Burnett, James

From: Planning (SMDC)
Subject: FW: Internal Consultation Letter - App ref SMD/2016/0484

From: Davies, David
Sent: 17 August 2016 11:14
To: Johnston, Christopher
Subject: FW: Internal Consultation Letter - App ref SMD/2016/0484

Chris

I understand you are the case officer?

The main issues are the changes to industrial floorspace, and coalmining legacy. As the site falls within the settlement boundary, within an industrial area it appears generally acceptable in other respects. See also SC Pol SS6C Part(2).

Although there is a net loss of B1 floorspace, note CS Pol E2 only protects against losses of *B uses to non-B uses*, so wouldn't apply. Also note that the SM Employment Land Reqt Study http://www.staffsmoorlands.gov.uk/sites/default/files/documents/pages/Final%20Version%20for%20website%20July%202014.pdf refers generally to a need for both new B1 and B2 floorspace (eg paras 7.106, 7.117). With regards the (albeit reduced) B1 floorspace proposed, refer also to CS Pol E1 3rd bullet which expects new officing generally to be in town centres *unless ancillary* – a view needs to be reached over the proposal's circumstances.

With regards mining legacy, I note part of the site falls within a C.A. High Risk Area – refer to CS Pol SD1(2) which expects that any legacy from coalmining is appropriately addressed so that no future liability arises; see also NPPF para 122. But if acceptable mitigation can occur we should support the proposal. Refer to C.A. comments.

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