which should be applied to inform future development.

Type of play space	Walking Guideline
LAP – Local Area for Play	100 m
LEAP – Local Equipped Area for Play	400 m
NEAP _ Neighbourhood Equipped Area for Play	1,000 m
Other Provision i.e. MUGA (Multi-use Games Area) / skate parks etc	700 m

(Pg 20, Open Space Study, Staffordshire Moorlands District Council, October 2017)

Checkley Parish Neighbourhood Plan Local Green Space Audit July 2018

- 5.65. The audit carried out by The Neighbourhood Plan Steering Group identified the spaces designated in this Neighbourhood Plan. All of the spaces are in close proximity to the community it serves, demonstrably special to our local community with local significance and are local in character.

Checkley Parish Neighbourhood Plan – Local Green Spaces Steering Groups Review September 2021

- 5.66. This is a review by individual steering groups of the green spaces identified in the Local

Green Space Audit July 2018 against the criteria set out in the NPPF last updated July 2021. Local Green Space must be

- In reasonably close proximity to the community it serves.
- Demonstrably special to a local community with local significance.
- Local in character.

COM1: Community, Sport and Recreational Facilities

- 1. New community facilities in accessible locations for users will be supported, providing there is no significant adverse impact on the amenities of any nearby residential properties or landscape character.**
- 2. Development proposals that would involve the loss of an existing community facility will only be supported where a similar existing or replacement facility will be available in a convenient location for users, or it can be demonstrated in accordance with Local Plan Policy C1(3) that the community use is no longer needed or viable.**
- 3. Residential development should be supported by a balanced range of play, sport and recreational facilities, based on analysis of the capacity of existing facilities and the additional demand created by new development. For larger developments of 10 or more dwellings in-development play areas should be included in accordance with the recommendations of Play England. Contributions of smaller developments will be assessed in accordance with Local Plan Policy SS12**

Interpretation

- 5.67. This is an enabling policy for new community facilities and to ensure that the range of community facilities in the area remains undiminished. Such facilities could include medical and other community uses. The adopted Local Plan September 2020 Policies C1 and SS12 provides details of the types of community facilities covered by this policy.
- 5.68. The policy also requires consideration of the need for play, sport and recreational facilities to support new-build residential development. These should be located in close proximity to the community they serve or be safely and easily accessible.

LGS1: Local Green Space

1. The following spaces are designated as Local Green Spaces:

LGS1: Barnfield Road, Barnfield Road;

LGS2: Well Meadow Gardens, Old Road;

LGS3: Vicarage Road, Vicarage Road;

LGS4: Vicarage Crescent, Vicarage Crescent;

LGS5: Hollington Picnic Area, Main Road;

LGS6: Broadmore Wood, Quarry Road;

LGS7: Checkley Cricket Club, Uttoxeter Road;

LGS8: Checkley Play Area, Uttoxeter Road;

LGS9: The Tumulus, Heath House Lane;

LGS10: The Old Burial Ground, New Road;

LGS11: Ryecroft Close, Ryecroft Close;

2. The designated areas will be protected from development in a manner consistent with the protection of land within Green Belt.

Interpretation

5.69. This policy designates and protects Local Green Spaces.

LGS1: Barnfield Road



LGS2: Well Meadow Gardens



LGS3: Vicarage Road



LGS4: Vicarage Crescent



LGS5: Hollington Picnic Area



LGS6: Broadmore Wood



LGS7: Checkley Cricket Club



LGS8: Checkley Play Area



LGS9: The Tumulus



Place, Design and Environment

Purpose

- 5.70. To protect the green, natural and historic environment of Checkley Parish. Encourage well-designed development and to meet the challenges of climate change.

Rationale and Evidence

National Planning Policy

- 5.71. One of the basic intentions for this Neighbourhood Plan is to support and define where possible conditions and criteria for the achievement of sustainable development. One of the key principles of the NPPF (paragraph 11) is the presumption in favour of sustainable development. Sustainability has wide ranging social, economic and environmental element, within this Neighbourhood Plan we intend to ensure the sustainability of any new development. The intention is to achieve growth across the Neighbourhood Area of Checkley Parish that is not be to the detriment or loss of Local Green Spaces, landscape and settings by siting potential developments on identified locations. This Neighbourhood Plan promotes the re-use of existing buildings and brownfield sites.
- 5.72. Paragraph 8 of the NPPF identifies the overarching objective; c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy.” This Neighbourhood Plan has been written with reference to and having regard to this national planning policy and guidance and local policy and guidance.
- 5.73. The NPPF makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. Good design:
- Supports sustainable development.
 - Creates better places.
 - Helps make development acceptable to communities.
- 5.74. Critically, the NPPF establishes that neighbourhood plans can play an important role in identifying the special qualities of an area and explaining how this should be reflected in development.

- 5.75. The NPPF wants to ensure that developments:
- Add to the quality of an area.
 - Are attractive.
 - Are sympathetic to local character, including the surrounding built environment and landscape setting.
 - Establish a strong sense of place that are safe, inclusive and accessible and which promote health and well-being.
- 5.76. Critically, good design requirements should not discourage innovation or change in the built environment.
- 5.77. The National Design Guide (2021) establishes that well-designed places have ten characteristics. These are:
1. Context – enhances surroundings.
 2. Identity – attractive and distinctive.
 3. Built form – a coherent pattern of development.
 4. Movement – accessible and easy to move around.
 5. Nature – enhanced and optimised.
 6. Public spaces – safe, social and inclusive.
 7. Uses – mixed and integrated.
 8. Homes and buildings – functional, healthy and sustainable.
 9. Resources – efficient and resilient.
 10. Lifespan – made to last.
- 5.78. National policy promotes the protection and enhancement of valued landscapes, sites of environmental significance. It seeks net gains for biodiversity.

Staffordshire Moorlands Local Plan

- 5.79. The Local Plan promotes local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets. The Plan promotes a high standard of design that is locally distinctive and reinforces unique character.
- 5.80. Policy DC1 Design Considerations establishes that development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special

character and heritage of the area through:

- Being of a high quality and adding value, incorporating creativity, detailing and materials appropriate to the character of the area.
- Being designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.
- Provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use.
- Requiring new developments to be well integrated for car, pedestrian and cycle use.

5.81. Policy DC2 The Historic Environment promotes development which sustains, respects or enhances the character or heritage of an area.

5.82. Policy SD 5 Flood Risk seeks to follow a sequential approach to the management of flood risk. New development will be guided to the areas with the lowest risk of current and future flooding where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. In addition, the policy states that all applicable development must be subject to a site-specific flood risk assessment which demonstrates that the development has been designed to be flood resilient and resistant and safe for its users for the lifetime of the development

5.83. Policy T1 Development & Sustainable Transport to promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by: 1. Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development. 2. Ensuring that major development is located in areas that are accessible by sustainable travel modes or can be made accessible as part of the proposal.

5.84. Policy DC3 Landscape & Settlement Setting states the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands.

Policy NE1 Biodiversity & Geological Resources seeks to conserve and enhance by positive management and strict control of development the biodiversity and geological resources of the

District and neighbouring areas having regard to relevant ecological evidence.

Green Infrastructure Strategic Network for Staffordshire Moorlands 2018

- 5.85. Forming part of the evidence base to the adopted local plan, this strategy includes clear objectives. In particular, paragraphs 1 to 27 and within the body of the document it identifies where development may impact upon the strategy in the Parish of Checkley. Through the neighbourhood plan the policies aims to protect the identified green infrastructure assets that have been mapped within the neighbourhood area. These include Landscape setting (as shown on Map A.6), Historical Landscapes (as shown on Map A 7), Historical Environment (as shown on Map A 8) Phase 1 Habitats (as shown on Map A.11), Priority Habitats (as shown on Map A.12) Staffordshire Moorlands Biodiversity Opportunity Sites (as shown on Map B.1).

DES1: Design

- 1. Development must be well designed and sustainable, comprising distinctive and site-specific design, and meeting the following requirements of this policy, proportionate to the scale and nature of the scheme.**
- 2. Development must complement the surrounding townscape in terms of scale, height, massing, spacing, and degree of set-back from streets.**
- 3. Development must support active travel and create attractive, safe and convenient environments for pedestrians and cyclists, including:**
 - a. Streets and spaces overlooked by active building frontages, to create natural surveillance:**
 - b. Safe and accessible routes on foot, by wheelchair and bicycle to local services, facilities, green spaces and public transport.**
- 4. Parking should be well designed, as an integral part of development, including:**
 - a) Providing for parking of vehicles as an integral part of the layout, so that it does not dominate the streets and spaces.**
 - b) Ensuring parking provision within the curtilage of each dwelling should be proportionate to the size of the property.**
- 5. Use of local or recycled materials, where available.**
- 6. Innovative architectural and building design will be particularly welcomed, especially where it involves superior environmental performance.**
- 7. Development proposals should identify views into and out of the site, and local landmarks, considered to be of merit, and demonstrate how the layout and design of the proposal responds to views and landmarks identified.**
- 8. Development should have no adverse impact from drainage of surface water and should:**
 - a. Provide permeable hard surfaces, to allow water to drain away;**
 - b. Take opportunities to incorporate Sustainable Urban Drainage into landscape design of all major developments**

Interpretation

- 5.86. Responding to the policy requires analysis of the specific site and its context of the wider area. Design and access statements submitted with planning applications should include such analysis and make clear how the requirements of this policy have been met. In addition the use of local, recycled or low-embodied-energy materials will broadly be supported.
- 5.87. The layout of developments should respond to views and landmarks by orientating streets to provide a vista.
- 5.88. Planning applications should make clear how NPPF's encouragement for community engagement has been met, recognising that this is a material consideration. Community engagement should be focused on the pre-design stage, so that the community's knowledge informs the design process. Late-stage engagement, focused on narrow and subjective aesthetic matters, offers little opportunity to influence the fundamental characteristics of a scheme.

DES2: Residential Infill Development

- 1. All residential development on infill sites should be designed to:**
- a. complement the character of its surroundings and not adversely affect the residential amenity of occupiers of existing dwellings; and**
 - b. avoid the appearance of over-development or development disproportionate to surrounding properties.**

Interpretation

- 5.89. The policy should be applied together with Policy HSG1 and Policy DES1 of this Neighbourhood Plan to guide the design of infill development. Policy HSG1 clarifies that the scale of development should be consistent with the strategic settlement hierarchy set out in Policy SS2 of the Local Plan, and that infill sites on the edge of the villages must be in accordance with Policies SS8 and SS9 of the Local Plan.

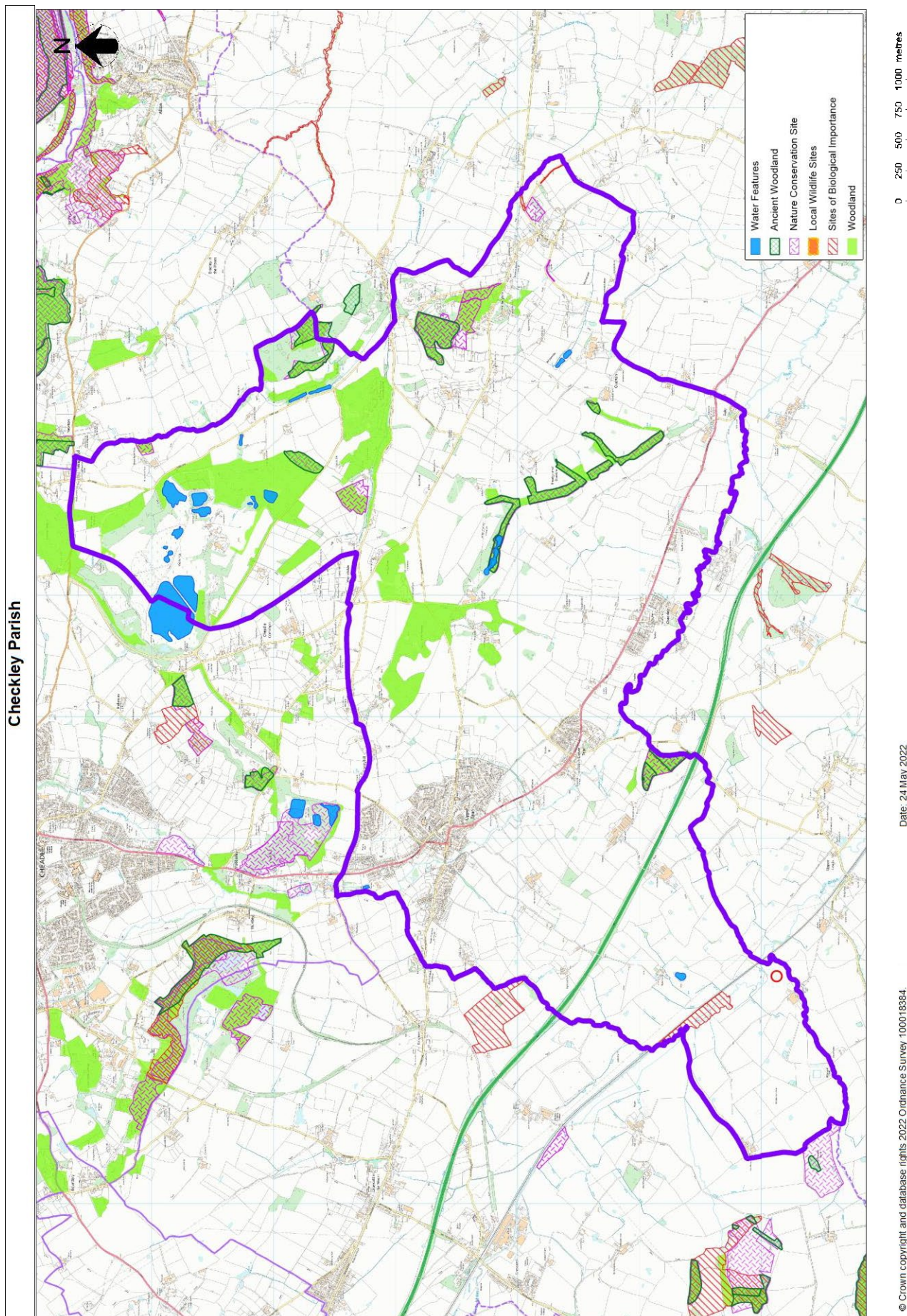
DES3: Landscape and Rural Character

- 1. Development should minimise impact on, and where possible enhance wildlife habitats, ecology, local landscape character, and landscape features (see Plans Checkley Parish Green Infrastructure, Distribution of Known Priority Habitats and Landscape Setting), including:**
 - a. Trees, hedgerows, semi-natural broad woodland, ancient woodland and other woodland;**
 - b. The river Tean corridor and other water features;**
 - c. Priority Habitats, and other Nature Conservation Sites including Local Wildlife Sites and Sites of Biological Importance (Broadgatehall Drumble, Greatgate Wood)**
 - d. Landscape with High Visual Sensitivity;**
- 2. Development should take opportunities to create biodiversity net gain, including:**
 - a. Tree planting using local native species and landscape design;**
 - b. Enhancement of Biodiversity Alert Sites (The Wing Drumble, Ferneyhill, Broadmoor Wood and Quarry, Yardhouse Farm Meadow).**
- 3. Boundary treatments in new-build development should reflect the predominant boundary treatment in its surroundings, including hedges and low stone or brick walls. Within Hollington Village, use of Hollington Stone for boundary treatments is strongly encouraged.**
- 4. On the edges of the four villages, a sensitive transition should be provided between the built area and open countryside, through landscaping and boundary treatments.**

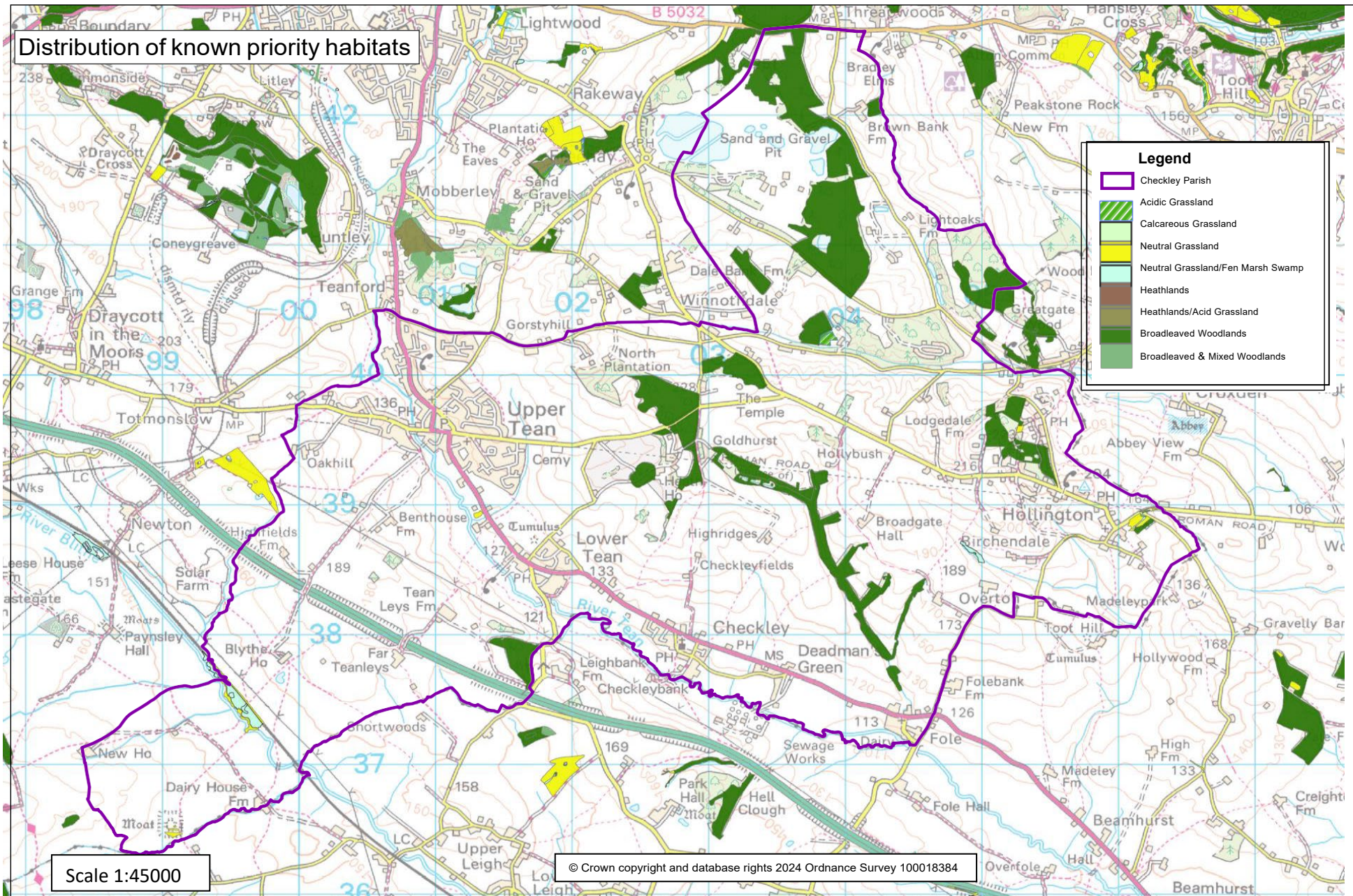
Interpretation

- 5.90.** This policy provides protection for landscape character, habitats, and landscape features. In the application of clause 1 of the policy, particular attention should be paid to the impacts of large-scale interventions, such as solar farms. In addition, the cumulative impacts of different developments should be considered.
- 5.91.** Clause 4 of the policy seeks to ensure high quality landscape treatment of development boundaries adjacent to the rural landscape, for example avoiding urbanisation through the use of close-boarded fences or other hard edges.

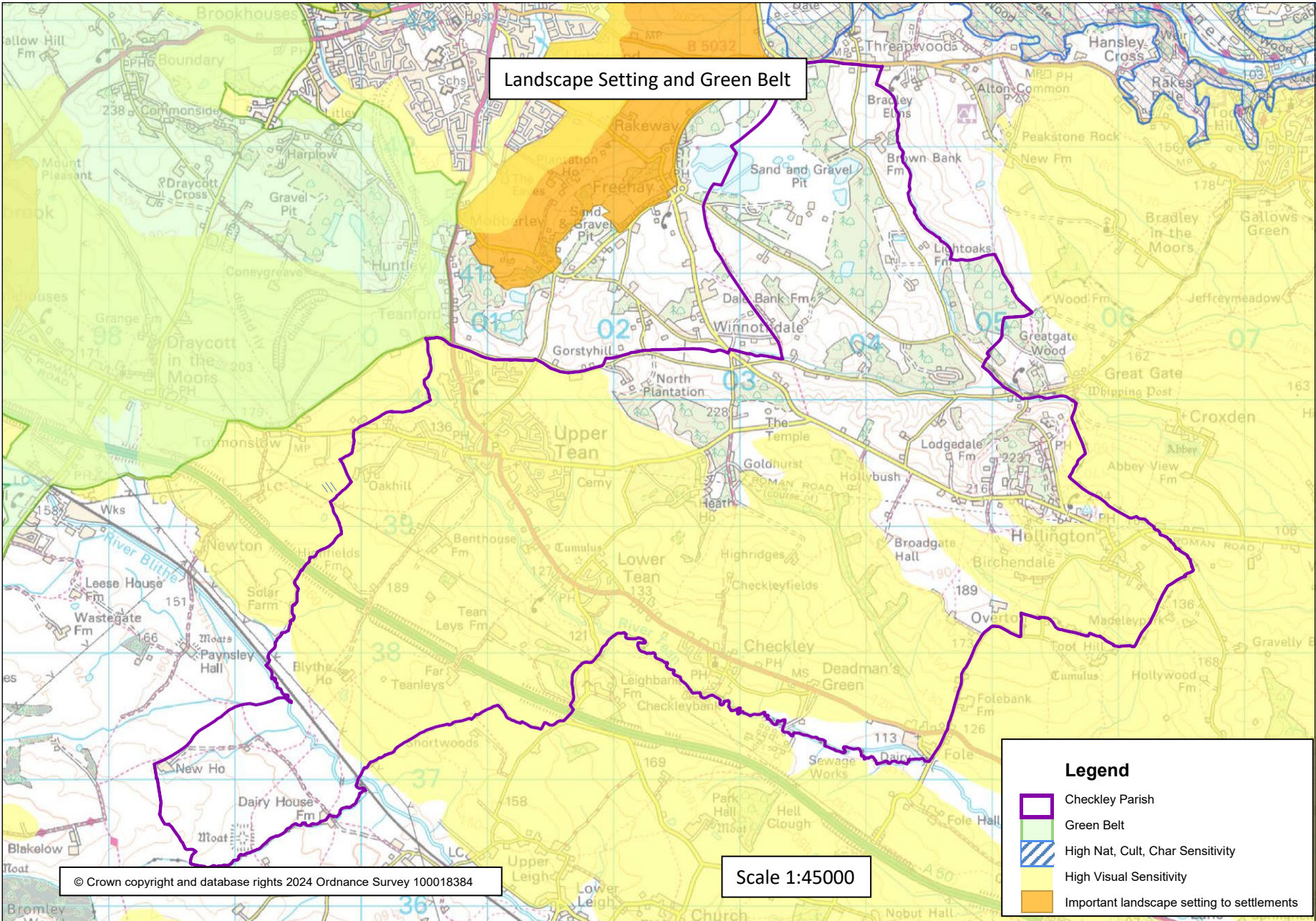
Plan: Checkley Parish Green Infrastructure



Distribution of known priority habitats



Plan: Distribution of Known Priority Habitats



DES4: Conservation Areas

1. **Development in the Checkley Conservation Area should complement the following existing predominant characteristics:**
 - a. **The predominantly two or three-storey height of properties;**
 - b. **The informal layout;**
 - c. **Use of hedges as boundary treatments;**
 - d. **The focal point provided by the church and churchyard.**
2. **Development in the Upper Tean Conservation Area should complement the following existing predominant characteristics:**
 - a. **Continuous blocks with rear-of-pavement frontages;**
 - b. **Architectural diversity based on various periods of construction;**
 - c. **Staffordshire blue brick pavements.**

Interpretation

- 5.92. The purpose of the policy is to highlight key characteristics of the conservation areas. The policies should not be interpreted to imply stylistic imitation, but to highlight key townscape characteristics and ensure new development complements those features.

Transport

Purpose

- 5.93. To support a balanced range of travel, to reduce car journeys and promote more sustainable live-work patterns.

Rationale and Evidence

National Planning Policy

- 5.94. The policies in this Neighbourhood Plan encourage and support the provision of safe walking and cycling routes in accordance with the NPPF. Achievement of safe routes into and out of new developments is the intention of the related sections of housing policies herein. The plan also intends to highlight critical road junctions known by local residents to be potentially hazardous for motorists and pedestrians with the aim of promoting and encouraging safety improvement whilst at the same time ensuring where possible new sustainable development locations do not cause further pressure on these junctions.
- 5.95. The NPPF promotes sustainable transport. It stresses:
- Walking, cycling and public transport use.
 - Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes.

Staffordshire Moorlands Local Plan

- 5.96. The Local Plan aims to reduce the need to travel or make it safer and easier to travel by sustainable forms of transport. It seeks to manage travel demand in an effective and sustainable way, while improving the range of choice and responding to the needs of residents, workers and visitors.
- 5.97. Policy T1 Development and Sustainable Transport supports development that reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic. Policy T2 Other Sustainable Transport Measures supports measures which promote better accessibility, create safer roads, reduce the impact of traffic, or facilitate highway improvements.

Staffordshire Moorlands District Integrated Transport Strategy 2018

- 5.98. This sets out the priorities for spending on potential infrastructure. The strategy also makes clear that new development should promote Active Travel (walking and cycling)

and that new housing should be supported by high quality transport.

- 5.99. The transport overview plan recognises the MHN as 'local Roads' classification which earlier it identifies the A522 as taking between 330-521 HGV vehicles in a 12-hour period. This demonstrates the large volume of traffic moving through a key route through the Neighbourhood Area.

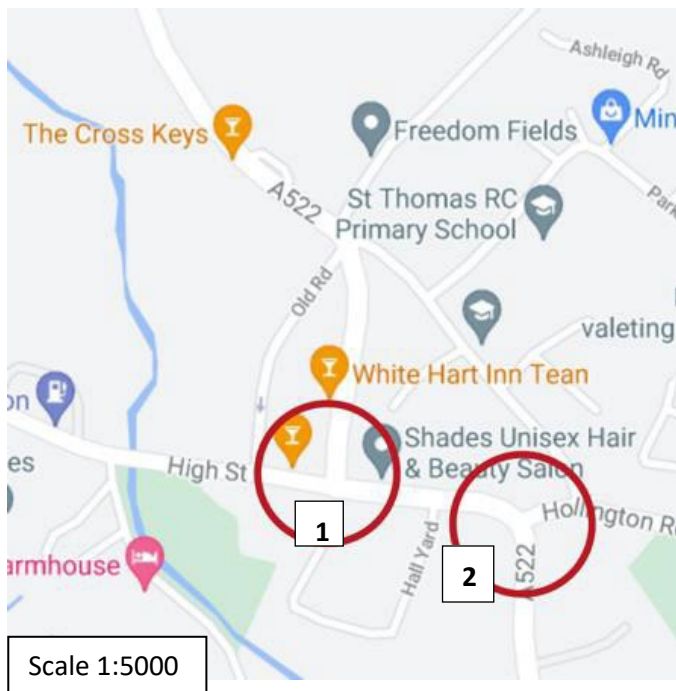
TRA1: Transport

- 1. Development should be supported by a balanced transport provision, proportionate to the scale and nature of the development. This should incorporate sustainable transport and active travel options including:**
 - a) giving priority to the needs of pedestrians and cyclists, including links to surrounding path networks and open spaces;**
 - b) providing secure and covered cycle storage, including for all new dwellings.**
- 2. Regard should be made where appropriate to combined impacts of all new development that will generate significant amounts of movement on traffic safety and congestion at the following critical junctions: -**
 - 1 - New Road/ High Street, Upper Tean;**
 - 2 - Hollington Road/ Uttoxeter Road, Upper Tean;**
 - 3 - Hollington Road/Heath House Lane.**
- 3. Where highway improvements are required to enable development:**
 - a) the needs of pedestrians should be prioritised in their design;**
 - b) they should demonstrate consideration of any adverse impact on the local rural and historic environments.**

Interpretation

- 5.100.** The Maps below identify the location of all the critical junctions in the parish, where there is a particular concern over traffic safety and congestion. These junctions will be paid particular attention in applying this policy.
- 5.101.** Applying this policy will require consideration of the impact of the new development, together with the combined impact of other approved developments.

Location of Critical Road Junctions



6. Infrastructure Priorities

6.1. Priorities for spending infrastructure monies are:

- Highway Safety Improvement to the Key junctions listed in Policy TRA1;
- Improvement of existing footpath and cycle routes and provision or provision of new links to community facilities.

Green Guidance Note

7. Green Development Guidance Note

- 7.1. This is a guidance note for developers on green design. It is an informal note, so includes non-planning matters. However, use of the guidance may help in achieving compliance with the policies of the neighbourhood plan, in particular those relating to design and landscape.
- 7.2. Development should achieve a biodiversity net gain.

Green Building Design

- 7.3. Carbon neutral development is a key goal. Ways of achieving this can include:
- superior insulation properties and airtightness;
 - natural ventilation and air flow (for warmer months);
 - use of local, low-embodied energy or recycled materials;
 - green, brown and living roofs;
 - orientation to maximise passive solar gain;
 - rainwater capture, storage and reuse (grey water);
 - use of LED or other low wattage lighting;
 - space to dry clothes outside;
 - natural ventilation;
 - bins for recycling.
- 7.4. Traditional local materials include red brick, stone dressing, and plain clay roof tiles.

Green Landscape Design

- 7.5. Sustainable Urban Drainage Systems (SUDS) should be incorporated into the landscape design. This includes green spaces for residential developments. The incorporation of landscaping to provide water management and green spaces is encouraged.
- 7.6. Hard surfacing should be minimised and be designed to be water permeable.
- 7.7. Use of traditional hedges for boundary treatments creates a greener environment and enhances the historic and rural character of the area.

Local Plant and Tree Species

- 7.8. Details of local species ...
- Staffs Wildlife Trust may be able to assist.

Wildlife Measures

7.9. Design features to support wildlife include:

- Bat and bird boxes and bricks (owl, raptors, house sparrow, house-martin, swift, woodpecker)
- Hedgehog gaps in fences
- Badger routes
- Wildlife connectivity via grass verges and footpath edges
- Meadow edge grasses and wildflowers, bee friendly desirable
- Reed beds

Green Energy

7.10. Local green energy schemes can include small wind turbines, ground source heat pumps, thermal solar collectors, photovoltaics, biomass and other technologies. There has to be careful consideration of the impact of such schemes on historic and rural character, so the location and design of such facilities needs careful consideration.



**Checkley Parish
Neighbourhood Development
Plan**

