



Room 3P
Temple Quay House,
2 The Square,
Temple Quay,
Bristol, BS1 6PN

Email: ct3@pins.gsi.gov.uk

17th August 2016

Dear sir/madam

Re: PLANNING APPEAL

APP/B3438/W/16/3151052

Rudyard: John Munroe Hospital Group. Alterations and extension to form single storey bedroom annex (female only)

I am instructed by local residents to assist with their Green Belt objections to the appeal proposal.

Local residents fully support the decision of the council to refuse this application because it is inappropriate in the Green Belt and the very special circumstances required by national and local planning policy to justify it otherwise do not exist.

I wrote to the council on residents behalf when the relevant planning application was being determined and attach the same letter to this one in order to save repeating the planning argument.

This letter instead will address matters as set out in the statement of case and it will especially address matter of policy and matters of fact.

Yours Sincerely

Gez Willard

Chartered Town and Country Planner

M.R.T.P.I

Copy to:

*Development Control Service,
Staffordshire Moorlands District Council,
Moorlands House, Stockwell Street
LEEK Staffordshire
ST13 6HQ*

Attached

- A Original letter of objection*
- B Extract from appellants web page*
- C Findings of the Care Quality Commission (2015)*
- D Statement of Baroness Williams*

Reasons for objections

1.0 Response to appellant's Statement of Case.

1.1 In light of the council's decision it is agreed that the principal matter for this appeal process is to consider whether very special circumstances exist to justify setting aside well established Green Belt policy. It is accepted by all parties that the development is not appropriate in the Green Belt and should only be allowed should very special circumstances exist.

1.2 Local residents accept that the hospital does indeed provide an important service to the community although they have clear and proper concerns about site security. The appellant has a long standing reluctance to address the concerns that they and the school have about distressing behaviour they witness at the hospital. This includes the potential threats and the trauma they endure when ill patients manage to get away from close care and beyond the control of the hospital environment. Local residents accept that these existing operational matters are not wholly relevant to the appeal proceedings. They understand and accept that the focus of the appeal is mainly to consider whether special circumstances exist to justify the appeal proposal in this Green Belt location.

1.3 What was of great concern when the application was being considered and remains of concern is whether the appellant has exhausted all other options to meet the needs they claim without erecting a further large building in the North Staffordshire Green Belt.

1.4 Paragraph 79 of the NPPG makes it clear that the Government attaches great importance to Green Belts. At paragraph 88 the NPPG states:

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt

by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

1.5 As recently as December of 2015 parliamentary Under Secretary of State for Communities and Local Government (Baroness Williams) set out in parliament the Government's intention to provide stronger protection for the Green Belt.

1.6 Her statement reads:

'The National Planning Policy Framework makes clear that most development in the Green Belt is inappropriate and should be approved only in very special circumstances. Consistent with this, this Statement confirms the government's policy that, subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.'

1.7 In light of this it is considered that only the most stringent of very special circumstances will be sufficient to pass the requirements of national planning policy. In this case it is the personal business circumstances of the appellant and their claim that they cannot operate from a split hospital site which are claimed as the very special circumstances. In accord with the above recently released statement this should be afforded little weight as it is unlikely to constitute very special circumstances and outweigh harm the development will cause to the Green Belt.

1.8 To this end this statement sets out why the appellant has still not demonstrated that the need which they seek to meet cannot be met elsewhere or in some other way.

1.9 The appellant states at para 7.25 of their SoC the following:

"In terms of providing accommodation elsewhere in a non-Green Belt location I would highlight that this is the main hospital site. The business has administrative premises elsewhere in Leek along with a laundrette facility, but otherwise all of its hospital care facilities are located on this site. "

1.10 This is clearly at odds with their own web site which describes their secure hospital in Leek at the Edith Shaw hospital. The appellant's web page says:

Edith Shaw Hospital is a 14 bedded, female only, locked - with secure fencing, independent hospital which aims to provide mental health rehabilitation in a secure, relaxed and homely environment in which quality care, well being, security and comfort are of prime importance. There are two lounges, a garden area, communal toilets and bathrooms, with all patients' bedrooms having en-suite facilities. The hospital is located on the outskirts of the town of Leek and provides immediate access to town facilities for those patients who wish to access the community independently or with assistance.

We have an excellent reputation for being able to meet complex mental health and physical need of our service user population - in the case of physical needs we do this by having an enhanced General Practitioner contract with our local GP service. This includes a visit from a GP once a week and a visit from a clinical nurse specialist twice a week. We also employ our own wellbeing nurse who is a qualified Nurse Practitioner.

The hospital follows the relevant standards of the NSF for older people:

- 1) Rooting out age discrimination*
- 2) Person-centred care*
- 3) Mental health in older people*
- 4) The promotion of health and active life in older age*

Edith Shaw Hospital Line: 01538 384082

Referral Line: 01538 394279

Full Address:

Edith Shaw Hospital

Hugo Street, Leek

Staffordshire

ST13 5PE

1.11 This hospital provision in Leek as described on their own web page flies in the face of the appellant's submission that their Leek office provides only for an administrative and launderette facility.

1.12 Moreover it casts doubt on the appellant's assertion at paragraph 7.26 that a split site hospital does not make sense in sustainable terms. The JMH hospital group is clearly able to and does operate with a split hospital model.

1.13 This is evidenced further by highlighting the fact that the group actually acquired a property at 69 Park Road in Leek with the intent of developing it for care purposes. They went to the lengths of preparing a planning application and obtaining planning permission for a care facility at this site. (see attached) It is now considered disingenuous to suggest that they are not able to provide a hospital service from anything other than a single site. It is understood that a single hospital site may now be the appellant's preference but such a preference does not of itself amount to a good reason to set aside Green Belt policy let alone the very special circumstance required by policy.

1.14 There is no explanation given as to why the expected development costs at Park Road when it was acquired with the intent of developing the site and which led to a planning application was made have increased to the point of being unviable. Most developers submitting planning applications have a reasonable knowledge at the time of submitting the application whether the development meets their needs and is commercially viable. The appellant now presents a case it would seem to say the whole project was operationally and financially ill conceived. Whilst companies/ developers can make errors of judgement it is rare for 3 such large and significant ones over initial purchase, operational efficiency and costs to be made together.

1.15 Moreover nor is explanation is given as to why the development costs at the Park Road, Leek site would be or should be any higher than would be the case for the appeal site.

1.16 In any event the financial performance and profit from developing on a single green field (appeal site) in the Green Belt as opposed to those alternative costs of building on a brownfield site (69 Park Road) within the urban area do not provide justification or support for claiming that the hospital cannot operate from a split site. They are not very special circumstances.

1.17 The Care Quality Commission (CQC) is in place to ensure a proper standard of care is derived across many caring services. Their web site (www.cqc.org.uk/content/who-we-are) sets out the following the following role:

*We're the independent regulator of health and social care in England.
We make sure health and social care services provide people with safe, effective, compassionate, high-quality care and we encourage care services to improve.*

We monitor, inspect and regulate services to make sure they meet fundamental standards of quality and safety and we publish what we find, including performance ratings to help people choose care.

- *Making sure services meet fundamental standards that people have a right to expect whenever they receive care.*
- *Registering care services that meet our standards.*
- *Monitoring, inspecting and regulating care services to make sure that they continue to meet the standards.*
- *Protecting the rights of vulnerable people, including those whose rights are restricted under the Mental Health Act.*
- *Listening to and acting on your experiences.*
- *Involving the public and people who receive care in our work and working in partnership with other organisations and local groups.*
- *Challenging all providers, with the worst performers getting the most attention.*
- *Making fair and authoritative judgements, supported by the best information and evidence.*

- *Taking appropriate action if care services are failing to meet fundamental standards of quality and safety.*
- *Carrying out in-depth investigations to look at care across the system.*
- *Reporting on the quality of care services, publishing clear and comprehensive information, including performance ratings to help people choose care.*

*Last updated:
27 May 2016*

1.18 The CQC last inspected the site to assess and judge the quality of care at this location on 11th January 2016 and produced a report on their findings on 14th April 2016.

1.19 The report did not make any recommendations regarding patient safety resultant from male and female patients sharing the same rooms and facilities. The report did identify a number of operational, staff and training matters for the hospital to address. The report made no mention of the need for segregated accommodation despite the fact that this takes place as the appellant confirms at paragraph 7.6.. The report summary is as follows:

'We found:

- *There was no reliable system or policy for regularly checking emergency equipment. This was a requirement following the last inspection.*
- *Supervision levels for the majority of staff were below the local standard. Annual appraisal of staff performance and development needs levels were inconsistent, being lowest for the basic grade support workers. This leaves staff unsupported and management without a reliable way of assessing how well staff did their job.*

Clinical staff did not all know about the results of a check on ligature risks, in the clinical and public areas of the hospital. Ligatures are places to which patients intent on self-harm might tie something to strangle themselves. This made it more difficult for staff to manage risks created by the building when planning care for patients.

However:

The hospital had increased the amount of emergency equipment. Each of the three wards and two cottages had immediate access to resuscitation equipment.

- The service had an up-to-date, full and detailed ligature risk assessment. Following this, managers had developed and carried out an action plan to reduce ligature points across the hospital.*
- Permanent staff vacancies had gone down significantly since our last inspection and a full-time rota co-ordinator had reduced the use of agency staff . A robust system was in place to block book familiar bank staff to cover staff holidays, and long-term sick and study leave.*
- Information on safeguarding people from abuse was on display throughout the hospital. Staff were aware of the forms of abuse they might come across working with vulnerable adults. They also knew how to report their concerns.*
- There was evidence of a developing programme of activities for patients from Monday to Friday, and active monitoring of how many patients took part. Opportunities for weekend activities were limited and dependent on clinical staff rather than dedicated activity workers.*

1.20 Finally and despite the need to show very special circumstances the appellant has not produced plans of the whole of the hospital complex at the appeal site and accordingly not demonstrated that other space within the hospital could not be converted to meet the need identified by the appeal. There may indeed be some non essential uses to the appeal site which could be relocated to Leek.

2.0 Summary

2.1 It is agreed that the appeal proposal is not appropriate in the Green Belt and that it should only be allowed if very special circumstances clearly exist to justify a departure from Green Belt policy. It is also agreed that there is a need in North Staffordshire for the patient care provided by the appellants proposal.

2.2 However the following are also considered material to the determination of the appeal:

- The CQC who regulate and control standards and protect patient interests have not identified a need for further single sex wards at the hospital.
- The appellant already operates from a split site in nearby Leek despite claiming that they cannot operate a split site hospital service.
- The appellant has previously sold a suitable site in nearby Leek from where the proposed single sex unit could operate from despite having bought it for this express purpose.
- The Government has made it quite clear that “personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt”

2.3 For all of the above reasons it is considered that very special circumstances have not been proven and the use sought can take place nearby in a suitable non Green Belt location in order to meet the unmet need cited by the appellant.

As such the appeal proposal has failed to demonstrate very special circumstances and with respect it is suggested that the appeal ought to be refused.



Development Control Service,
Staffordshire Moorlands District Council,
Moorlands House, Stockwell Street
LEEK Staffordshire
ST13 6HQ

1st March 2016

Dear sir/madam

Re: PLANNING APPLICATION SMD/2016/0052 Rudyard: John Munroe Hospital Group. Alterations and extension to form single storey bedroom annex (female only)

I am again instructed to advise local residents with regard to this latest planning application having supported their valid planning concerns 18 months previously in respect of the applicant's previous proposal (2014/0542/FUL). I have viewed the new application documents and I have also visited the site and met with local residents and also examined the planning history for this area. Based upon my assessment I wish to lodge on behalf of local residents a formal objection to the application.

I should state that my client accepts that the use of the site is established here and that such uses perform a valuable role in society. Their objection is made for genuine planning reasons and in part has been fuelled by the lack of any dialogue whatsoever between the hospital and the community which they lie within. In my professional opinion this is most unusual for a use such as this.

The main acts of this application appear to be:

- The extension is about 214 sq metres with a height of 3.7 metres
- The extension will have 5 bedrooms, bathroom, lounge and dining area

- The proposal includes the refurbishment of the existing building to provide an office, toilet facilities and treatment room.
- The extension will include a roof terrace
- The applicant advises that the proposed extension will enable patient safety to be enhanced and the requirements of the Mental Health Act Code of Practice to be met.

The main planning objections are as follows:

*** Contrary to Green Belt policy**

The applicant accepts that the development is likely to be deemed inappropriate in the Green Belt given that there have been numerous or "heavy" extensions works undertaken to the original building and that the extension will inherently harm "openness". The applicant sets out the circumstances which they contest merit setting aside this significant Green Belt presumption against further development at this site.

The applicant sets out the provisions of the Mental Health Act Code of Practice (2015) at paragraph 6.8 of the Planning, Design and Access Statement. The extract (para 8.25) from the act (which is updated from the 1983 code) reads:

"All sleeping and bathroom areas should be segregated, and patients should not have to walk through an area occupied by another sex to reach toilets or bathrooms. Separate male and female toilets and bathrooms should be provided, as should women-only day rooms. Women-only environments are important because of the increased risk of sexual and physical abuse and risk of trauma for women who have had prior experience of such abuse. Consideration should be given to the particular needs of transgender patients."

Local residents accept these code requirements should be enforced both in accord with the code and because it is the right thing to do.

Accordingly it is accepted that there is a need for single sex provision to meet local needs. However given this site lies within the Green Belt where a very high planning bar to prevent inappropriate development exists it is incumbent upon the applicant to show this re-arrangement within the hospital cannot be made by other internal re-arrangements or off site before having recourse to submitting a planning application for an extension. The proposal submitted will indeed achieve compliance (and exceed) in this part of the hospital with the

2015 code but it also increases the amount of built development upon the site. It is for the applicant to show that there are not other means of meeting the code requirement by the following means:

- a Internal alterations to the hospital.
- b Making provision for single sex care off site and preferably within a non Green Belt location
- c If a or b are demonstrably not possible in the provision of much smaller extension together with other internal alteration to merit the code requirements for single sex provision..

The applicant has not evidenced either a,b or c with this submission and accordingly it is contested that they have not met the very special circumstances necessary to offset the Green Belt presumption against this development as set out in the NPPF and Core Spatial Strategy

The planning committee may well recall an appeal in respect of this site from 2007 (Appeal Decision APP/B3438/A/06/2015635) which the inspector dismissed. That appeal sought planning permission for a chalet in the grounds of the hospital. In dismissing the appeal the inspector reasoned (para 8):

8 *The appellant has demonstrated the importance of occupational therapy in the rehabilitation of patients and the need for this to be delivered on site in a quiet area away from the main wards and the day rooms which are accessible to other patients. This patient need has become more apparent in recent times further to changes in the treatment of mental health patients and in legislation. In arriving at a solution to meet this need the appellant has discounted all existing areas as being inappropriate, including the recently completed occupational therapy training kitchen and adjoining training room and the building known as The Larches. **I accept that there is a clinical need for a separate occupational therapy facility. However, there is no evidence of any proper appraisal of the alternatives to the existing buildings for the siting of the facility or its design having been carried out prior to the erection of the wooden chalet.***

Bold is my emphasis...

At paragraph 79 of the NPPF it is made clear that the "Government attaches great importance to Green Belts". It confirms that "the fundamental aim of Green Belt policy is to prevent urban

sprawl by keeping land permanently open". Finally the same paragraph confirms that *"the essential characteristics of Green Belts are their openness and their permanence"*.

Accordingly only development that is appropriate in the Green Belt should be allowed and that which is not appropriate should only be allowed in exceptional circumstances where very special circumstances exist.

Paragraph 89 confirms that *"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building"* is not inappropriate. The applicant considers themselves that the development measured together with those that have preceded it breaches paragraph 89 and is inappropriate. I agree and it is inconceivable that the council will not reach the same conclusion too.

The essential Green Belt policy test is whether the applicant has clearly set out sufficient very special circumstances to weigh against the strong presumption against such inappropriate development in the Green Belt. It is not the job of the council or local people to set out these very special circumstances, this responsibility falls to the applicant. The council has the task of weighing any special circumstances claimed by the applicant.

In this case and for the reasons set out above it is contested that the applicant has not proven very special circumstances and in accord with local policy within the adopted Core Spatial Strategy and national policies within the NPPF to protect the Green Belt the planning application ought to be refused.

Harm to the quality of the Landscape of Area

The site lies within a former area of Special Landscape quality where policy still affords high levels of protection to protecting the intrinsic quality of the landscape. The proposal does have the advantage of being single storey and set within sloping ground to the forward (South) side of the existing building. In respect of height and general design there is no concern about the building. However in terms of its scale and its projection to the East it is considered that the extension is intrusive in this landscape and therein damaging to it contrary the NPPF and policies DC1 and DC of the adopted Core Spatial Strategy

Not a sustainable location

Policies within the NPPF and C1 and T1 (see attached) of the recently adopted Core Spatial Strategy require proposals such as this one to be sited with sustainable or urban locations. This is in order that staff and visitors can access the site without recourse to use of private motor vehicles. This site will not be accessible by any reasonable or likely means and the applicant has failed to show other sound reasons to support this kind of institutional and highly serviced site in an unsustainable and rural location. This is a concern although the applicant may on further reflection be able to explain the sustainability of this application.

Adverse impact upon the amenity and quality of life of neighbours

The NPPF urges a strong a cohesive community and for uses to be inclusive and integrated. It also urges to that development should look to provide safe and accessible uses and that fear of crime should be minimised and quality of life protected.

These are important and very significant material planning considerations. The residents living near to this site do feel that they are living next to an institutional or commercial use with greater levels of activity, noise and disturbance than is normal or acceptable in a residential location. This proposal will bring that use and activity closer to their doors and increase their fear and concern more than at present. This is an unacceptable damage to their quality of life and peace of mind which they ought reasonably to expect. In this regard it is worth considering and giving weight to the fact that the use if permitted and the harm it would cause to residents would be present every minute of every day and for every day of the year.

The NPPF reads:

69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:

opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;

safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and

safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

The applicants decision NOT to engage with their community is more than unfortunate in this case.

Nuisance resultant especially from the roof terrace.

The application includes provision of a roof terrace. Noise, cries of anguish and distress from this terrace will of course further in the open air. Residents currently experience such things on a regular basis. The prospect of this being greater as a result of an open terrace together with any overlooking which might occur therein is of great concern to local residents. It will harm their quality of life and perception of calm still further and is unacceptable.

Other concerns

Drainage

There are known drainage constraints in the area and it is requested that the applicant be asked to confirm precisely what the foul and sewage provisions are for this proposal and moreover that these are considered acceptable to the relevant drainage authorities.

Lack of any pre-application consultation

It is simply amazing given the history of this site that the applicant has made no attempt to contact either the Parish Council or residents directly before submitting this application. It is perhaps even more startling still that the applicant has not undertaken any pre-application meetings with council planning officers as the application confirms. These deficiencies are considered poor practice for a neighbour such as this and it clearly flies in the face of Government advice.

The National Planning Policy Framework (NPPF) gives clear direction on the need for and merit in undertaking meaningful consultation with the local community before planning applications are submitted. Paragraphs 188 and 189 state:

"188. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

189. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications."

This further failure to engage with the community has only added to the scepticism of local people as to any merits of the applicant's planning case.

Summary

The neighbours and community whom I represent object to this application on the following grounds.

- 1 It is inappropriate in the Green Belt and the high bar of very special circumstances is not clearly proven with this submission meaning the proposal will harm the openness of the Green Belt and is inappropriate.
- 2 The proposal by virtue of its size and siting will harm the landscape quality of the area.
- 3 The proposal will lead to an increase in nuisance and increase levels of fear within the neighbourhood
- 4 The inclusion of a roof terraces will lead to noise nuisance and will cause distress to local people resultant from that noise and the loss of perceived privacy.

Yours Sincerely

Gez Willard

Chartered Town and Country Planner
M.R.T.P.I

Copy to client

Staffordshire Moorlands Core Strategy - March 2014 - Key extracts

SO8. To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District.

SO9. To conserve and improve the character and distinctiveness of the countryside and its landscape, heritage, biodiversity and geological resources.

SO11. To reduce the need to travel or make it safer and easier to travel by more sustainable forms of transport.

S1 Development principles

The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

a mix of types and tenures of quality, affordable homes to meet the needs and aspirations of the existing and future communities

quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;

easy access to jobs, shops and transport services by all sections of the community; increased economic prosperity and opportunities for employment and greater local capacity

SS1a - Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Core Strategy (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted.

SS6c - Other Rural Areas Area Strategy

The other rural areas comprise the countryside and the green belt outside of the development and infill boundaries of the towns and villages, as defined in the Site Allocations DPD, including those small settlements and dispersed developments not identified in Policies SS5, SS6a and SS6b.

These areas will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

1. Meet essential local needs by:

Restricting new build housing development in the countryside to that which is essential to local needs, including affordable housing (in accordance with policies H2, H3 and R2);
Allowing the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2;

Allowing suitable development which would secure the future conservation of a heritage asset in accordance with policy DC2;

Allowing rural exceptions housing (in accordance with policies H2 and R2) Allowing community facilities which meet a local need, 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.

2. Sustain the rural economy by:

Enabling the limited expansion or redevelopment of an existing authorised business for employment uses;

Supporting the diversification of existing farm enterprises (in accordance with policy R1);

Supporting the development of appropriate ICT and new means of communications to enable homeworking and small businesses reliant one-technology;

3. Enhance and conserve the quality of the countryside by:

Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape;

Limiting uses which generate a substantial number of regular trips in areas that are not well served by public transport;

Ensuring renewable energy schemes are of an appropriate scale, type and location;

Recognising and conserving the special quality of the landscape in the PeakDistrictNational Park (in accordance with Policy DC3);

Encouraging measures which protect and enhance the biodiversity, geological resources and heritage of the District.

Regenerate underused major developed areas in the countryside by: Identifying major developed areas through the Site Allocations DPD at:

Bolton Copperworks, Froghall – uses which may be suitable are employment, residential, tourist-related retail and accommodation, leisure; any development shall make provision for appropriate off-site highway improvements.

Anzio Camp, Blackshaw Moor – uses which may be suitable are employment, extra care housing, tourist accommodation;

Development of these areas shall be complementary to and not undermine the role of the towns and larger villages nor shall it undermine wider strategic objectives. It shall also avoid or minimise environmental impacts and congestion and safeguard and enhance natural and cultural assets.

Facilitating the appropriate redevelopment of other major developed areas where the proposed development brings positive benefits to the area and any resultant environmental or highways concerns could be adequately addressed and minimised. Such proposals will be expected to provide supporting information that demonstrates clearly

that the redevelopment will complement the overall development strategy for the District.

Any development proposal that might have the potential to affect a European or Ramsar Site must itself be subject to appropriate assessment and also a rigorous environmental impact assessment to determine potential effects on ecology, protected species and site integrity.

Enhance tourist opportunities by:

Supporting sustainable tourism developments and measures in the Churnet Valley in accordance with Policy SS7;

Allowing for small-scale tourism developments in other areas (in accordance with policies E3 and R1);

Establishing strong linkages between recreational and tourist resources; Recognising and developing the close linkages to the Peak District National Park. boundaries will be reviewed to ensure that its purpose in separating the urban areas and maintaining their identity is consistent with the need to promote sustainable patterns of development around settlements in or on the edges of the Green Belt. This review will be undertaken through the Site Allocations DPD to allow for any small scale site allocations required to meet local needs in exceptional circumstances.

Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy. (my emphasis)

DC1 - Design Considerations

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. In particular, new development should:

be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;

be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance;

create, where appropriate, attractive, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making

provision for networks of multi-functional new and existing green space (both public and private) in accordance with policy C3, landscaping, public art, 'designing out crime' initiatives and the principles of active design;

protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;

promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate, in accordance with policy NE1;

provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;

ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;

ensure, where appropriate, equality of access and use for all sections of the community.

DC3 - Landscape and Settlement Setting

The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement and important views into and out of the settlement as identified in the Landscape and Settlement Character Assessment;
2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character Assessment;
3. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;
4. Identifying through the Site Allocations DPD and protecting from inappropriate development, areas of visual open space where the intention will be to retain the land's open and undeveloped appearance. Where appropriate the Council will seek public access agreements with the land owners and seek proposals for the enhancement or improvement of these areas as part of the green infrastructure network in accordance

with policy C3. In exceptional cases, limited development of areas of visual open space may be acceptable where this will bring about overriding improvements to the open space itself;

5. Recognising and conserving the special quality of the landscape in the Peak District National Park, and ensuring that development does not

T1 - Development and Sustainable Transport

The Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and helps deliver the priorities of the Staffordshire Local Transport Plans, where this is consistent with other policies. 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.
3. Referring to appropriate parking standards as laid out in national guidance, or any parking standards that may be produced locally.
4. Where appropriate all new development shall facilitate walking and cycling within neighbourhoods and town centres, and link with or extend identified walking or cycling routes.

Development which generates significant demand for travel or is likely to have significant transport implications (as identified within a Transport Assessment) will, where appropriate:

Contribute to improved public transport provision

Provide proactive facilities and measures to support sustainable transport modes including on-site features to encourage sustainable travel methods e.g. cycle path links, cycle storage facilities, bus stop

Green Belt protection and intentional unauthorised development:Written statement - HLWS404

WS

Department for Communities and Local Government

Made on: 17 December 2015

Made by: **Baroness Williams of Trafford** (Parliamentary Under Secretary of State for Communities and Local Government)

Lords

HLWS404

Green Belt protection and intentional unauthorised development

My hon. Friend the Minister of State for Housing and Planning has made the following Written Ministerial Statement.

This Statement confirms changes to national planning policy to make intentional unauthorised development a material consideration, and also to provide stronger protection for the Green Belt, as set out in the manifesto.

The Government is concerned about the harm that is caused where the development of land has been undertaken in advance of obtaining planning permission. In such cases, there is no opportunity to appropriately limit or mitigate the harm that has already taken place. Such cases can involve local planning authorities having to take expensive and time consuming enforcement action.

For these reasons, we introduced a planning policy to make intentional unauthorised development a material consideration that would be weighed in the determination of planning applications and appeals. This policy applies to all new planning applications and appeals received since 31 August 2015.

The Government is particularly concerned about harm that is caused by intentional unauthorised development in the Green Belt.

For this reason the Planning Inspectorate will monitor all appeal decisions involving unauthorised development in the Green Belt to enable the Government to assess the implementation of this policy.

In addition we will consider the recovery of a proportion of relevant appeals in the Green Belt for the Secretary of State's decision to enable him to illustrate how he would like his policy to apply in practice. Such appeals will be considered for recovery under the criterion set out in 2008: "There may on occasion be other cases which merit recovery because of the particular circumstances."

After six months we will review the situation to see whether it is delivering our objective of protecting land from intentional unauthorised development.

The National Planning Policy Framework makes clear that most development in the Green Belt is inappropriate and should be approved only in very special circumstances. Consistent with this, this Statement confirms the government's policy that, subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

This statement has also been made in the House of Commons: **HCWS423**



Referrals:
01538 394279
Enquiries:
01538 394270



Edith Shaw Hospital



More pages in this section

Edith Shaw Hospital is a 14 bedded, female only, locked - with secure fencing, independent hospital which aims to provide mental health rehabilitation in a secure, relaxed and homely environment in which quality care, well being, security and comfort are of prime importance.

There are two lounges, a garden area, communal toilets and bathrooms, with all patients' bedrooms having en-suite facilities. The hospital is located on the outskirts of the town of Leek and provides immediate access to town facilities for those patients who wish to access the community independently or with assistance.

We have an excellent reputation for being able to meet complex mental health and physical need of our service user population - in the case of physical needs we do this by having an enhanced General Practitioner contract with our local GP service. This includes a visit from a GP once a week and a visit from a clinical nurse specialist twice a week. We also employ our own wellbeing nurse who is a qualified Nurse Practitioner.

The hospital follows the relevant standards of the NSF for older people:

- 1) Rooting out age discrimination
- 2) Person-centred care
- 3) Mental health in older people
- 4) The promotion of health and active life in older age

Edith Shaw Hospital Line:

01538 384082

Referral Line:

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Full Address:

Edith Shaw Hospital
Hugo Street
Leek
Staffordshire
ST13 5PE

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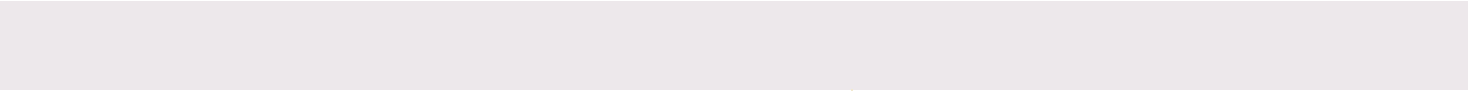
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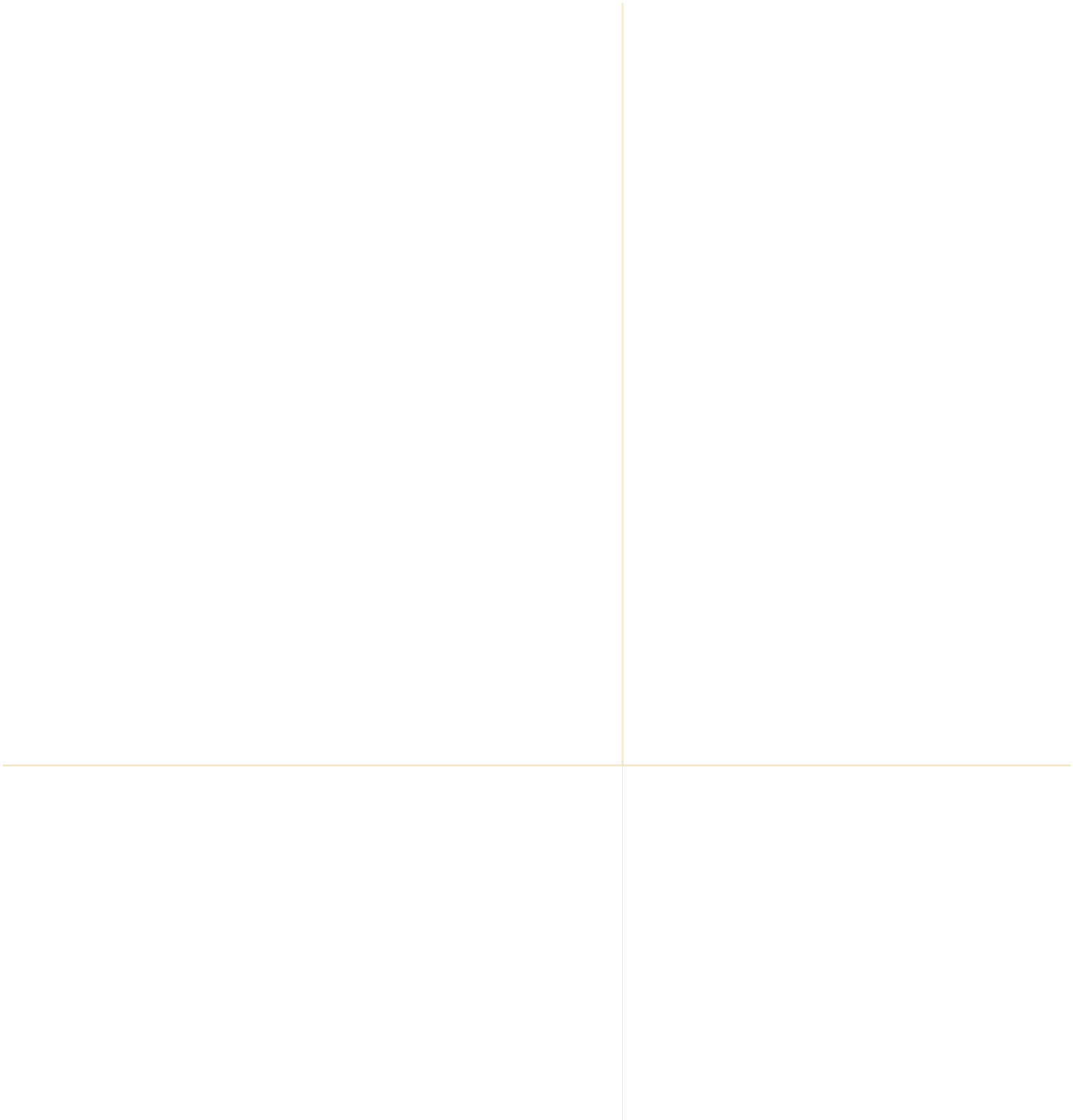














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