

Development Management Policy	Changes										
SS1 – Development Principles	<ul style="list-style-type: none"> Amend text to include specific reference to the Peak District National Park in recognition of its significance for the District. Amend bullet point to refer to creating opportunities to support activity and health through good design 										
SS1a – Presumption in Favour of Sustainable Development	No changes proposed										
SS2 – Settlement Hierarchy	No changes proposed										
SS3 – Future Provision and Distribution of Development	<ul style="list-style-type: none"> Amend text to confirm that the development requirements are expressed as a minimum. 										
SS4 – Strategic Housing & Employment Land Supply	<ul style="list-style-type: none"> Update the 'New Allocations' figures for Leek/Biddulph/ Rural Areas to reflect new housing capacity at: <table border="1" data-bbox="507 846 1412 1191"> <thead> <tr> <th data-bbox="515 857 927 884">Allocation</th> <th data-bbox="935 857 1404 884">New capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="515 889 927 981">The Mount Leek (DSL2)</td> <td data-bbox="935 889 1404 981">345 (increase of 28: increase of 15 at LE140 and increase of 13 at LE128)</td> </tr> <tr> <td data-bbox="515 985 927 1048">Land north of Macclesfield Road, Leek (LE102)</td> <td data-bbox="935 985 1404 1048">25 (increase of 5)</td> </tr> <tr> <td data-bbox="515 1052 927 1086">Tunstall Rd Biddulph (DSB3)</td> <td data-bbox="935 1052 1404 1086">85 (increase of 5)</td> </tr> <tr> <td data-bbox="515 1090 927 1191">Land at corner of Brookfield Avenue / Stoney Lane, Endon (EN128)</td> <td data-bbox="935 1090 1404 1191">22 (increase of 2)</td> </tr> </tbody> </table> Amend SS4 text to clarify that the housing requirements given for Neighbourhood Plan areas do not always necessitate the allocation of development sites. Instead, particularly where the housing requirement is low, general conformity with the strategic policies of the Local Plan could be demonstrated through the provision of policies in the Neighbourhood Plan that would facilitate the provision of the housing requirement through windfall. Amend policy to clarify that neighbourhood plan requirements are net figures and provide additional information in respect of employment land provision within neighbourhood areas as requested. Include reference in the supporting text to the Blythe Vale employment allocation being in addition to the District's requirement (Stafford BC) Add residual employment land requirements table, as per residual housing requirements table 	Allocation	New capacity	The Mount Leek (DSL2)	345 (increase of 28 : increase of 15 at LE140 and increase of 13 at LE128)	Land north of Macclesfield Road, Leek (LE102)	25 (increase of 5)	Tunstall Rd Biddulph (DSB3)	85 (increase of 5)	Land at corner of Brookfield Avenue / Stoney Lane, Endon (EN128)	22 (increase of 2)
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SS5 – Leek Area Strategy	<ul style="list-style-type: none"> Point 1 – addition of new final bullet to read: "Reducing levels of health and economic deprivation in Leek North" (recommendation from Equalities Impact Assessment.) Point 1 bullet 4 – also reference Playing Pitch Strategy and Indoor Facilities Assessment (Sport England) 										

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	<ul style="list-style-type: none"> • Point 4, bullet 4 - include reference to active design as requested (Sport England) • Make specific reference to protection of heritage assets in point 4 (Historic England) • Add bullet in Point 4 to ensure that proposals at site LE102 are accompanied by a heritage statement, to address the recommendations in the Council's Landscape, Local Greenspace and Heritage Impact Study • Amend Part 2 bullet (3) to "<i>Supporting the development of the employment site allocations (as identified on the Leek and Leekbrook Policies Maps)</i>" in response to Wainhomes rep querying why Leekbrook is categorised as a smaller village.
SS6 – Biddulph Area Strategy	<ul style="list-style-type: none"> • Make specific reference to protection of heritage assets in point 4 (Historic England) • Point 1 bullet 3 – also reference Playing Pitch Strategy and Indoor Facilities Assessment (Sport England)
SS7 – Cheadle Area Strategy	<ul style="list-style-type: none"> • Amend typographical errors – SDC1 and SDC2 to be consistent with Policies DSC1 & DSC3. • Make specific reference to historic environment and protection of heritage assets particularly CH015 stoddards garage (Historic England) • Add in Part 4 '<i>and by safeguarding the route of a potential future link road.</i>' (SCC)
SS8 – Larger Villages Strategy	<ul style="list-style-type: none"> • Make specific reference to historic environment and heritage assets (Historic England) • Include additional bullet point to point 4 regarding site UT019 to read. "<i>Ensuring development of site UT019 is sensitively designed to enhance the Conservation Area and proposals include mitigation measures including appropriate screening of the southern boundary as set out in the Council's Landscape, Local Green Space and Heritage Impact Study</i>" (Historic England) • Include additional bullet point to point 4 regarding site WA004 "<i>Ensuring development of site WA004 is sensitively designed and includes heritage masterplanning and provision of a landscaping plan including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study.</i>" (Historic England and SCC)
SS9 – Smaller Villages Strategy	<ul style="list-style-type: none"> • Make specific reference to historic environment and heritage assets (Historic England) • SS9 (bullet 2) text to be amended to clarify that development does not have to meet a specific identified "need".
SS10 – Other Rural Areas Strategy	<ul style="list-style-type: none"> • The term 'Local Need' will be removed from Part 1 bullet point 5 to be consistent with other changes to this policy where this term has been removed. The revised bullet point would read: "<i>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.</i>" (Rushton Parish Council) • Insert H1 part 5 d) regarding extensions in the rural area.

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	<ul style="list-style-type: none"> Amend Part 1 bullet to: “<i>Allowing rural exceptions housing (in accordance with Policies H1 and H3)</i>” – consequential amendment to reflect affordable housing policy
SS11 – Churnet Valley Strategy	<ul style="list-style-type: none"> With reference to heritage assets, re-word first sentence beginning “any development should be...” to provide clarity of intention. (Historic England)
SS12 – Planning Obligations & CIL	No changes proposed
SD1 – Sustainable Use of Resources	<p>With agreement from Natural England, adding a bullet which:</p> <ul style="list-style-type: none"> states that areas of lower quality agricultural land should be used for development in preference to Best Most Versatile agric land states that development should also aim to minimise “soil disturbance” and to retain ecological connectivity as far as possible <p>Following SCC Minerals Officer and Coal Authority responses, Policy SD1 (2) has been re-worded for clarity that re-use of sites affected by mining legacy will be supported, provided this is appropriately addressed, and the site is safe/stable for future use.</p>
SD2 – Renewable / Low-Carbon Energy	No changes proposed
SD3 – Sustainability Measures in Development	No changes proposed
SD4 - Pollution	<p>Following feedback from Environment Agency, United Utilities, Severn Trent Water and LLFA, policy expanded to:</p> <ul style="list-style-type: none"> title references “water quality” not just pollution require developers to have regard to the actions and objectives of all relevant River Basin Management Plans in striving to protect and improve the quality of relevant water bodies and also their capacity [ie the <u>Water Framework Directive</u>] require development within <u>Groundwater Source Protection Zones</u> (SPZs) to demonstrate how site layout has sought to mitigate potential pollution to public water supply. A quantitative and qualitative risk assessment and groundwater protection mitigation strategy may be required.
SD5 – Flood Risk	<p>Following feedback from Environment Agency, United Utilities, Severn Trent Water and LLFA, policy substantially amended (expanded) to:</p> <ul style="list-style-type: none"> clarify that all applicable development must be subject to a site-specific flood risk assessment require for any site, the developer to demonstrate how the site layout locates the most vulnerable parts of the development in the areas of lowest flood risk Where a watercourse is present on a development site, applicants will be expected to take opportunities to <u>undertake river restoration</u> and enhance natural river corridors (WFD); and the Council will encourage and promote implementation of natural flood risk management measures The culverting of any watercourse will not normally be permitted, and development should wherever possible <u>remove any existing culverts</u>

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	<ul style="list-style-type: none"> • Where appropriate applicants to demonstrate how their proposals manage surface water run-off sustainably (according to hierarchy). Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes On larger sites involving phased development and/or involving multiple landowners the Council will encourage coordinated, holistic drainage strategies across the whole site over time • In all cases the Council will work with developers stakeholders and landowners to encourage and promote implementation of natural flood management measures which will contribute to flood risk reduction
E1 – New Employment Development	<ul style="list-style-type: none"> • Existing reference to giving priority to commercial re-use of rural buildings over residential use, to be removed, to more closely align with NPPF; but retain support for commercial conversion • Amendment to clarify that policy in relation to new development outside development boundaries, means new-build development (ie as building conversions have separate reference in policy)
E2 – Employment Allocations	<p>Following Wainhomes rep etc:</p> <ul style="list-style-type: none"> • Employment allocation LEEK EM2 to also be included in table 8.1 'Leek (including Leekbrook)' • Also identify proposed mixed use allocation Waterhouses WA004 by inserting new table 8.4 for rural areas, and make consequential amendments to policy text • clarification of WA004 employment area site size in table 8.4 • amend WA004 site description to “land at Waterhouses Enterprise Centre” • be consistent throughout policy in identifying sites as ‘mixed use’
E3 – Existing Employment Areas, Premises and Allocations	No changes proposed
E4 – Tourism and Cultural Development	<p>Policy significantly re-written to:</p> <ul style="list-style-type: none"> • Remove requirement to demonstrate tourism need, or benefits to economy • Put “cultural” development on the same par with tourist development • Removal of limitation for new-build tourism to be conversions only
H1 – New Housing	<ul style="list-style-type: none"> • Part 3a) Add reference to the SHMA or successor document (Agent/s) • Part 3a) Remove reference that it should ‘meet a genuine and proven housing need and demand’. (SCC and Agent) • Part 3d) Add that this will determined on case-by-case basis (Agent/s) • Part 4b) Add ‘and character’ (DM Meeting) • Part 4b) Amend ‘add’ to ‘extend’ (DM Meeting) • Part 4c) Delete bullet 1 as this is covered elsewhere in Plan

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	<p>(Agent)</p> <ul style="list-style-type: none"> • Part 4c) Delete bullet 2 – as above (Internal change) • Part 4c) Move bullet 3 regarding Green Belt to the end of the Policy (Agent/s) • Part 5d) Extensions – moved to Policy SS10 (DM Meeting) • Part 5e) Conversions – remove ‘non-residential’ (Agent/s) • Part 5f) Addition of ‘previously developed land’ bullet (Agent/s) • Part 5g) Addition of ‘subdivision’ bullet (Agent/s) • Policy H1 to be amended to provide in principle support for the sub-division of rural dwellings provided they are not in isolated locations. (Gez Willard) • Move reference to Green Belt to end of Policy (Agent/s) • Refer to ‘green/active travel’ (Sport England) 										
H2 – Housing Allocations	<ul style="list-style-type: none"> • In the case of allocations comprised of multiple SHLAA sites, add housing capacity for each SHLAA site • Policy DSB1 row in table to list “BDNEW” site, and also specify that the area on the east of the bypass (BD104, BD016) is also included in allocation • Update the ‘The number of dwellings’ column figures for Leek/Biddulph/ Rural Areas tables to reflect new housing capacity at: <table border="1" data-bbox="507 1037 1410 1379"> <thead> <tr> <th data-bbox="515 1037 927 1070">Allocation</th> <th data-bbox="935 1037 1402 1070">New capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="515 1072 927 1173">The Mount Leek (DSL2)</td> <td data-bbox="935 1072 1402 1173">345 (increase of 28: increase of 15 at LE140 and increase of 13 at LE128)</td> </tr> <tr> <td data-bbox="515 1176 927 1243">Land north of Macclesfield Road, Leek (LE102)</td> <td data-bbox="935 1176 1402 1243">25 (increase of 5)</td> </tr> <tr> <td data-bbox="515 1245 927 1279">Tunstall Rd Biddulph (DSB3)</td> <td data-bbox="935 1245 1402 1279">85 (increase of 5)</td> </tr> <tr> <td data-bbox="515 1281 927 1379">Land at corner of Brookfield Avenue / Stoney Lane, Endon (EN128)</td> <td data-bbox="935 1281 1402 1379">22 (increase of 2)</td> </tr> </tbody> </table> <p data-bbox="507 1451 1437 1547"> -amend WA004 site description in rural table to “land at Waterhouses Enterprise Centre” - amend Werrington site policy in rural table to ‘DSR 4’ (not DSR 2) </p>	Allocation	New capacity	The Mount Leek (DSL2)	345 (increase of 28 : increase of 15 at LE140 and increase of 13 at LE128)	Land north of Macclesfield Road, Leek (LE102)	25 (increase of 5)	Tunstall Rd Biddulph (DSB3)	85 (increase of 5)	Land at corner of Brookfield Avenue / Stoney Lane, Endon (EN128)	22 (increase of 2)
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H3 – Affordable Housing	No amendments proposed										
H4 – Gypsy and Traveller Sites and Sites for Travelling Showpeople	<p>Following reps by NFGGLG and Heritage England, amend policy:</p> <ul style="list-style-type: none"> • Remove “<i>in order to meet the identified needs of the District</i>” from first para, because the criteria would be used to assess applications irrespective of whether “need” has been identified (to accord with PPTS) ; • Split the bullet for natural- and heritage considerations into two, as the NPPF tests are different: <ul style="list-style-type: none"> - the word “significantly” added to natural bullet to explain that natural value must not be “<u>significantly</u> harmed”; - and a new bullet for heritage explaining that heritage harm would need to be justified against NPPF policy 										
TCR1 – Development	No amendments proposed										

Development Management Policy	Changes
in the Town Centres	
TCR2 – Primary Shopping Frontages	No amendments proposed
TCR3 – Retailing and other town centre uses outside town centres	No amendments proposed
DC1 – Design considerations	<ul style="list-style-type: none"> • Point 3 – Replace ‘Active Design’ with capital letters as it is the name of a specific piece of guidance. (Sport England) • Amend Point 3 to read ‘create attractive, active, functional ‘..’ (Sport England) • Amend Point 5 to read ‘creation of healthy active environments’. (Sport England) • Add ‘height’ into part 2 of the policy (Historic England) • New bullet 11 – (New residential and commercial development should) “<i>be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.</i>” (Staffordshire County Council)
DC2 – The Historic Environment	<p>All the amendments below made to address comments from Historic England:</p> <ul style="list-style-type: none"> • Delete first paragraph and replace with the following wording: “<i>The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.</i>” • Include new second paragraph to read: “<i>Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.</i>” • Include a new third paragraph to read: “<i>All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate.</i>” • Include a re-written fourth paragraph to read: “<i>Where development is likely to affect archaeology, both designated and undesignated, the Council requires the submission of a desk based assessment, and where appropriate, field surveys and trench evaluation by a qualified professional.</i>” • Include a new fifth paragraph to read: “<i>Where the loss of significance is unavoidable, recording should take place and this should be added to the Historic Environment Record as a minimum, held by Staffordshire County Council.</i>” • Include a new sixth paragraph to read: “<i>Development proposals which would result in the sympathetic reuse of buildings at risk in line with NPPF policy will be welcomed by the Council.</i>” • Number the paragraphs to the policy for easy reference (for

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	consistency and ease of use).
DC3 – Landscape & Settlement Setting	<ul style="list-style-type: none"> New bullet 4 “<i>Supporting identification and implementation of natural flood management measures that will contribute towards delivering a reduction in local and catchment-wide flood risk and impacts of climate change and other multiple benefits</i>”. (Environment Agency) (NB existing bullet 4 retained - becomes 5; and 5 becomes 6).
DC4 – Local Green Space	No amendments proposed
C1 – Community Facilities	<ul style="list-style-type: none"> Add bullet which supports proposals encouraging use of electrical battery powered vehicles. (Resident/Agent)
C2 – Sport, Recreation an Open Space	<ul style="list-style-type: none"> Reference Indoor Sports. (Sport England) Add ‘provide’ in first paragraph ie “<i>..implementing and supporting schemes that will protect, <u>provide</u> and improve..open space..facilities</i>” (Sport England) Reference updated Open Space Study, Playing Pitch Strategy and Indoor Sports Facility Assessment. (Sport England) Take out reference to minimum standards (Sport England) Add part 1c) to reflect wording of NPPF i.e. <i>any loss of provision would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</i> (Sport England) Part 3 add reference to the ‘ creation of artificial grass pitches’. (Sport England) Part 3 add ‘<i>do not have an unacceptable impact on existing neighbours</i>’. (Sport England) Add sentence to state that ‘<i>The Council will encourage securing community access to schools to maximise the use of existing sports provision outside of the school day and the co-location of community infrastructure wherever possible.</i>’ (Sport England)
C3 – Green Infrastructure	No amendments proposed
NE1- Biodiversity & Geological Resources	<p>Natural England rep suggested amende^d 5th bullet to more closely align with NPPF. Following internal discussion with SMDC Countryside Service, of Natural England wording, <u>1st para.</u> and <u>5th bullet</u> amended as follows:</p> <p>Biodiversity and Geological Resources <i>The biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development (and having regard to <u>Council relevant ecological evidence</u>) by:</i></p> <ul style="list-style-type: none"> <i>5. Ensuring all development seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be appropriately scheduled and managed according to the nature, size and scale of the development so as to minimise impacts that may disturb protected or important habitats and species.”</i>

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	<ul style="list-style-type: none"> • And other consequential amendments to policy <p>The above amendments:</p> <ul style="list-style-type: none"> - remove reference to geodiversity gain; - amend 'Council evidence' to 'evidence' - makes allowance for scheme scale (ie might be impractical to expect biodiversity gain/mitigation/compensation in very small schemes) - use of 'appropriate', 'suitable' (rather than in all cases) - the last sentence responds to the issue of whether on-site compensation should be planted first, and to prevent its damage during development.
NE2 – Trees, Woodlands & Hedgerows	<p>Following Council Countryside Service comments; Policy to be amended:</p> <ul style="list-style-type: none"> • Changing the protection of “mature” trees, to “healthy” ones, as young trees should be protected too • Replacement of 2:1 tree replacement concept with a more generalised “increase canopy cover” requirement • Insertion of “<i>Where it is not possible to secure this new or replacement tree planting within the site, the Council will work with applicants to ascertain if a suitable site(s) can be found off-site for replacement planting in the locality</i>” regarding replacement of lost tree cover.
T1 – Development and Sustainable Transport	<p>Following SCC Highways response:</p> <ul style="list-style-type: none"> • Reference to “Local Transport Plan” changed to “Integrated Transport Strategy” in 1st para • add new bullet under development requirements to reference contributions for junction improvements, traffic management and highway infrastructure • under part (4) facilitating walking and cycling, additional text that applicants should also consider how their schemes can enhance the existing path network in line with the <u>Staffordshire County Council Rights of Way Improvement Plan</u> and also give consideration to the protection of <u>non-definitive</u> public footpath routes, not just definitive routes.
T2 – Other Sustainable Transport Measures	<p>Following SCC Highways response:</p> <ul style="list-style-type: none"> • Reference to “Local Transport Plan” removed • Part (1) (new road schemes) removed [as it promotes unidentified new roads and strategic infrastructure improvements that are not supported by evidence and hence are not required to deliver the Local Plan] • Remove term ‘innovative’ (sustainable transport services) in Part (4) since this term is not explained • to broaden scope of Part (5) support for access routes ‘to public transport’ rather than just interchanges.
Strategic Development Site Policy	Changes

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ALL STRATEGIC DEVELOPMENT SITE POLICIES	<ul style="list-style-type: none"> • Add reference to landscape & visual impact mitigation measures and assessments where appropriate.(Staffordshire County Council) • Add reference to surveys & actions recommended by various ecological surveys & measures for protection & enhancement as appropriate.(Staffordshire County Council) • to include an additional bullet point stating “<i>address priorities and actions identified in the Council’s Green Infrastructure Strategy</i>” (all site policies except DSB2) (Natural England) • textual consistencies (refer to “<i>Policy H3</i>” ; refer to “<i>Green Infrastructure Strategy</i>” etc) • all applicable site policies which contain generic contributions bullet to be amended as follows: “<i>make appropriate contributions towards infrastructure, public open space, education, services and other community needs <u>including sports facilities</u>, as required</i>” following a Sport England rep requiring schemes to ensure contributions sports facilities are provided.
DSL1 – Land at Horsecroft Farm	<p>SCC advise “There will need to be discussion between the Education Authority, school, landowner and the District Council going forward to agree [educational] requirements and update policy accordingly in the Plan.”</p> <p>Policy and supporting text amended to clarify that it is feasible that a mixed use scheme could be accessed either via the current SCC track; or using land at Horsecroft Farm instead. The Council would view favourably proposals that consolidate the additional school land with the current school site by diverting the route of this track.</p> <p>Policy to include specific details of mitigation measures against heritage impacts, as recommended in the Landscape local Greenspace and Heritage Impact Study (Historic England).</p>
DSL2 – Land at The Mount	<p>Policy to refer to higher housing yield, and decreased area required for First School, because:</p> <ul style="list-style-type: none"> • SCC rep clarifies that smaller land take required for First School, increasing LE140 housing capacity; and • Recalculated yield across wider LE128 to same density as LE128A. <p>See also Policies H2, SS4.</p>
DSL3 – Newton House	<p>Following rep from Sport England that tennis courts on site not acknowledged, amend first bullet to the “standard” contributions bullet to:</p> <p>“<i>make appropriate contributions towards infrastructure, public open space, education, services and other community needs <u>including sports facilities</u>, as required.</i>”</p> <p>Policy to include specific details of mitigation measures against heritage impacts, as recommended in the Landscape local Greenspace and Heritage Impact Study (Historic England).</p>
DSL4 – Cornhill East	<ul style="list-style-type: none"> • Amendment to bullet 1 “<i>provide for any transport infrastructure</i>

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	<p><i>improvements having regard to the Churnet Valley Masterplan; and demonstrate acceptable access arrangement to the site <u>which must not be directly served off Sandon Street</u>" following SCC response concerning access arrangements.</i></p>
DSB1 – Wharf Road	<ul style="list-style-type: none"> • Split landscape and heritage bullet into two for clarity (bullets 1 and 2). • Re-write heritage part (bullet 2) to read: <i>“Mitigation of heritage impact by setting development back from the Listed Buildings within and in close proximity to the south eastern boundary (at Fairhaven) and reinstatement of historic screening along the field boundary between the former Jacksons Nursery and Levens to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study. Any developer will be required to assess how the setting of the Listed Buildings contributes to their significance prior to development taking place.”</i>(Historic England) • Add a new third bullet to read: <i>“creation of a new settlement edge along the south-western boundary of the part of the site on the west side of the Biddulph Valley Way to prevent urban sprawl over the longer term”</i>. (public comment to reflect evidence in Green Belt Review) • Include the following wording in the transport bullet (8): <i>“The design of the access road should ensure the safety of the users of the Biddulph Valley Way.”</i> • Amend bullet 9 regarding ecology to read: <i>“Surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as well as avoiding negative impacts on the nearby Biodiversity Alert Site.”</i> (Natural England)
DSB2 – Biddulph Mills	<p>No amendments proposed (aside from any standardised responses referred to above).</p>
DSB3 – Tunstall Road	<p>Include the properties opposite the junction with Victoria Business Park within the allocation to provide better junction arrangements (they are currently excluded). (Staffordshire County Council)</p> <p>Policy to refer to higher housing yield; and proposals map to be amended accordingly. See also Policies H2, SS4.</p>
DSC1 – Cheadle North	<ul style="list-style-type: none"> • Amend policy to state that the new County Primary School <u>and school/community playing pitches</u> will amount to approximately 2ha. (SCC) • Amend bullet 3 regarding landscaping to read: <i>“Provision of a landscaping plan including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study.”</i> (SCC) • Add bullet to read: <i>A detailed assessment of the significance of the heritage asset and how it may be affected, in addition to mitigation measures including screening of the north-eastern boundary as set out in the Council's Landscape, Local Green Space and Heritage Impact Study</i> (Historic England)

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	<ul style="list-style-type: none"> Amend final bullet to say that '<i>Public footpaths crossing the site will need to be retained and....</i>' (Resident) Policy DSC¹ 8th bullet to be amended to read : A site specific flood risk assessment which should determine the level of risk from river flooding as well as the management of surface water taking account of climate change and early discussions with the Lead Local Flood Authority (EA)
DSC2 – Cecilly Brook	<ul style="list-style-type: none"> Add bullet to read: <i>A detailed assessment of the significance of the heritage asset and how it may be affected, in addition to mitigation measures set out in the Council's Landscape, Local Green Space and Heritage Impact Study</i> (Historic England) Add to 6th bullet to state that '<i>The FRA should determine the risk of flooding from both watercourses. It should be ensured that the development does not encroach into the floodplain area and that at least 8m undeveloped easement/buffer strip is maintained adjacent to Cecilly Brook</i>' (Environment Agency)
DSC3 – Mobberley Farm	<ul style="list-style-type: none"> Amend 2nd bullet to state that '<i>Construction of development access roads along the safeguarded route for a potential future link road of a sufficient design standard to facilitate a link road</i>'. (SCC) Add bullet to read: <i>A detailed assessment of the significance of the heritage asset and how it may be affected, including screening of the southern edge of the site in addition to mitigation measures set out in the Council's Landscape, Local Green Space and Heritage Impact Study</i> (Historic England) Add to 8th bullet '<i>The FRA should determine the level of flood risk. It should be ensured that the development does not encroach into the floodplain and that at least 8m undeveloped easement/buffer strip is maintained adjacent to the river.</i>' (Environment Agency)
DSC4 – New Haden	<ul style="list-style-type: none"> Following EA request, wording to be amended to refer to need to submit FRA, and requirement for early discussion with EA+LLFA
DSR1 – Blythe Vale	<ul style="list-style-type: none"> Amend 3rd bullet to state Transport Assessment "<i>to include an analysis of the site and it's traffic impacts on the surrounding road network including the A50 and potential mitigation measures, and early engagement with the Highways England</i>" (Highways England Stafford Borough Council) . Amend 7th bullet to include reference to early engagement with the Environment Agency and Network Rail (Environment Agency) Amend 9th bullet "<i>to include the provision of suitable crossing facilities to enable access on foot and bicycle to the existing schools in Blythe Bridge</i>" (Staffordshire County Council) Add additional bullet point to read "<i>Developers should liaise with Network Rail at an early stage to identify any potential impact on the operation of the adjacent railway and agree mitigation measures as appropriate;</i>"
DSR2 – Brooklands Way, Leekbrook	<ul style="list-style-type: none"> Following EA request, wording to be amended to refer to need to submit FRA, and requirement for early discussion with EA+LLFA Policy to include specific details of mitigation measures against heritage impacts, as recommended in the Landscape local

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	Greenspace and Heritage Impact Study (Historic England).
DSR3 – Basford Lane, Leekbrook	<ul style="list-style-type: none"> Following EA request, wording to be amended to refer to need to submit FRA, and requirement for early discussion with EA+LLFA
DSR4 – Ash Bank Road	No amendments proposed (aside from any standardised responses referred to above).
Appendix 7 Housing Trajectory	<ul style="list-style-type: none"> Changes to site yields referenced under Policies H2 & SS4, to be incorporated into trajectory. Site CH004 yield to be in latter end of Plan period due to wishes of landowner.
Appendix 8 Parking Standards	<ul style="list-style-type: none"> sentence at end of first paragraph to Appendix 8 Parking Standards to be added following SCC Highways re“: <p><i>“...on a case by case basis. <u>Note in the case of garage parking, minimum internal dimensions of the garage must be 3m x 6m:</u></i></p>
Appendix 10 Local Green Spaces	<ul style="list-style-type: none"> Additional descriptive text to be added next to site 21(Cecilly Brook Corridor) following queries regarding its extent.
Map A1.2 Leek West	<ul style="list-style-type: none"> Amend LE102 boundary to include additional adjacent land to west suggested by owner. Amend draft town boundary accordingly Reduce cricket pitch “open space” designation accordingly
Map A2.1 Biddulph	<ul style="list-style-type: none"> Sites: <ul style="list-style-type: none"> Add 06 Westwood Road Recreation Ground Add 19 Braddocks Hay Recreation Ground <p>need to be mapped as LGS sites as they are both listed in Appendix but not included on proposals maps.</p> <ul style="list-style-type: none"> Newpool Meadows Village Green needs to be mapped as Open Space Allocation BD117 needs to be enlarged to include Tunstall Rd properties (Mill Hayes Farm etc)
Map A3.1 Cheadle	<ul style="list-style-type: none"> 3x locations on the map where the green belt boundary is not consistent with the town boundary, need to be corrected.
Map A4.6 Endon	<ul style="list-style-type: none"> site boundary to EN128 to be enlarged to include adjacent property Stonybrook (Landowner)
Map A4.7 Ipstones	<ul style="list-style-type: none"> Area by Daisy Bank Farm. New Local Plan village boundary to be amended so as to match 1998 boundary. This was reported to Council Assembly but was not reflected on the map.
Map A5.1 Bagnall	<ul style="list-style-type: none"> text in middle of map ‘Local Plan Development Boundary’ to be removed
Map A5.16 Kingsley Holt	<ul style="list-style-type: none"> land at the rear of the Kingsley Holt Methodist Church has been erroneously included/categorised as open space. This will be removed (landowner).
MAPS GENERAL	Any incorrectly mapped open spaces or LGSs wil need to be amended on proposals maps.
Key Diagram	to be amended to refer to Cheshire East Borough