



HOW

# Planning and Environmental Advisers

## **SUPPORTING PLANNING STATEMENT**

**PROPOSED MIXED USE DEVELOPMENT  
LAND AT BARNFIELD ROAD AND SUNNYHILLS ROAD,  
CORNHILL, LEEK**

**ON BEHALF OF BARNFIELD HUGHES LTD**

**JANUARY 2014**

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## APPENDICES

Appendix 1: Schedule of Submission Documents and Plans

Appendix 2: Site Location Plan (Ref: PL1249.M.103)

Appendix 3: Indicative Masterplan (Ref: PL1249.M.01)

## 1. INTRODUCTION

- 1.1 This Supporting Planning Statement (SPS) has been prepared by HOW Planning on behalf of Barnfield Hughes Ltd (the applicant), in support of a mixed use outline planning application for residential, employment and tourism and leisure development. All matters are reserved except for access for which detailed permission is sought.
- 1.2 This document is intended to provide a detailed description of the application site and development proposals, the relevant planning considerations, and in particular, the case for the mixed use redevelopment of the site. It considers the proposals in light of national and local planning policy, in addition to summarising the key benefits of the scheme.
- 1.3 This application is accompanied by a comprehensive suite of supporting technical reports. The scope of supporting information which accompanies this application has been prior agreed with Staffordshire Moorlands District Council (SMDC) and where relevant, technical reports have been prepared in line with a methodology which has been agreed with Council offices. These supporting documents are listed at **Appendix 1**. The application is also accompanied by an indicative masterplan drawing. The access drawings are submitted for detailed approval and are appended to the submitted transport assessment.
- 1.4 In accordance with the Environmental Impact Assessment (EIA) Regulations and amendments and DETR Circular 02/99, an EIA Screening Request was submitted to the Council on 13<sup>th</sup> December 2013. This Screening Request concluded that the scheme would not have significant impact on the environment and would necessitate an EIA. A formal Screening Opinion confirming the proposals do not require an EIA was issued by the Council on 10<sup>th</sup> January 2014.

## **2. SITE LOCATION AND DESCRIPTION**

2.1. This section provides a description of the site and its context.

### **Site Location and Accessibility**

2.2. The site is located within the administrative district of Staffordshire Moorlands, to the south west of Leek town centre at Cornhill and is within settlement limits. The location of the site is shown edged red on the Site Location Plan included within **Appendix 2.**

2.3. The site area comprises 10.6ha of brownfield land, located approximately 1km to the south west of Leek town centre, which is accessible to the west via Sunnyhills Road and to the north via Barnfield Road connecting with Newcastle Road (A53). Leek is the principle town in the District and therefore offers a wide range of local services and facilities including several supermarkets, retail outlets, Leek Moorlands Hospital, primary and secondary schools, further education facilities and leisure facilities. Leek is also well connected to the rest of the district and the wider North Staffordshire conurbation through the A53, A523 and A520 road network.

2.4. The site is approximately 470m from the closest bus stops located on the A53 (Newcastle Road). These stops are served by bus services 18, 118 and 166 which run between Leek, Hanley and Buxton. The 18 bus service runs every 20mins and offer excellent opportunity for travel by bus for employment, retail or leisure purposes. The site is also well placed in terms of pedestrian and cycle connectivity, with walking and cycling represents a very realistic alternative to the car for educational, shopping, employment, retail and leisure journeys. Overall the site is therefore in a sustainable and accessible location.

### **Site Characteristics**

2.5. The site predominantly comprises previously developed land. It is split across two distinct areas separated by Barnfield Road running north/south, which terminates in a turning circle adjacent to an adjoining site utilised for a scrap metal business. It is noted that the scrap site does not form part of the application proposals. The

bulk of the site was formerly owned and operated by Hughes Concrete Ltd. The business was bought out by another concrete manufacturing firm (CPM Group Ltd) in 2008, who ceased operating from the site in 2013. Both parts of the site are no longer in operational use and are effectively vacant.

- 2.6. The land to the east of Barnfield Road (3.4ha) is occupied by a number of buildings comprising former offices with the remainder of the land comprising hard standing/ former open storage areas. The land to the west of Barnfield Road (7.2ha) comprises a number of buildings including former concrete processing/storage and utility buildings. The central and western portion of this part of the site was mainly utilised for the storage of concrete pipes and comprises hard standing.
- 2.7. There are a number of mature trees along the northern boundary of the site, running parallel to Sunnyhills Road and to the south along the River Churnet, which act as a natural buffer. The vast majority of the boundary trees are proposed to be retained as part of the scheme.

### **Site Surroundings**

- 2.8. The surrounding area comprises a mix of industrial and commercial uses. The overall site is bound to the north by a mixture of industrial/commercial uses, including a site operated by Croda Chemicals, modern food manufacturing buildings operated by the Kerrygold Group and a separate facility occupied by Adams Food. The site is bound to the extreme west by further commercial uses.
- 2.9. The eastern boundary of the site is bound by a raised embankment which was formerly a railway line. Further to the east is a cattle market operation, open fields, sports pitches and the Britannia Building Society headquarter buildings.
- 2.10. The south east corner of the site is bound by an existing scrap metal business, whilst the remainder of the southern boundary bound by the Ladderedge Country Park which is accessible through Barnfield Road via a public right of way. It is noted that the land to the immediate south of the site is designated as Green Belt and Special Landscape Area under the Local Plan.

- 2.11. The River Churnet also flows past the southern boundary of the site in an easterly direction. The Caldon Canal currently terminates outside the southern boundary, although historically it fed into Leek. It traverses the River Churnet in this location via an aqueduct which is a Grade II Listed structure. The Caldon Canal in this location sits within a designated conservation area. Due to issues with land ownership the physical connection between the application site and the Canal reinstatement does not form part of the planning application. It is anticipated that the necessary approvals to secure the connection point (including if necessary any listed building consent) will be secured at a later date, supported by a detailed engineering assessment.

### **Existing Vehicular Access Arrangements**

- 2.12. The site has 2 existing vehicular access points located off Barnfield Road, one accessing the eastern part of the site and the other accessing the western portion.

### **Site History**

- 2.13. An online site history search has been undertaken and it was established that there are no applications of direct relevance to these proposals.

### **3. BACKGROUND TO THE PROPOSALS**

- 3.1. The purpose of this section is to summarise the rationale for the planning application proposals and to provide further background information.

#### **The Applicant**

- 3.2. The proposals are brought forward by Barnfield Hughes Ltd, which is the holding company established by the Hughes family. The Hughes family have owned the majority of the application site, with the exception of an element of land to the east controlled by SMDC, since 1968. Excluding the SMDC land, the site was operated by Hughes Concrete Ltd, for the manufacturing of concrete pipes and manholes for nearly 40 years, from 1968 to 2008.
- 3.3. The business was bought out by another concrete manufacturing firm CPM Group Ltd in October 2008, as a going concern. However as of January 2013, CPM ceased production and the site is now vacant.
- 3.4. Due to the nature of the current and likely future economic climate, the redevelopment of the site for speculative employment uses is not a viable proposition. Redevelopment of the site for a mix of uses, including higher value uses, is therefore required in order for the site to contribute positively to the economic growth of the locality and wider district.
- 3.5. The regeneration of the wider Cornhill area is a longstanding objective of SMDC (see below). This objective is a shared one, and the applicant and key members of the project team have been involved, over a considerable time period, in discussions with SMDC in order to achieve a comprehensive regeneration scheme which allows the site to be unlocked for sustainable development.

#### **The Regeneration Opportunity**

- 3.6. The Revised Submission Core Strategy (read in conjunction with the main and minor modifications schedule) sets out the spatial strategy for the Staffordshire Moorlands District. The proposed spatial strategy focuses development on the 3



market towns of Leek, Cheadle and Biddulph and sets out how the overarching aims and objectives of the Core Strategy can be met.

- 3.7. Leek is identified as the principle service centre and market town of the district and as stated at paragraph 7.6 Leek is *"...a highly sustainable settlement which has the capacity to take further growth... Its role will therefore be reinforced by focusing development on expanding the range of housing and community facilities the town can offer; by creating further employment growth and increasing the diversity of employment opportunities to meet the existing and future needs; by strengthening the role of Leek as a principal service centre and retailing centre for the District; and by promoting and investing in Leek's special character and heritage and strengthening its role as a visitor destination."*
- 3.8. The Spatial Strategy also identifies the principle of mixed-use regeneration of key opportunity sites at Churnet works and **Cornhill**. Paragraph 7.7 states that:
- "Development in these opportunity areas will be mixed use, but they will contain major commercial elements including employment, retail, tourism and leisure developments that will serve the needs of the area, as appropriate."*
- 3.9. In respect to residential uses and the principle of regeneration, paragraph 7.25 states that:
- "In the short to medium term the emphasis will be on making the most of opportunities for brownfield development within the existing urban area through appropriate re-use of mill buildings as well as regenerating underused and surplus areas."*
- 3.10. It is evident that the overall spatial strategy for the district distinguishes Leek at the top of the development hierarchy and identifies the wider Cornhill area as a critical regeneration opportunity, for mixed uses purposes. The concept of major intervention and change in this location is therefore presaged in the Core Strategy. These overarching principles are carried through into the Core Policies and particular reference is drawn to Policy SS5a- Leek Area Strategy. This policy identifies the wider Cornhill area as a "major regeneration mixed use opportunity site" and in doing so the Core Strategy identifies this area for mixed-use



development. It states in the supporting text that *"the regeneration of the Cornhill area of Leek has been recognised as a Council objective for a number of years"*.

- 3.11. The formal identification of the Cornhill area as a strategic location is reinforced in the Churnet Valley Masterplan (CVMP) which has been produced to guide the detailed planning of the Churnet Valley area. In assessing the Leek character area, the CVMP identifies the Cornhill area as a "Gateway" and "Key Opportunity site" (see Map 7.4). Key actions for Leek include; re-opening of rail line and development of canal gateway; strengthening links to country parks and improvements to the town's accommodation stock. It is noted that these key objectives can be satisfied by the proposed development.
- 3.12. In respect of the Cornhill Opportunity Site, the CVMP includes a high level concept statement and plan. The Cornhill Concept Statement states that the area has the potential to act as a significant gateway into the Churnet Valley, allowing for the regeneration of the Cornhill area. The development strategy identifies a number of development principles and appropriate land uses. The following development principles are of particular relevance to the application site;
- Make the most of the areas assets including the Caldon Canal, Leek to Stoke railway line and significant tree coverage to the south of the site which could help to screen future development;
  - Development proposals should achieve a scheme which is commercially viable and deliverable taking account of site constraints, local markets and other available funding sources;
  - Enhance the environment of the area and make better use of underutilised land;
  - Provide an opportunity to improve access for the wider area whilst opening up the site for development through provision of a link road if appropriate;
  - Make provision for a railway station and canal basin and associated parking and create physical links between these;
  - Any Development should create physical linkages and sightlines between the on-site development, canal, railway and through sustainable transport links to the town centre;

- Seek opportunities to create walking and cycling routes between the site and Ladderedge Country Park;
- Secure high quality design which responds to the landscape character of the area and the physical constraints of the site;
- Ensure that significant views are safeguarded through the appropriate siting of development;
- Ensure that development does not detract from the existing attractive southern gateway to Leek; and
- Generate and support job creation.

3.13. The following land uses are identified as appropriate in the CVMP; employment, tourism, leisure and residential. The inclusion of residential development as an appropriate use accords with the Core Strategy which identifies a need for a substantial number of new dwellings within Leek. The Core Strategy gives priority/preference to the development of brownfield sites particularly within the existing urban area of Leek. The Core Strategy also establishes the principle for small urban extensions to come forward, if required, in order to supplement the provision in the urban area and states this should be capable of providing up to 300 dwellings in total.

3.14. In preparing this planning application, the applicant has undertaken extensive pre-application discussions with the Council and key stakeholders in order to develop a comprehensive scheme, which can help contribute towards the key aspirations and development principles identified in the Core Strategy and Draft Churnet Valley Masterplan as summarised above.

3.15. The application proposals must be seen within the context of the Council's longstanding ambition to regenerate the wider Cornhill area and to achieve transformational change. The applicant has adopted a comprehensive approach to the application and it is evident these proposals have the capacity to act as a catalyst for the wider regeneration of the Cornhill area and to contribute to the overall development needs of the town and the wider District.

#### 4. PROPOSED DEVELOPMENT

- 4.1. The proposal seeks outline permission for a mixed use development comprising residential, employment, tourism and leisure uses. The scheme proposes up to 211 dwellings with open space, access and associated infrastructure; up to 2128m<sup>2</sup> of employment floorspace for B1c (light industrial) and B2 (general industrial) uses and a tourism hub which includes a marina/ basin and railway station hub, incorporating ancillary uses as described below.
- 4.2. The formal description of development for which planning permission is sought is set out below:
- Demolition of any remaining on site structures as necessary;
  - Residential development (use class C3) of up to 211 dwellings, associated open space, play areas and pedestrian/cycle links; and
  - Employment uses comprising light industrial (B1c) and general industrial (B2) providing up to 2128m<sup>2</sup>; and
  - Tourism and leisure uses including a marina/ basin and railway station hub comprising associated building for heritage/railway activity (use class D2) and tourist/local needs retail (use class A1) up to 500m<sup>2</sup>; public house/ family restaurant (use class A3/A4) and associated car parking and servicing arrangements.
- 4.3. An indicative masterplan, produced by Planit IE has been submitted with this application and is included within **Appendix 3** of this statement. This illustrates key development features and shows how the site could be developed out. A detailed explanation of the proposals is set out in the accompanying Design and Access Statement submitted with this application and should be referred to for further information.

#### **Scheme Particulars**

- 4.4. In line within section 2 of Circular 01/06 (Guidance on Changes to the Development Control System) where an outline planning application is submitted certain information is required in relation to the key principles of the development proposed. This information is set out in summary form below:

### ***Use***

- 4.5. The site will be developed to provide a mixed use scheme including residential, B1c and B2 employment uses and tourism and leisure uses. In addition the proposals include provision for internal roads and servicing areas, open space, gardens and play areas which are shown for indicative purposes in the masterplan.
- 4.6. As set out in the Design and Access Statement, a comprehensive approach has been undertaken to the scheme design. The proposals have been informed by a wide range of technical studies including a Flood Risk Assessment, Ecological Assessment and Environmental Noise Report, to ensure that the proposals are compliant with all relevant technical policies and guidance.

### ***Amount of Development***

- 4.7. Outline permission is sought for the uses as described above. The Indicative Masterplan and Schedule of Land Uses set out in the Design and Access Statement provides further information.
- 4.8. The Design and Access Statement also sets out a land use zoning plan which was requested by the Council. This clearly identifies the various land use areas to which reversed matters application will be required to respond to.

### ***Layout***

- 4.9. An Indicative Masterplan has been produced by Planit IE, and is submitted with this application (**Appendix 2**). The western part of the site is proposed to largely comprise residential development, with a network of shared streets running from the two accesses off Sunnyhills Road and Barnfield Road. It is noted that internal road routing is shown for indicative purposes only. The residential buildings are oriented to have direct access onto the road and create active frontages, giving natural surveillance to the public realm.
- 4.10. The marina/basin is a key focal point within the development, and the overall masterplan has been designed to provide a number of direct visual and physical

links to it, through the provision of shared space and public realm. A key link is the connection between the marina/basin and the railway hub, which has been achieved through the provision of a high quality shared space/ green link. This will promote connectivity between the tourism uses.

- 4.11. The railway hub is located on the eastern part of the site and has been design around a public square, which will act as a gateway to this element of the scheme and therefore it is vital that it is design to a high quality. The square would be required to provide parking for the railway and associated uses, and, therefore, will take the form of a shared space with equal priority between vehicles and pedestrians (as defined with Manual For Streets 2).
- 4.12. The residential development on the eastern part of the site is accessed off Barnfield road and has been laid out in a linear pattern. As with the other residential development, the buildings are also oriented to have direct access onto the road.
- 4.13. The proposed commercial uses are illustrated as a series of modern flexible units and have been located on the northern and southern boundaries, adjacent to existing commercial uses, thereby limiting any potential for amenity conflicts.
- 4.14. Provision of reserved land for the potential routing of a new link road, to the east of the site, is also incorporated into the Indicative Masterplan. This reserved land will take the form of a temporary landscape treatment, in order to not prejudice the delivery of this potential link road. It is also noted that following discussion with the County Council Highways department, the Indicative Masterplan has incorporated a buffer to the northern boundary, along Sunnyhills Road, in order to provided sufficient flexibility to respond to any necessary upgrades of Sunnyhills Road, as a result of the potential Link road.
- 4.15. Landscape buffers and planting schemes are also shown on the illustrative masterplan. Whilst detailed consent is not sought for landscaping details the use of hard and soft landscaping has been considered throughout the design process in order to enhance visual amenity and respond to suggested noise mitigation measures.

***Scale Parameters***

- 4.16. The indicative Masterplan demonstrates a series of development plots across the site within which the residential, commercial and tourism/leisure buildings have been designed on the basis of generic building layouts for illustrative purposes. The precise details of the layout of the buildings will be provided at Reserved Matters stage.

***Proposed Access Arrangements***

- 4.17. It is proposed that the main body of the site will be accessed by vehicles, cyclists and pedestrians via two primary accesses; a new access off Sunnyhills Road and the existing Barnfield Road. In addition, four new secondary accesses would be provided off the southern section of the existing Barnfield Road. It is also proposed that a further, private access be provided to a small area to the north east of the site off Barnfield Road. These access arrangements are discussed in detail in Section 6 of the Transport Assessment.
- 4.18. Detailed access drawings are contained in the Transport Assessment prepared by CBO Transport and submitted with this application. Detailed planning permission is sought for these arrangements.

***Summary***

- 4.19. The proposals have been designed in response to the technical assessments undertaken by the applicant's project team and refined following comprehensive pre-application discussions with the Council, relevant statutory bodies, key stakeholders and the community consultation exercise (as described in the following section). The proposals represent a comprehensive and high quality scheme developed in line with best practice guidance.

## **5. SCHEME EVOLUTION AND COMMUNITY CONSULTATION**

### **Scheme Evolution**

- 5.1. The scheme has been influenced by a number of important considerations both in respect of physical constraints and opportunities which the application site presents in addition to planning policy requirements. A fundamental requirement for the scheme design was to ensure that the development responds appropriately to the surrounding area and wider town.
- 5.2. A full professional team has been instructed by the applicant to prepare the technical studies and assessments required for the planning application. This has included a range of consultants engaging with the Council and all relevant statutory and regulatory bodies as part of extensive pre-application discussions and the EIA Screening process. An iterative design process has been undertaken and pre-application meetings between the professional team and the Council have taken place, where a broad range of issues have been discussed.
- 5.3. The applicant's approach has ensured that all technical information has been produced in line with agreed methodologies and that key issues have been identified as early as possible in the pre-application process.
- 5.4. The proposals have also been subject to an extensive stakeholder and community consultation exercise which is summarised below and set out in further detail within the Statement of Community Involvement prepared by HOW Planning as submitted with the application.

### **Stakeholder and Community Consultation**

- 5.5. A comprehensive programme of consultation has been undertaken in respect of the application proposals, in accordance with the requirements of national and local planning policy. The key steps undertaken during the pre-application consultation process are listed below:
- Significant pre-application discussions with Officers at SMDC and other key consultees relevant to the future determination of the application;



- Informal presentations and discussions to Leek Town Council and other key stakeholders including Churnet Valley Railway, Canal and River Trust and Staffordshire Police Force (Crime Reduction Unit);
- Letters issued to key Members and stakeholders to advise them of the scheme and inviting them to view the proposals at the public exhibition;
- Organisation of a widely advertised public exhibition, held at Trinity Church on 3<sup>rd</sup> December 2013 from 1.30pm- 7pm. This provided local residents and businesses with the opportunity to view and comment on the draft development proposals. Members of the Development Team attended the event to provide advice and to answer any questions;
- The hosting of all exhibition materials online, including a feedback mechanism on the HOW Planning website; and
- Assessment of feedback received and review of the scheme.

5.6. Further information in relation to this approach is provided in the Statement of Community Involvement submitted with the application.

### **Summary**

5.7. The applicant has undertaken extensive pre-application and community consultation during the preparation of this planning application. It is considered that the scope of the community consultation undertaken has gone well beyond the recommendations of local and national planning policy.

5.8. The applicant has demonstrably taken account of the views expressed by the local community and has engaged with all relevant stakeholders in a variety of different ways to ensure that feedback has been fully considered and evaluated.

## 6. NATIONAL PLANNING POLICY

### National Planning Policy Framework (NPPF) (March 2012)

- 6.1. The NPPF was published on 27th March 2012. This consolidates national planning policy guidance (including all previous Planning Policy Statements and Planning Policy Guidance) and is a material consideration in the determination of all planning applications.
- 6.2. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focusing development in the most appropriate locations, thereby protecting and enhancing the environment. The NPPF is a material consideration in the determination of the application.

### The Presumption in Favour of Sustainable Development

- 6.3. Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making:

*"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For decision-taking this means:*

- *Approving development proposals that accord with the Development Plan without delay; and*
- *Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:*
  - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*

- *Specific policies in this Framework indicate development should be restricted.*

- 6.4. Paragraph 196 of the NPPF confirms that in assessing and determining development proposals, Local Planning authorities should apply the presumption in favour of sustainable development.
- 6.5. The NPPF defines "sustainable development" and highlights that it has three interrelated dimensions; economic, social and environmental as follows:
- Economic – contributing to building a strong, responsive and competitive economy, by ensuring sufficient land of the right type is available in the right places and at the right time to support growth and innovation;
  - Social – supporting strong, vibrant and healthy communities;
  - Environmental – continuing to protect and enhance the nature, built and historic environment.
- 6.6. The NPPF is clear that these roles should not be considered in isolation, because they are mutually dependent. Paragraph 8 of the NPPF states that economic, social and environmental gains "*should be sought jointly and simultaneously through the planning system.*"

### **Core Planning Principles**

- 6.7. Paragraph 17 of the NPPF also lists 12 core planning principles which should underpin the approach Council's adopt toward both plan-making and decision-taking. These include the following which are of particular importance to the application proposals:
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
  - Secure high quality design and a good standard of amenity;
  - Take account of the different roles and character of different areas;
  - Contributing to conserving and enhancing the natural environment and reducing pollution;

- Encourage the effective use of land by reusing land that has been previously developed;
- Promote mixed use developments and encourage multiple benefits from the use of land; and
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus sustainable development in locations which are or can be made sustainable.

6.8. These Core Principles are then expanded within the NPPF under a series of policy themes which seek to ensure the delivery of sustainable development.

### **Building a Strong, Competitive Economy**

6.9. The NPPF confirms that the Government is committed to ensuring the planning system *"does everything it can"* to support sustainable economic growth<sup>1</sup>. Paragraph 19 states that *"significant weight"* should be placed on the need to support economic growth through the planning system, and paragraph 20 confirms that *"Local Planning Authorities should plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century."*

### **Promoting Sustainable Transport**

6.10. The NPPF promotes sustainable transport choices and seeks to support sustainable patterns of development. In relation to development generating vehicular movements, the NPPF states that a Transport Statement or Transport Assessment should be prepared. Paragraph 32 of the NPPF confirms that Plans and decisions should take account of whether:

- "The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- Safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that costs effectively limit the significant impacts of the development. Development

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<sup>1</sup> Paragraph 19, page 6, National Planning Policy Framework (NPPF) (March 2012): Department for Communities and Local Government (DCLG)

should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

### **Delivering a Wide Choice of High Quality Homes**

- 6.11. A fundamental objective of the NPPF is to boost significantly the supply of housing. Paragraph 47 states that in order to do this, Local Planning authorities (LPA) should:

*“Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.*

- 6.12. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

- 6.13. Paragraph 49 further states that all housing applications should be considered in the context of the presumption in favour of sustainable development. It also states that where the LPA cannot demonstrate a five-year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered up-to-date.

- 6.14. As confirmed in the recently published Core Strategy Inspectors Report, Staffordshire Moorlands District Council cannot currently demonstrate a deliverable 5 year supply of housing and therefore the relevant housing policies contained in the Development Plan can be considered out of date. As a result, when considering the principle of residential development, the policies contained in the NPPF take precedent in this regard. The NPPF clearly dictates that the Council should be supportive of applications which will help address this shortfall of housing.

## **Requiring Good Design**

6.15. The NPPF confirms that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Paragraph 58 of the NPPF sets out a number of considerations for plan-making and decision-taking to ensure that developments:

- Will function and add to the overall quality of the area;
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space) and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

6.16. Furthermore, paragraph 60 of the Framework confirms that:

*"Planning policies and decision should not attempt to impose particular architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles."*

6.17. The Design and Access Statement prepared by Planit IE and submitted with this planning application provides further information in relation to the design process and the various factors which have influenced the evolution of the masterplan.

## **Implementation of the NPPF**

6.18. Paragraphs 208-219 of the NPPF set out how the NPPF should be implemented and the level of weight should be attributed to Development Plan Policies.

- 6.19. Paragraph 214 states that for 12 months from the day of its publication, decision takers may continue to give full weight to relevant policies adopted since 2004; even if there is a limited degree of conflict with the Framework. However it is also confirmed that this provision is only applicable to Development Plan Documents adopted in accordance with the Planning and Compulsory Purchase Act 2004.
- 6.20. Paragraph 215 of the NPPF states that in other cases and following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree consistency with the NPPF, i.e. the closer the policies in the plan to the policies within the NPPF, the greater the weight that may be given.
- 6.21. The Staffordshire Moorlands Local Plan was adopted in 1998 under the 'old style' local plan and as such para 215 applies when considering the level of weight which should be attributed to its policies.
- 6.22. Paragraph 216 of the NPPF states that "*decision-takers may also give weight to relevant policies in emerging plans according to:*
- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
  - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
  - *the degree of consistency of the relevant policies in the emerging plan to the policies in this framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."*
- 6.23. In respect of the emerging Staffordshire Moorlands Core Strategy, it is acknowledged that, where the policies are consistent with the NPPF, significant weight should be attributed to them as the Plan is at an advanced stage, has been through the formal examination process and been declared sound by the Inspector, subject to a number of modifications. It is therefore anticipated that the Core Strategy will be adopted in the very near future.



## **7. EXISTING AND EMERGING DEVELOPMENT PLAN**

- 7.1. The following section sets out an overview of the relevant Development Plan policies in relation to the application proposals.
- 7.2. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the application be determined in accordance with the Development Plan unless other material considerations indicate otherwise, as confirmed in paragraph 2 of the NPPF.

### **The Development Plan**

- 7.3. For the purposes of this application the Development Plan comprises the Staffordshire Moorlands Local Plan (SMLP) (adopted September 1998). It is anticipated that the Staffordshire Moorlands Core Strategy is to be formally approved by Council in February 2014. If the Core Strategy is adopted, it will replace the remaining SMLP saved policies. Therefore whilst it is necessary to consider the SMLP policies as part of this statement the weight attributed to them in the decision making process is very limited on the basis that the plan is time expired and to be imminently superseded.

### ***The Staffordshire Moorlands Local Plan (September 1998)***

- 7.4. The Staffordshire Moorland Local Plan (SMLP) was adopted on 8<sup>th</sup> September 1998 and has been saved beyond its expiry date following a formal Direction by the Secretary of State (7<sup>th</sup> September 2007). As previously discussed, in accordance with para 215 of the NPPF, whilst the SMLP saved policies technically remain part of the statutory Development Plan, a number of its policies have been overtaken by the NPPF.
- 7.5. The key SMLP policies in relation to this application are considered below:

#### H4: Development Boundaries

- 7.6. This policy states that *"new housing development will be expected to be located within the development boundaries of villages or towns where:*
- (A) It can be satisfactorily and economically serviced;*
  - (B) It is in sympathy with the character of the existing settlement in terms of density as well as scale and environmental quality".*

#### H16: Affordable Housing – Towns and Larger Villages

- 7.7. This policy states that *"in settlements of less than 3,000 people on housing site of 25 or more dwellings or greater than 1ha, and in settlements of more than 3,000 people on housing sites of 40 or more dwellings or greater than 1.5ha The District Council will seek to negotiate the provision of affordable housing to meet proven local need. The Council will need to be satisfied that there are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent occupiers as well as the initial occupiers".*

#### E7: Existing Employment Sites

- 7.8. This policy states that *"development involving the loss of existing employment site will not be permitted except where it can be shown that the location is undesirable in environmental or traffic terms and where an alternative site is available".*

#### R12: The Caldon Canal

- 7.9. This policy states that *"along the Caldon Canal the development of visitor moorings and associated facilities including parking provision, sanitation blocks, interpretation facilities and provision of food and fuel will be given sympathetic consideration provided that they are located within village development boundaries or within existing groups of buildings and are in keeping with their surrounding in design and scale".*

R15: Tourism

- 7.10. This policy states that *"the District Council will encourage the development of the Churnet Valley Railway and associated facilities which enhance the tourism potential of the district"*.

**Revised Submission Core Strategy (2011)**

*(NB: Read in conjunction with Main and Minor Modification Schedule (2013))*

- 7.11. The Staffordshire Moorlands Core Strategy is currently at a very advanced stage of production and will, when adopted, replace the Staffordshire Moorlands Local Plan and will become the primary local planning policy document to guide the future development of the District.
- 7.12. The Revised Submission Core Strategy was submitted to the Secretary of State for independent examination in September 2012, and subsequent hearing sessions were held by the Planning Inspector between 5<sup>th</sup> and 8<sup>th</sup> February 2013. Following these sessions the Inspector wrote to the council with interim conclusions. In order to address the Inspector's comments, Staffordshire Moorlands Council agreed to a number of proposed modifications to the Core Strategy. These modifications were published for consultation between 24<sup>th</sup> June and 5<sup>th</sup> August 2013.
- 7.13. The Inspector has now produced a final report and found the Core Strategy to be sound providing the main modifications identified are included. The SMDC Planning Policy Team has confirmed to HOW Planning that the Core Strategy is to be considered by full Council for adoption in February 2014. If Council adopt the Core Strategy it will replace the remaining SMLP saved policies and become the Development Plan for Staffordshire Moorlands.
- 7.14. As previously stated, in line with paragraph 216 of the NPPF, policies contained in the Core Strategy, which are consistent with the NPPF, should be given due weight in the determination of this application. The key policies in relation to this application are considered below:

### SS1- Development Principles

7.15. This policy states that development is expected to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands through the delivery of a number of criteria, including:

1. A mix of types and tenures of quality, affordable homes to meet the needs and aspirations of the existing and future communities;
2. Quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
3. Easy access to jobs, shops and transport services by all sections of the community;
4. Increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;
5. A healthy, safe, attractive and well-maintained environment;
6. Development which maintains the distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;
7. Development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas both now and for future generations;
8. Development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

### SS1a- Presumption in Favour of Sustainable Development

7.16. This policy states when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (paragraph 14).

### SS2- Future Provision of Development

7.17. This policy identifies a district wide housing target of 6,000 additional dwellings over the plan period (2006-2026). In the Inspectors response to the main modifications documents, he proposed an amendment to the policy (which the

Council has subsequently accepted) to state that *"As a result of the significant underperformance in dwelling completions in years 2011-2012, the council will ensure a supply of deliverable land for 1,320 dwellings to provide a 20% buffer supply, added to the 5 year requirement to 2016"*.

### SS3-Distribution of Development

- 7.18. This policy states that: *"Development will be located in accordance with the Spatial Strategy and will be distributed between the towns and rural areas as set out below. In identifying land for new development or in considering planning applications, development shall also be compatible with the settlement hierarchy in terms of the development approaches set out in policies SS5 and SS6 below"*.

	<b>Housing</b>	<b>Employment</b>
<b>Leek</b>	30%	30%
<b>Biddulph</b>	20%	20%
<b>Cheadle</b>	22%	20%
<b>Rural Areas</b>	28%	30%

### SS5-Towns

- 7.19. This policy identifies the settlements of Leek, Biddulph and Cheadle as Towns. In respect of Leek the policy sets out the following development requirements;

	<b>Housing</b> (net completions 2006-2026)	<b>Employment</b> (additional employment land 2006-2026)	<b>Retail</b> (additional convenience and comparison goods floorspace)
<b>Leek</b>	1,800	7.2ha	3,000m <sup>2</sup> convenience 3,000m <sup>2</sup> convenience (of which 50% is for bulky goods retailing)

7.20. The policy also states that *"To encourage best use of land in the urban area, this development will be managed by phasing through the Site Allocations DPD to ensure that priority is given to bringing forward development on previously developed sites and other sites delivering significant infrastructure provision"*.

#### SS5a- Leek Area Strategy

7.21. This policy sets out the strategy for Leek as the principal service centre and market town. It supports the regeneration of Leek and states that *"This will be achieved through the following actions:*

*1) Continue to meet the housing and community needs of Leek and its rural hinterland by:*

- *Increasing the range of available and affordable house types, especially for first time buyers and older people;*
- *Allocating a range of deliverable housing sites within the urban area and on land adjacent to the urban area. Sites within the urban area shall be in locations across the town which have good accessibility to services and facilities with priority being given to previously developed (brownfield) sites. Sites on land adjacent to the urban area shall be in locations which relate well to the urban area, can be assimilated into the landscape and would help secure infrastructures improvements for the benefit of that part of the town. Sites for new housing development will be identified and phased through the Site allocations DPD within the following broad location and in the following priority order depending on the need for site to be brought forward:*
  - *Within the urban areas*
  - *Small urban extensions; and*
- *Protecting, increasing and improving the provision and accessibility of open space, sport and recreational facilities, including the provision of a Sports Village;*
- *Increasing and improving the provision of educational, health and community facilities and enabling further shared use of facilities. Specific facilities and needs will be identified through the Plans and Strategies of relevant service providers;*

- *Promoting measures to encourage walking and cycling.*
- 2) *Create employment growth and increase the diversity of employment opportunities to meet existing and future needs by:*
- *Supporting the retention and growth of Britannia Building Society and other existing businesses within the town;*
  - *Providing opportunities for new enterprises and businesses by allocating employment sites with good access to the A520 and A53. Sites for new employment development will be identified and phased through the Site Allocations DPD within the following broad locations and in the following priority order depending on the need for sites to be brought forward:*
    - *Within the urban area*
    - *Churnet Works*
    - *Cornhill (EM1)*
    - *Leekbrook Industrial Estate (EM2)*
  - *Providing facilities and sites for new start-up businesses and expanding the service sector, in particular small B1(a) and B1(b) uses, knowledge-based and creative industries;*
  - *Improving the provision of prime office space and commercial premises in and around the town centre;*
  - *Encouraging mixed use development on larger redevelopment sites, particularly within or near to the more accessible town centre locations, on former employment premises, and in mill buildings within the town centre;*
  - *Improving and intensifying the use of existing employment areas at Barnfields and Leekbrook;*
  - *Improving accessibility to employment areas, particularly from areas of local deprivation and need.*
- 3) *Strengthen the role of Leek as a principal service and retailing centre for the District by:*
- *The sensitive redevelopment and expansion of the town centre to increase the quantity and quality of the retail offer, improve linkages between areas and establish new development opportunities in accordance with Policy TCR1. This will be identified through a Town Centre Masterplan;*



- *Consolidating the main retail core and the market area and protecting and enhancing its distinctiveness, vitality and viability;*
  - *Enabling the provision of additional bulky goods retailing in accordance with Policy TCR2;*
  - *Supporting improvements to the range and diversity of educational, health, cultural and community services and facilities in the town, including the provision of a new community arts and cultural facility and campus improvements at Leek College;*
  - *Improving accessibility to the town's major retail, service and employment areas, particularly by public transport, from the rest of the District;*
  - *Managing car parking to support the role of Leek as a destination for shopping, employment, entertainment and tourism without leading to congestion of the town centre, including consideration of the need to provide a new multi-storey car park.*
- 4) *Promote Leek's special character and heritage and strengthen its role as a visitor destination by:*
- *Conserving and enhancing buildings, sites and areas of heritage and cultural importance, complemented by new distinctive, sensitively designed, high quality, sustainable buildings;*
  - *Promoting environmental enhancements in and on the edges of the town centre, establishing the Market as a central feature, creating strong, high quality 'gateways' into the centre and improving signposting;*
  - *Increasing tourist opportunities for visitors through additional high quality accommodation, promoting links with the Peak District and the development of new tourist attractions linked to the Churnet Valley (see policy SS7);*
  - *Improving and creating pedestrian and cycle links in the town and in particular between the town centre and Brough Park, Westwood College, Leek High School and Churnet View Middle School;*
  - *Protecting and improving the setting of the town and increasing access into the countryside by foot and cycling.*
- 5) *Create major regeneration mixed use opportunities and related infrastructure improvements for the following strategic sites:*

- *Cornhill, Leek – uses which may be suitable are employment, tourism and leisure; any development shall make provision for a link between the A520 and A53 to the south of the town and links to the canal and Churnet Valley railway.*
- *Churnet Works, Macclesfield Road, Leek – uses which may be suitable are employment, residential, retail, leisure; any development shall make provision for appropriate off-site highway improvements.*

*The detailed uses and infrastructure requirements for these sites will be identified through the Site Allocations DPD. Masterplans will also be produced to guide the detailed planning of these areas. High quality design will be expected for these visually sensitive sites in line with the requirements set out in Policy DC1 and the Council's Design SPD."*

7.22. The explanatory text to the policy states that in order to deliver the housing requirements for Leek, as set out in Policy SS5, it is estimated that there will need to be a minimum of 797 additional dwellings provided. It goes on to state that the bulk of housing development will take place in the urban area on a mixture of brownfield and greenfield sites distributed around the town including infill development, redevelopment and conversions. In identifying sites preference will be given to brownfield sites particularly sites within or near to the town centre or redevelopment sites.

#### SS7 - Churnet Valley

7.23. This policy identifies the Churnet Valley as an area for sustainable tourism and rural regeneration. It states that *"within this area particular support will be given to the following forms of development and measures:*

- 1) Short stay and long stay visitor accommodation;*
- 2) The expansion of existing tourist attractions and facilities and the provision of compatible new tourist attractions and facilities;*
- 3) Measures to enhance, protect and interpret the landscape character and heritage assets of the Churnet Valley.*

- 4) *Measures to remediate and restore derelict land, buildings and features including the appropriate redevelopment of sites;*
- 5) *Actions to protect and enhance the biodiversity of the valley, including the maintenance, buffering and connection of designated sites and actions to mitigate climate change.*
- 6) *Measures that support and integrate the heritage transport infrastructure of the valley sympathetically with enhancing and developing links to strategic footpaths, cycle and horse riding routes.*
- 7) *Measures to improve connectivity and accessibility to and within the Churnet Valley by sustainable transport means.*

7.24. It also states that development should be of an appropriate scale, nature and high standard of design, which conserves and enhance the area and demonstrates strong sustainable development and environmental management principles.

#### SD1- Sustainable Use of Resources

7.25. This policy states that *"the Council will require all development to make sustainable use of resources, and adapt to climate change. This will be achieved by:*

- 1) *Encouragement will be given to development on previously developed land in the most sustainable locations in allocating land for development and determining planning applications, except where:*
  - *A previously developed site performs poorly in sustainability terms and could not be made otherwise acceptable;*
  - *Development upon a previously developed site would cause harm to some asset of acknowledged importance or if it would create an unacceptable flood risk;*
- 2) *Development on non-allocated greenfield land will only be considered acceptable where the proposal:*
  - *Relates to the provision of needed development which cannot be accommodated on a deliverable previously developed site or other allocated site in the locality and is in a sustainable location; or*
  - *Relates to the conversion or reuse of a rural building in accordance with policy R2; or*

- *Would secure the future conservation of a heritage asset through appropriate enabling development in accordance with policy DC2; or*
  - *Is for a rural exceptions affordable housing scheme in accordance with policy H2.*
- 3) *Supporting or promoting proposals that remediate brownfield sites affected by contamination, where this is consistent with other policies and also ensuring that any legacy from former land uses (such as coalmining) is appropriately addressed so that no future liability for future maintenance or public safety arises.*
- 4) *Requiring that development is located and designed to minimise energy needs and to take advantage of maximised orientation to achieve energy savings in line with Policy SD2.*
- 5) *Ensuring all major-scale planning applications (10 or more residential units. Or 1,000+m<sup>2</sup> floor area) are accompanied by a Sustainability/Energy Statement. This should address the energy efficiency, water conservation, sourcing of construction materials, and site orientation aspects of the scheme, and where possible the feasibility of integrating micro-renewables. The degree of detail expected will depend on the scale/complexity of the proposal.*
- 6) *The Council will expect that all developers investigate the potential for re-using construction or construction waste materials, especially those sourced locally (which can include those minerals available on site, as appropriate) and integrates where possible on-site waste management facilities.*
- 7) *The Council will promote water conservation standards in approved schemes which exceed those set out in the Buildings Regulations (for example as expressed in the Code for Sustainable Homes and the BREEAM offices scale)."*

#### SD4- Pollution and Flood Risk

- 7.26. This policy stated that *"The Council will ensure that the effects of pollution (air, land, noise, water, light) are avoided or mitigated by refusing schemes which are deemed to be (individually or cumulatively) environmentally unacceptable and by avoiding unacceptable amenity impacts by refusing schemes which are pollution-sensitive adjacent to polluting developments, or polluting schemes adjacent to pollution sensitive areas, in accordance with national guidance."*

7.27. In respect to flooding the policy states that *"Development proposed within the floodplain will be guided to first make use of areas at no or low risk of flooding before areas at higher risk, where this is viable or possible and compatible with other policies aimed at achieving a sustainable pattern of development. Development deemed acceptable within areas at risk of flooding due to national or other policies or other material considerations, must be subject to a flood risk assessment. Additionally, approved schemes must be designed and controlled to mitigate the effects of flooding on the site and the potential impact of the development on flooding elsewhere in the floodplain. In all cases, schemes will be determined after having considered both individual and cumulative impacts."*

#### E1- New Employment Development

7.28. This policy state that *"New employment development will be assessed according to the extent to which it supports and improves the local economy in terms of providing for the needs and skills of the existing and future local resident workforce and meeting identified business needs, having regard to the Area Strategies in SS5 and SS6."*

7.29. In addition, it states that:

1. *"All proposals should help maintain or enhance an appropriate range of employment premises and sites across the District in terms of their scale, location and type."*
2. *Within or on the edge of the town centres and on existing employment sites where redevelopment for other uses is proposed, mixed use schemes will be promoted. Mixed use schemes should accommodate employment generating uses of a scale and nature appropriate to their location."*
3. *New business developments (use classes B1 (a, b and c)) should be located in existing or proposed employment areas or in or on the edge of town centres. Preference will be given to town centre locations for all office developments, unless ancillary to another use or specifically allocated. Elsewhere business developments will only be permitted for the expansion of existing businesses or for small-scale developments provided they would not have an unacceptable impact on the amenities, character or appearance of the area."*

4. *New industrial developments (use class B2), should be located in existing or proposed employment areas. Elsewhere industrial developments will only be permitted for the expansion of existing businesses provided they would not have an unacceptable impact on the amenities, character or appearance of the area.*
5. *New warehouse and distribution uses (use class B8) should be located in existing or proposed employment areas on sites where there is ready access to roads which are higher in the road hierarchy and where sensitive areas are less likely to be affected by heavy goods vehicles.*
6. *Large scale office (Class B1a) developments (of 5000m<sup>2</sup> gross or more) will only be permitted where a clear need for the proposal has been demonstrated and there would be no adverse impacts on planned and committed office development schemes within other centres.*
7. *The sustainable redevelopment, intensification or improvement of existing employment sites for new business and industrial developments will be supported provided it would not have an unacceptable impact on the amenities, character or appearance of the area and is in compliance with other policies in the Core Strategy"*

#### E2- Existing Employment Areas

- 7.30. This policy states that existing employment areas and premises (falling within Use Classes B1, B2 or B8) that are well located to the transport network, provides or could provide good quality modern accommodation without causing harm to the amenity of nearby residents and are capable of meeting a range of employment uses will be safeguarded for such purposes. It goes on to state that redevelopment of such areas for housing, retail or non-employment uses will not be permitted unless:

- *"The site is identified in the Site Allocations DPD for redevelopment; or*
- *It can be demonstrated that the site would not be suitable or viable for continued employment use having regard to the above criteria and evidence can be provided that no suitable and viable alternative employment use can be found, or is likely to be found in the foreseeable future; or*

- *Substantial planning benefits would be achieved through redevelopment which would outweigh the loss of the site for employment use.*

*Where redevelopment is proposed preference will be given to a mixed use redevelopment scheme which retains an element of employment provision on the site. Where this would not be viable the Council will negotiate for funding to support off-site employment provision."*

7.31. The application site was last in use for traditional employment uses. It is therefore an existing employment area in the context of the Core Strategy and whilst it is accepted that the proposal will result in the partial loss of an employment site, it is argued that this is significantly outweighed by the major planning and regeneration benefits in favour of the application (see section 10 and 11 of this report).

#### E3- Tourism and Cultural Development

7.32. This policy states that new tourism and cultural development will be assessed according to the extent to which it supports the local economy and promotes the character and quality of the District in accordance with area strategies in policies SS5, SS6 and SS7.

#### H1- New Housing Development

7.33. This policy states that new housing development should provide high quality, sustainable housing to meet the needs of the current and future population, having regard to the area Strategies.

7.34. In addition, it states that:

- *"Housing for special groups, particularly for older people, should meet a genuine and proven local need and demand and be of a scale and in a location which is appropriate to its needs.*
- *Housing proposals of 10 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure on the site. The final mix will be negotiated with the developer based on local housing needs as informed by*



*the Strategic Housing Market Assessment and other relevant factors such as available supply and market demand.*

- All housing developments should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. This will generally be within the range of 40 dwellings per hectare or more in or on the edge of town centres, 30 – 40 dwellings per hectare in other urban areas and villages and 20 – 30 dwellings per hectare in remoter rural areas.*
- Residential development and redevelopment on unidentified (windfall) sites will be permitted up to an indicative maximum scheme size of 9 dwellings within the Development Boundaries of the towns and larger villages, and up to an indicative maximum scheme size of 5 dwellings within the Infill Development Boundaries of the smaller villages. Exceptionally, larger windfall schemes may be permitted where it would provide over-riding affordable housing, regeneration, conservation or infrastructure benefits and it would not undermine delivery of the spatial strategy.*
- All new dwellings should aim to be built to "Lifetime Homes" standard in accordance with the current national advice and targets.*
- All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers whilst respecting the privacy and amenity of existing occupiers.*
- All new dwellings must meet the sustainable design and construction requirements set out in the RSS and policy SD1."*

## H2- Affordable and Local Needs Housing

- 7.35. This policy sets out the Council's measures for the provision of affordable housing. The proposed development falls under criteria 1, which states that *"in the towns, residential developments of 15 dwellings (0.5 hectares) or more shall provide a target of 33% affordable housing on-site from all sources. The actual level of provision will be determined through negotiation taking into account development viability and other contributions."*

### TCR2 - Retailing Outside Town Centres

- 7.36. This policy states that within towns, but outside town centres, new or extended convenience retail units of up to 500m<sup>2</sup> gross floorspace will be promoted and supported, providing they do not adversely impact upon the vitality and viability of the town centres and are in sustainable locations. The application proposes a limited amount of tourism related A1 retail use, which could also serve local convenience needs and would therefore comply with this policy.

### DC1 - Design Considerations

- 7.37. This policy states that all development should 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.

### DC2- The Historic Environment

- 7.38. This policy states that *"The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance."* This includes the setting of designated assets and conservation areas, which is of relevance to the application.

### NE1- Biodiversity and Geological Resources

- 7.39. This policy states that the biodiversity and geological resources of the District and neighbouring areas will be protected and enhanced by positive management and strict control of development. This will be achieved by;

- 1) *"Resisting any proposed development that could have an adverse effect on the integrity of a European site"*
- 2) *Protecting, and enhancing national, regional and locally designated sites.*
- 3) *Supporting opportunities to improve site management and increase public access to wildlife sites including supporting the objectives of the Staffordshire County Council Rights of Way Improvement Plan.*
- 4) *Ensuring development where appropriate produces a net gain in biodiversity, and ensuring that any unavoidable impacts are appropriately mitigated for.*

- 5) *Ensuring development promotes the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design.*
- 6) *Protecting and enhancing habitats and species of principal importance for the conservation of biodiversity as identified in legislation, and recognising and implementing appropriate measures.*
- 7) *Recognising the value of the natural environment for sport and leisure activities and the need to manage such activities to ensure there is no conflict.*
- 8) *Ensuring the provision and protection of green infrastructure networks in line with Policy C3.”*

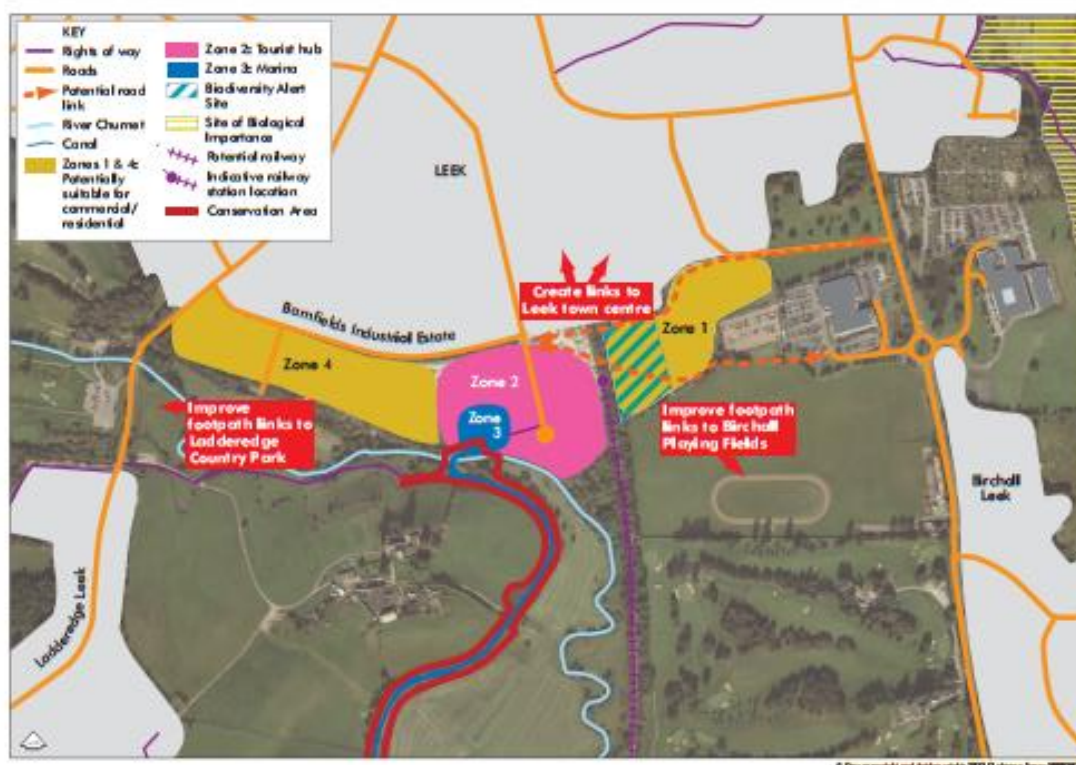
#### T1 - Development and Sustainable Transport

- 7.40. This policy states new development should be located where the highway network can satisfactorily accommodate traffic generated by development or can be improved as part of the development and in areas that are accessible by sustainable travel modes or can be made accessible as part of the proposal. The policy also states that development should refer to maximum parking standards and facilitate walking and cycling routes.
- 7.41. The next section considers the content of the draft Churnet Valley Masterplan as this applies to the planning application site.

## **8. CHURNET VALLEY MASTERPLAN**

- 8.1. The Draft Churnet Valley Masterplan (final) consultation was undertaken between 20<sup>th</sup> September and 9<sup>th</sup> December 2013. SMDC have confirmed that the Masterplan is set to be adopted by Council in February 2014. The Council has stated, that once adopted, it will have a major influence on future planning decisions and on other initiatives and strategies affecting the area, however the masterplan does not allocate land which will be done through the Site Allocations Plan DPD.
- 8.2. The draft Masterplan identifies character areas, gateways, hubs and key opportunity sites. A total of 8 local character areas have been identified that reflect the distinctiveness of areas of the Churnet Valley and the role these individual character areas will play in achieving the vision for the Masterplan. Gateways will provide places of entry to allow travel through the Valley by more sustainable modes where possible. Visitor hubs have been identified in and around the character areas. These are existing centres of interest with visitor facilities, from which visitors can explore the local area.
- 8.3. The key opportunity sites are attractions or sites which have or could play a key role in delivering the overall strategy for the area. These are Cornhill, Froghall (Bolton Copperworks), Moneystone Quarry and Alton Towers Resort and each are subject to a detailed concept statement.
- 8.4. The application site falls within the Cornhill Opportunity Site. The Cornhill Concept Statement states that the area has the potential to act as a significant gateway into the Churnet Valley, allowing for the regeneration of the Cornhill area, which has been a priority of the Councils for a number of years. The development strategy identifies that employment, tourism, leisure and residential uses are appropriate in the Cornhill area and the following extract shows the potential locations for these uses.

Figure 1: Cornhill Concept Plan



8.5. The concept statement for the Cornhill area also identifies a number of key development principles including;

- Make the most of the area assets including the Caldon Canal, Leek to Stoke railway line and significant tree coverage to the south of the site which could help to screen future development;
- Development proposals should achieve a scheme which is commercially viable and deliverable taking account of site constraints, local markets and other available funding sources;
- Enhance the environment of the area and make better use of underutilised land;
- Provide an opportunity to improve access for the wider area whilst opening up the site for development through provision of a link road if appropriate;
- Make provision for a railway station and canal basin and associated parking and create physical links between these;

- Any Development should create physical linkages and sightlines between the on-site development, canal, railway and through sustainable transport links to the town centre;
- Seek opportunities to create walking and cycling routes between the site and Ladderedge Country Park;
- Secure high quality design which responds to the landscape character of the area and the physical constraints of the site;
- Ensure that significant views are safeguarded through the appropriate siting of development;
- Ensure that development does not detract from the existing attractive southern gateway to Leek; and
- Generate and support job creation.

8.6. The draft CVMP provides further guidance in addition to the policies of the Core Strategy. An assessment of the proposals compliance with the CVMP is provided in section 11 of this report (paragraphs 11.7 - 11.10).

## 9. COMPLIANCE WITH THE DEVELOPMENT PLAN

### The Development Plan

- 9.1. As previously stated the current development plan comprises the Staffordshire Moorlands Local Plan (1998) however SMDC have stated that they anticipate that the emerging Core Strategy will be adopted in February 2014. It is therefore expected that the application will be determined against the Core Strategy. Notwithstanding this and for the purposes of robustness the proposals are assessed against the relevant saved Local Plan policies below.

### ***Compliance with Saved Local Plan Policies***

#### H4: Development Boundaries

- 9.2. Local Plan Policy H4 states that new housing development will be expected to be located within the development boundaries of villages or towns where:

*(A) It can be satisfactorily and economically serviced;*

*(B) It is in sympathy with the character of the existing settlement in terms of density as well as scale and environmental quality.*

- 9.3. It is evident that the proposed development is within the development boundary of Leek and therefore the first criteria of this policy is met. In respect to criteria (A) above, a Utilities Connection report has been produced and submitted with this application. This report concludes that there are no significant issues in respect to service connections and therefore it can be demonstrated that the site can be satisfactorily and economically serviced.

- 9.4. In respect to criteria (B), it is noted that this is an outline application with details on layout, appearance, scale and landscaping reserved and as such these details will be confirmed through the submission of a Reserved Matters application(s). Notwithstanding this, the Design and Access Statement submitted with this application has included an assessment of the surrounding residential development, in respect of character, density, scale and design. This assessment has been used to inform the key design characteristics of the proposed

development and as such the scheme accords with this policy as the development will be in keeping with its surroundings.

#### H16: Affordable Housing – Towns and Larger Villages

- 9.5. Policy H16 sets out the criteria for when the Council will seek to negotiate the provision of affordable housing to meet proven local need. The proposed development falls within this criteria as it is over 40 dwellings and is also over 1.5ha in size. The provision of affordable housing will be negotiated through the determination of the application in accordance with up to date policy guidance.

#### E7: Existing Employment Sites

- 9.6. This policy states that *"development involving the loss of existing employment site will not be permitted except where it can be shown that the location is undesirable in environmental or traffic terms and where an alternative site is available"*.
- 9.7. It is accepted that the proposed development would represent a departure from Policy E7 of the Local Plan given the partial "loss" of employment land. It is evident that this is however considerably outweighed by the material considerations in favour of the application. The principal material considerations include compliance with the Core Strategy (see para 9.13 onwards) and its objectives for the Cornhill area and the requirement for a development which can viably unlock the site for sustainable economic development. Furthermore the development will make an important and substantial contribution to housing supply in the district and towards deliverable employment land requirements. The scheme is also compliant with the Churnet Valley Masterplan, the NPPF and the presumption in favour of sustainable development (see section 10 and 11).
- 9.8. In addition to these material considerations, it is also noted that the weight attributable to this policy should be limited, when considered in the context of the Policy E2 of the Core Strategy, which allows for the redevelopment of existing employment sites where substantial planning benefits would be achieved. The Local Plan is out of date and will be superseded by the Core Strategy. Consequently due weight should be attributed to the Core Strategy Policies, which have been found to be sound and sets out the Councils up to date policy position.



### R12: The Caldon Canal

- 9.9. Policy R12, states that development of visitor moorings and associated facilities will be given sympathetic consideration provided that they are located within development boundaries and are in keeping with their surroundings in respect of design and scale. The proposed marina/basin is within the development boundary of Leek and its detailed design will be agreed with the Council at the reserved matters stage. The general location of the marina/basin is dictated by physical sites characteristics and has been agreed with the Council. The proposed development evidently accords with this policy.

### R15: Tourism

- 9.10. Policy R15 states that the Council will encourage the development of the Churnet Valley Railway and associated facilities which enhance the tourism potential of the district. The provision of a railway hub and associated uses clearly accords to this policy as it will inevitably enhance the tourism potential within Leek and the wider district.

### ***Summary***

- 9.11. It is evident that the proposed development is largely compliant with saved Local Plan policies. Whilst it is recognised that the proposals do not meet with the strict terms of Policy E7, this technical policy conflict is considerably outweighed by the material considerations in favour of the application. In addition the weight attributable to Policy E7 should be limited in the context of Core Strategy Policy E2, which allows for the redevelopment of existing employment sites where substantial planning benefits would be achieved and when considering compliance with other guidance including the NPPF.
- 9.12. The remainder of this section assesses the proposed development against the Key policies of the Core Strategy.

### **Revised Submission Core Strategy**

- 9.13. As stated above, it is necessary to assess the application against the Core Strategy policies as it is anticipated this will be adopted in February 2014 and would therefore comprise the Development Plan by the time the application is determined. Notwithstanding this, even if the Core strategy is not adopted by the determination of the application, due weight can still be attributed to the Core Strategy policies in accordance with paragraph 216 of the NPPF.

### ***Principle of development***

- 9.14. As discussed previously the Core Strategy identifies a Spatial Strategy for development in the district. This identifies Leek as the principle service centre and market town of the district and therefore indicates that development should be focussed within the urban area of the town, as it is a highly sustainable settlement which can accommodate significant growth.
- 9.15. Paragraph 7.7 is of particular importance, as it establishes the principle of mixed-use regeneration of the Cornhill key opportunity site. It states that:

*"Development in these opportunity areas will be mixed use, but they will contain major commercial elements including employment, retail, tourism and leisure developments that will serve the needs of the area, as appropriate."*

- 9.16. It is evident that the overall spatial strategy for the district distinguishes Leek at the top of the development hierarchy and identifies the wider Cornhill area as a critical regeneration opportunity. This principle of mixed use development is reinforced by Core Strategy Policy SS5a as it establishes the principle of mixed used development on the application site under part 5, which identifies Cornhill as a major regeneration mixed use opportunity. It states:

*"Cornhill, Leek – uses which may be suitable are employment, tourism and leisure; any development shall make provision for a link between the A520 and A53 to the south of the town and links to the canal and Churnet Valley railway."*

- 9.17. The proposed development is evidently compliant with the identification of the Cornhill area as a “major regeneration mixed use opportunity site”, as the proposals will unlock the site for sustainable development in line with the uses identified and in doing so will secure significant economic, social and environmental benefits for the area. The proposed development also reserves land for a potential future link road in accordance with policy which is a major benefit.
- 9.18. It is noted that residential development is not specifically identified as a suitable use however the Churnet Valley Masterplan (CVMP), which is effectively an extension to the policies of the Core Strategy clearly identifies residential development as an appropriate use as part of a mix of uses (compliance with CVMP is discussed at section 12 of this report). This also needs to be considered in the context of ensuring a viable mix of uses. As such the principle of mixed use development on the application site is accepted.

***Compliance with Other Aspects of Core Strategy Policy SS5a***

- 9.19. Policy SS5a is a key policy in determining the application. The policy sets out a number of additional actions, other than the mixed use opportunity site, which are required to be met in order to support the overall strategy for Leek as the principal service centre and market town. These actions are addressed in turn below:

*1) Continue to meet the housing and community needs of Leek and its rural hinterland:*

- 9.20. The proposed development will provide up to 211 dwellings, which will include a mix of dwellings sizes and types in order to diversify the local housing offer. New housing stock including smaller units will also assist first time buyers and address the chronic undersupply of housing at the local and national level, which has been identified as a key issue by the Government and which requires urgent action.
- 9.21. In order to meet the housing requirements for Leek, a minimum of 797 additional dwellings are required. The proposed development would contribute towards meeting this requirement. Importantly these dwellings will be delivered on previously development site, within the urban area of Leek. This would therefore

reduce the need to identify greenfield sites outside of the urban area. This prioritisation of previously developed land is in accordance with this policy.

- 9.22. This part of the policy also states that increased provision of open space, sport and recreational facilities is required. The proposed development incorporates areas of public open space and children's play areas which will improve provision in the area. The proposed development therefore accords with this part of the policy.

*2) Create employment growth and increase the diversity of employment opportunities to meet existing and future needs:*

- 9.23. The proposals include the provision of up to 2128m<sup>2</sup> of employment floorspace which will provide opportunities for new enterprises and businesses in a sustainable and accessible location within the urban area. The scheme has the capacity to diversify employment opportunities requiring various skill sets through the mix of uses proposed.

- 9.24. Whilst it is noted that the proposed development will result in the redevelopment of employment land, it is noted that the site is currently vacant and therefore does not actively contribute to the supply of land. The proposed development will contribute to the district wide "deliverable" employment land supply and the local requirement to provide 7.2ha of land within Leek.

- 9.25. The policy also encourages mixed use development on larger redevelopment sites, particularly within or near to the more accessible town centre locations, on former employment premises. In respect to the proposed development it clear accords with this part of the policy.

*3) Strengthen the role of Leek as a principal service and retailing centre for the District:*

- 9.26. It is evident that the scheme would be a major boost to the town of Leek and would strengthen the local economy through substantial investment and in turn through the addition of new residents will enhance spending power locally supporting local service providers and businesses.

*4) Promote Leek's special character and heritage and strengthen its role as a visitor destination:*

- 9.27. The proposed development will lead to environmental enhancements as it will result in the redevelopment of a vacant, previously developed site, which is currently of extremely limited ecological value, as confirmed by the ecological assessment submitted with the application. The development will enhance the site through the provision of substantial buffer planting, areas of amenity open space and dedicated garden areas to each residential unit.
- 9.28. The proposed development also incorporates tourism uses including a marina/basin and railway hub which will facilitate the re-opening of the Churnet Valley railway and provision of associated buildings. This provision of new tourist attractions is in accordance with this part of the policy, would promote the special character of the town and its role as a visitor destination.
- 9.29. In summary, it is clearly demonstrated that the proposed development accords with Policy SS5a, which is identified as a key policy in the determination of this application. Other key Core Strategy policies are considered below.

***Compliance with Strategic Policies SS1, SS2 and SS3***

- 9.30. The proposals are compliant with strategic policies SS1, SS2 and SS3 of the Core Strategy. All of the key themes covered by these policies, which are relevant to the application, are reflected in Policy SS5a which has already been assessed.

***Compliance with Employment Policies***

E1- New Employment Development

- 9.31. This policy states that new employment development will be assessed according to the extent to which it supports and improves the local economy, having regard to the Area Strategies in SS5 and SS6. As previously discussed above the proposed employment development accords with the overriding area strategy for Leek (Policy SS5a) and therefore this policy, as it will create employment growth

and increase the diversity of employment opportunities to meet existing and future needs.

9.32. In addition, the proposed employment development will comprise B1c and B2 uses, which are appropriate employment uses for this location.

#### E2- Existing Employment Areas

9.33. Under the strict terms of Policy E2, the application site should be safeguarded for employment purposes however this needs to be considered in the context of the other aspects of policy identified above. It is therefore necessary to assess the proposals against the exceptions tests set out in the policy, in order to establish if redevelopment of the site is appropriate for alternative non-employment uses. This policy sets out the following exceptions:

- *"The site is identified in the Site Allocations DPD for redevelopment; or*
- *It can be demonstrated that the site would not be suitable or viable for continued employment use having regard to the above criteria and evidence can be provided that no suitable and viable alternative employment use can be found, or is likely to be found in the foreseeable future; or*
- *Substantial planning benefits would be achieved through redevelopment which would outweigh the loss of the site for employment use."*

9.34. The proposed development would lead to substantial planning benefits which would substantially outweigh the partial loss of the site for employment use. The key economic, social and environmental benefits are summarised below (see section 10 and 11 of this report for full details);

- Unlocking of brownfield land for regeneration purposes and viable development;
- Enabling the delivery of new housing to diversify the local offer and meet the Council's pressing requirements;
- Generation of approx. £1.46 million for local investment priorities through the New Homes Bonus;

- Provision of railway hub and marina/ basin, in accordance with the aspirations set out in the Core Strategy and Churnet Valley Masterplan;
- Capacity for up to 2,128 m<sup>2</sup> of new employment floorspace which can support the attraction of new businesses to the area and facilitate the expansion of existing businesses;
- Job creation with up to 75 new jobs roles through the new employment development. Various job opportunities will also arise from the construction of the development, with the construction of the employment floorspace having the potential to create in the region of 100 full time equivalent jobs. In addition the residential element of the proposed development could create 65 full time equivalent jobs per annum over a 6 year construction period;
- Potential generation of a combined annual household expenditure of £1.59 million in the district, benefiting local supply chains and generating additional spending;
- Significant visual and landscape benefits which will enhance the setting of The Caldon Canal Conservation Area and Special Landscape Area open land to the south of the site;
- Bespoke remediation programme to be brought forward which will tackle known contamination issues as identified in the submitted Site Investigation report;
- Environmental enhancements of an extremely limited ecological value, through provision of substantial buffer planting, areas of amenity open space and dedicated garden areas to each residential unit;
- Land reserved for potential link road;
- Provision of public open space and children's play areas, which will be available for the whole community.

9.35. The policy goes on to state that *"Where redevelopment is proposed preference will be given to a mixed use redevelopment scheme which retains an element of employment provision on the site."* The proposed development clearly accords with Policy E2 by including a substantial element of employment development.

9.36. Notwithstanding the above it is also noted here that the principle of mixed use development on the site has already been established through the spatial strategy and other Core Strategy Policies, namely Policy SS5a, and as such mixed use

development is appropriate.

### ***Compliance with Housing Policies***

#### H1- New Housing Development

- 9.37. Policy H1 states that new housing development should be high quality and sustainable, meet local needs and have regard for the area strategies. As previously discussed the proposed residential development accords with the Leek Area Strategy (Policy SS5a) as it will significantly contribute to the identified housing requirement for Leek in a sustainable manner. The need for further housing is clearly established.
- 9.38. In respect of the mix of housing (in terms of size, type and tenure, density and design standards) these details will be established in line with the policy requirements at the reserved matters stage. The submitted Masterplan and Design and Access statements provides indicative layouts and design principles to inform reserved matters applications. In terms of density the development will accord with the policy, as it will provide a mix of dwellings at approximately 30dph.

#### H2- Affordable and Local Needs Housing

- 9.39. This policy sets out the Councils objectives for the provision of affordable housing, which for the proposed development would equate to a target of 33%. Viability information is submitted with the application and it is accepted, in accordance with this policy, that the provision of affordable housing will be negotiated during the determination of the application in considering the overall viability of the development and other financial demands place upon the scheme.



***Compliance with Other Policies*****SS7- Churnet Valley**

9.40. This policy identifies the Churnet Valley as an area for sustainable tourism and rural regeneration and represents a general overarching policy for the area. It is noted that this policy should be read in the context of the detailed Churnet Valley Masterplan (CVMP) which is considered in detail later in this Statement and provides further details and guidance on the particulars for development in Leek and the Cornhill opportunity site.

9.41. The proposed development accords with the overarching principles of this policy (insofar as they are application to the application). The development will provide new tourist attractions/ facilities, through the provision of a railway hub.

**SD1- Sustainable Use of Resources**

9.42. This policy requires all development to make sustainable use of resources and adapt to climate change. As previously stated the application site involves the redevelopment of a previously developed site which is sustainable located, within the urban area of Leek. The development will not result in any adverse impacts in respect to flood risk (see assessment of policy SD4). In addition the development will result in a bespoke remediation programme to be brought forward which will tackle known contamination issues. In accordance with this policy, the proposed development should be supported and encourage by the Council.

**SD4- Pollution and Flood Risk**

9.43. Firstly in respect to potential noise pollution, the application is supported by a Noise Assessment, prepared by SRL. This assessment evaluated the potential noise sources affecting the site and where necessary proposed appropriate mitigation measure in order to reduce any potential noise impacts. These mitigation measures have been incorporated into the indicative masterplan, where necessary and as such the proposed scheme is considered to be acceptable in respect to noise.

- 9.44. In respect of flood and drainage issues, a detailed Flood Risk Assessment (FRA) has been prepared and submitted with the application. This assessment concluded that the site is largely located within Flood Zone 1, with very minor area located along the western and northern boundaries of the site situated within Flood Zone 2. In line with this policy the built development has been restricted to the areas identified as Flood Zone 1 which is the majority of the site.
- 9.45. The FRA also assesses the impacts on surface water runoff and potential surface water flooding. The FRA concludes that there are a limited number of locations within the existing development which are susceptible to surface water flooding. These locations are centred at localised depressions within the existing topography of the site and it has been highlighted that such depression will be engineered out during the construction phase of the project. As such pluvial or surface water flooding is considered to present a low flood risk to the proposed development. It is evident that the proposed development will not cause any adverse flooding impacts.

#### TCR2- Retailing Outside Town Centres

- 9.46. The proposed development fully accords with this policy as it provides a limited amount of tourism related A1 retail uses, which could also serve day to day local shopping need and improve access to retail facilities at a local level. Also the proposed retail development will not adversely impact upon the vitality and viability of Leek town centre and it is in a sustainable location. As such the development accords with this policy.

#### DC1 - Design Considerations

- 9.47. The submitted Design and Access statement prepared by Planit IE, demonstrates that all of the requirements of this policy (insofar as they are applicable to the application) have been complied with. The Indicative Masterplan has been design in order to respect the site and its surroundings, incorporating public open space and green infrastructure. The details, in respect to design, development scale and height, landscaping, accessibility, layout and distinctiveness required by Policy DC1 will be determined through the Reserved Matter Application, should outline permission be granted.

### DC3- The Historic Environment

- 9.48. Directly adjacent to the southern boundary of the site is the Caldon Canal Conservation Area and the Grade II listed aqueduct. The setting of these identified historic assets has been considered in accordance with this policy. The proposed scheme will regenerate a vacant, unsightly site which will lead to an enhancement to the physical appearance of the local area and therefore the setting of the identified historic assets. It was noted by the Canal and River Trust, during pre-application consultation, that in their opinion *"returning the aqueduct to its original function of carrying the canal over the River Churnet should help to improve the setting and character of both the aqueduct and the surrounding conservation area."*

### NE1- Biodiversity and Geological Resources

- 9.49. This policy states that the biodiversity and geological resources of the District and neighbouring areas will be protected and enhanced by positive management and strict control of development. The application site is currently of extremely limited ecological value, as confirm in the submitted ecological assessment. The proposed development will lead to enhancement of the ecological value, through the inclusion of substantial buffer planting, areas of amenity open space and through the provision of dedicated garden areas to each residential unit.
- 9.50. The proposed development will not have any adverse impacts on any national, regional and locally designation sites or protected species. As such the proposed development accords with this policy.

### T1 - Development and Sustainable Transport

- 9.51. The submitted Transport Assessment prepared by CBO Transport, demonstrates that all of the requirements of this policy have been compiled with. Firstly in respect to the highway network, it has been demonstrated that the existing arrangements are sufficient to accommodate the proposed development. Notwithstanding this, consideration has been given to the provision of a ghost island right turn arrangement at the A53 Newcastle Road/ Sunnyhills Road junction, which would offer an overall improvement to the junctions operation.

- 9.52. Secondly, the proposed development is located in a highly accessible area for sustainable travel modes. Considering the site context, it is well placed for travel by foot, bicycle or public transport. It is also noted that the proposed development will provide links to the existing footways provision at the new access off Sunnyhills road and also enhance links with Ladderedge County Park through a dedicated h link.
- 9.53. Finally in respect to maximum parking standards, the NPPF removed the guidance on parking standards and as such Staffordshire County Council (SCC) currently has no definitive parking standards. Following SCC's recommendation, the proposed developed has been assessed against the former guidance within the Local Plan and has been found to be compliant.

### ***Summary***

- 9.54. The principle of mixed use development on the application site is established through Policy SS5a and the identification of Cornhill as a "major regeneration mixed use opportunity site". It has been clearly demonstrated that the proposed development is in accordance with the relevant policies of the Core Strategy, particularly Policy SS5a which sets out the overall strategy for Leek.
- 9.55. The regeneration of the site is permissible under Core Strategy Policy E2 as the development offers substantial economic, social and environmental benefits. Therefore the proposed development substantially accords with the Core Strategy.
- 9.56. The following section considers the implications of the NPPF for the assessment of the application.

## **10. COMPLIANCE WITH NPPF**

10.1. As highlighted previously the key aspects of the NPPF which are relevant to the determination of this planning application include:

- The 3 dimensions of sustainable development;
- The tests set out in the presumption in favour of sustainable development (paragraph 14);
- The employment policies of the framework; and
- The housing policies of the Framework.

### **Delivering Sustainable Development**

10.2. The Ministerial Foreword to the NPPF says that “sustainable” means ensuring that better lives for ourselves don’t mean worse lives for future generations. It also states that development means growth and sustainable development is about change for the better and positive growth which means achieving economic, environmental and social progress. It clearly identifies that the planning system is the mechanism by which to help to make these objectives happen.

10.3. Paragraph 7 of the NPPF sets out the 3 dimensions of sustainable development; economic, social and environmental.

10.4. In respect of the economic benefits, the proposed scheme unlocks the site for critical regeneration and sustainable economic development. The proposed new employment development will contribute to Staffordshire Moorlands existing employment land supply. As present the site, whilst last utilised for low density employment is vacant and therefore does not contribute to the active supply of land.

10.5. The provision of new employment development will also support the attraction of businesses to the area and facilitate the expansion of existing businesses, helping to ensure their retention locally. As demonstrated in the submitted economic benefits statement prepared by Regeneris Consultants the employment floorspace proposed has the potential to accommodate in the order of 50 (full time

equivalent) employees when complete. It is also anticipated that the other elements of the proposed scheme could create a further 25 jobs.

- 10.6. Various job opportunities will also arise from the construction of the development, which will provide training and apprenticeship opportunities for the local area. The construction of the employment floorspace to have the potential to create in the region of 100 full time equivalent jobs. In addition the residential element of the proposed development could create 65 full time equivalent jobs per annum over a 6 year construction period.
- 10.7. The construction of the development will also attract private sector investment into the area benefiting local supply chains and generating additional spends within the locality. In addition the new resident population would have the potential to generate a combined total annual household expenditure of £1.59 million in the district. It is estimated that around £1.34 million of this will be spent locally in the town of Leek.
- 10.8. The proposed development would generate a population of around 565 residents and as such will have a number of positive impacts on the labour market of both Leek and the wider Staffordshire Moorlands area. It will bring new working age residents to the area, in higher skilled and higher level occupations, as well as key workers. In both respects, the scheme would be expected to contribute to meeting the needs of local employers and contribute to the district's recognised need to attract and retain higher skilled people as it seeks to strengthen its base in higher value, knowledge intensive sectors of the economy.
- 10.9. In addition the scheme will generate fiscal benefits for Staffordshire Moorlands Council through the New Homes Bonus. Based on a total of 211 dwellings the authority will received approximately £1.46 million for local investment priorities.
- 10.10. In respect to the social benefits, the proposed scheme will provide up to 211 dwellings which will contribute towards meeting Staffordshire Moorlands housing requirements. This is particularly important as the Council cannot currently demonstrate a 5 year supply of housing and there is a clear history of persistent undersupply in the context of NPPF requirements. There is therefore a pressing need to deliver more housing which will enhance sustainability of the area.

- 10.11. The proposals will also provide a mix of house types which will help to diversify the local housing offer. New housing stock including smaller units will assist first time buyers and address the chronic undersupply of housing at a national level, which has been identified as a key issue by the Government and which requires urgent action.
- 10.12. In respect to the environmental benefits, the proposed scheme will regenerate a vacant site which is sustainably located and deal with any contamination present. The development and associated green space and public realm will significantly enhance the physical appearance of the local area. The development will also enhance the connection to Ladderedge County Park for local residents.
- 10.13. The site is of extremely limited ecological value and this is confirmed in the submitted ecological assessment. The proposals will evidently improve upon this situation through the inclusion of substantial buffer planting, areas of amenity open space and through the provision of dedicated garden areas to each residential unit. This is a scheme benefit which will be realised as a consequence of the mixed use development proposed.
- 10.14. It has clearly been demonstrated that the proposals are sustainable and will realise significant economic, social and environmental benefits. The planning application before the Council would result in transformational positive change for both the local community and the wider district. The Government's guidance is clear, applications such as this should be approved unless there are compelling reasons not to do so.

### **Presumption in Favour of Sustainable Development**

- 10.15. The application proposals represent sustainable development as concluded above and will deliver significant economic, social and environmental benefits to both the local area and wider district.

10.16. Paragraph 14 of the NPPF sets out the test in respect of the presumption in favour of sustainable development:

*"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For decision-taking this means:*

- *Approving development proposals that accord with the Development Plan without delay; and*
- *Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:*
  - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - *Specific policies in this Framework indicate development should be restricted."*

10.17. As previously discussed the proposed scheme accords with the Core Strategy and therefore, in accordance with the above, the application should be approved without delay.

10.18. Notwithstanding compliance with the Core Strategy the application is also acceptable in the context that the very substantial benefits outweigh any potential impacts, when assessed against the Framework.

### **Employment Policies of the NPPF**

10.19. The NPPF is clear starting at paragraph 18 that the Government is committed to "securing economic growth in order to create jobs and prosperity". Paragraph 19 goes on to state that "Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."



10.20. The proposed development would clearly contribute towards securing economic growth in the local area and wider district in a substantial way. The proposed development comprises employment uses which will facilitate job creation and bring direct investment into the area. Similarly the other proposed residential and tourism uses will also facilitate economic growth, through job creation and additional expenditure within the town and district. This expenditure is not only related to the new resident population but also the potential visitor population, which will support the tourism related economy of Leek, such as B&B's, hotels, cafes and shops. The proposals therefore accord with the employment policies of the NPPF.

### **Housing Policies of the NPPF**

10.21. The NPPF is clear at paragraph 7 that the Government's intention is to "boost significantly" the supply of housing. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. It goes on to state that where LPA's cannot demonstrate a 5 year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered up-to-date.

10.22. In respect to the annual housing requirement for the district it is appropriate to use the figure contained in the Core Strategy as it has been tested through the formal examination process and found to be sound by the Inspector. The housing requirement for the district is 6,000 additional dwellings over the plan period.

10.23. The Councils most recent Housing Land Supply document (31<sup>st</sup> March 2013), shows that the Council can currently only demonstrate a **3.16 years** supply of housing. This equates to a current shortfall of 677 dwellings. It is noted that this position does not incorporate either a 5% or 20% buffer as required by the NPPF.

10.24. In the Core Strategy Inspectors final report (issued 2<sup>nd</sup> January 2014), the Inspector concluded that SMDC cannot demonstrate a deliverable 5 year supply of housing. The Inspector stated that:

*"The housing completions table to March 2012 in the Housing Supply document shows a consistently falling rate since 2006/2007, with the 3 years 2009-2012*

*showing a significant underperformance. Accordingly, in line with the guidance in the NPPF, the council should be looking to include a buffer of 20% moved forward from later in the plan period to provide a realistic prospect of achieving the planned supply.”*

10.25. After applying the 20% buffer to the March 2013 base figures, in line with the Inspectors report, the Council can only demonstrate a **2.63 years** supply of housing. This equates to a shortfall of 1045 dwellings.

10.26. On this basis and in accordance with paragraph 49 of the NPPF, the Council's housing policies are clearly out of date. This significant shortfall of housing highlights the critical nature of the application proposals in providing a beneficial boost to the Councils housing supply requirements on a previously developed site within settlement limits. Granting permission for this application will significantly reduce the identified shortfall of housing and help to eliminate the need to identify new greenfield housing sites outside of settlement limits. It is evident from the NPPF that this overriding need for housing adds substantial weight in favour of the application.

### **Implications of the NPPF for determining this Planning Application**

10.27. This section has shown that the proposals are compliant with the NPPF. A key consideration to the determination of this application is the Councils inability to demonstrate a deliverable 5 year supply of housing land. In the context of the NPPF this renders the Council's housing policies as being out of date and to which no weight can be attached.

10.28. When assessing the balance of considerations against paragraph 14 of the NPPF it is evident that there would be no adverse impacts arising from granting planning permission which would significantly and demonstrably outweigh the benefits identified. Furthermore there are no specific policies in the NPPF which indicate that the proposals should be refused planning permission. The NPPF clearly directs that planning permission should be granted for the scheme.

## **11. OTHER MATERIAL CONSIDERATIONS**

- 11.1. The purpose of this section is to summarise the key material considerations to which the Council should attach substantial weight in favour of the application.

### **Sustainable Economic Development**

- 11.2. The proposed scheme represents a vital opportunity to regenerate the town of Leek, boosting the local economy. There are a range of key benefits which the development will deliver if granted planning permission. The provision of new employment uses will support the attraction of businesses to the area, facilitate the expansion of existing business and create up to 50 new job roles. Up to 25 additional jobs will be created in relation to the other elements of the scheme. Various job opportunities will also arise from the construction of the development, with the construction of the employment floorspace having the potential to create in the region of 100 full time equivalent jobs. In addition the residential element of the proposed development could create 65 full time equivalent jobs per annum over a 6 year construction period.
- 11.3. It is also noted that the proposed employment uses have higher employment densities when compared to the permitted use. Historically the concrete works employed 45 people, whereas the proposed uses could provide up to 75 jobs. As such the re-development of the site will result in a significant increase in actual job creation.
- 11.4. The development will also attract private sector investment into the area, benefiting local supply chains and generating additional spends within the locality. In addition the new resident population would have the potential to generate a combined total annual household expenditure of £1.59 million in the district. It is estimated that around £1.34 million of this will be spent locally in the town of Leek.
- 11.5. In addition the scheme will generate fiscal benefits for Staffordshire Moorland's Council, through the New Homes Bonus. Based on a total of 211 dwellings the authority will receive approximately £1.46 million for local investment priorities.

- 11.6. The application proposals are precisely the type of sustainable and positive development which the NPPF encourages. This is a key material consideration which adds weight in favour of the application.

### **Contribution to Housing Supply**

- 11.7. The Council needs to provide a substantial number of new homes in order to address the issues of historical undersupply and to meet with the Government's objectives to significantly boost housing supply nationally. The presumption in favour of sustainable development clearly applies to the application and the supply of up to 211 dwellings will make an important contribution towards the Council's pressing housing needs. The Council has failed to meet its housing requirements and it must now act proactively to address this where possible. This is a key material consideration of the development which adds significant weight in favour of the application.

### **Compliance with the Churnet Valley Masterplan**

- 11.8. As previously stated the Churnet Valley Masterplan (CVMP) is anticipated to be adopted as a Supplementary Planning Guidance document in early 2014 and is therefore a key material consideration. The CVMP has been produced to guide the detailed planning of the Churnet Valley area. In assessing the Leek character area, the CVMP identifies the Cornhill area as a "Gateway" and "Key Opportunity site" (see Map 7.4).
- 11.9. The CVMP is a high level conceptual document which identifies appropriate land uses and general development principles for the Cornhill opportunity site. The proposed scheme has been developed and designed in order to incorporate, where possible, the development principles set out in the CVMP. These key principles are considered below.

- *Making the most of the area assets including the Caldon Canal, Leek to Stoke railway line and significant tree coverage to the south of the site which could help to screen future development.*

In respect to the Caldon Canal, the proposed development includes the provision of a marina/basin which will enhance the canal environment and usability. The proposed development also includes the provision of a railway hub, which has been developed in agreement with the Churnet Valley Railway and SMDC. It is envisaged that this will provide a significant tourist attraction. Finally in respect to the tree coverage to the south of the site, the proposals seek their retention and enhancement.

- *Achieving a scheme which is commercially viable and deliverable taking account of site constraints, local markets and other available funding sources.*

A viability report has been submitted with this application which confirms that the proposed mix of uses is viable and that the level of residential development is proportionate and necessary as a higher value land use to assist in the delivery of comprehensive development.

- *Enhance the environment of the area and make better use of underutilised land.*

The development will regenerate a vacant site which is currently not utilised. The development and associated green space and public realm will significantly enhance the physical appearance of the local area and provide net ecological benefits.

- *Provide an opportunity to improve access for the wider area whilst opening up the site for development through provision of a link road if appropriate.*

As previously stated in this report, the proposed development reserves land for the potential routing of a new link road, to the east of the site. This reserved land will take the form of a temporary landscape treatment, in order to not prejudice the delivery of this potential link road. The Design and Access

Statement also illustrates how the development takes account of the future widening of the road based on information provided by SCC and can satisfactorily accommodate the required changes.

The Transport Assessment prescribes the provision of a ghost island right turn arrangement at the A53 Newcastle Road/ Sunnyhills Road junction, which would offer an overall improvement to the junctions operation for the wider area.

- *Make provision for a railway station and canal basin and associated parking and create physical links between these.*

The proposed development includes the provision of a marina/basin and railway hub comprising associated building for heritage/railway activity and a pub/restaurant and associated parking around a high quality central public square. As previously stated, the development includes the provision of a high quality shared space/ green link between the marina/basin and railway hub in order to promote connectivity between the uses. The design arrangement has been developed in conjunction with the Council and is agreed.

- *Any Development should create physical linkages and sightlines between the on-site development, canal, railway and through sustainable transport links to the town centre.*

The Indicative Masterplan shows how the development has been orientated to provide key focal points around the marina/basin and railway hub, through the creation of high quality public realm and shared spaces. The site is highly accessible by sustainable transport modes and provides connections through to the town centre.

- *Seek opportunities to create walking and cycling routes between the site and Ladderedge Country Park.*

Whilst the Ladderedge Country Park itself falls outside the application site, the layout of the development allows for potential future linkages, as part of any future Council led open space improvements. The illustrative masterplan

clearly indicates a linkage to be provided between the site, utilising the existing PROW and which would need to cross the reinstated canal basin.

- *Secure high quality design which responds to the landscape character of the area and the physical constraints of the site.*

This is an outline application, with details on layout, appearance, scale and landscaping reserved and therefore the design details will be confirmed at the reserved matters stage. Notwithstanding this the Design and Access Statement submitted with this application details the design process and highlights how the proposed development responds to the character and constraints of the site. An illustrative masterplan is provided in conjunction with a zonal land use plan contained in the Design and Access Statement. It is suggested that general compliance with these drawings for future reserved matters applications could be secured by appropriately worded planning conditions.

- *Ensure that significant views are safeguarded through the appropriate siting of development.*

The Design and Access Statement submitted with this application, assesses the key views of the site and concluded that the proposed development will not cause any adverse visual impact. The proposals will actually enhance the physical appearance of the area, through the regeneration of a currently vacant site which represents an eyesore. This will also ensure the protection of the Caldon Canal conservation area and enhance its setting.

- *Generate and support job creation.*

As previously stated the proposed development will create significant job opportunities, with up to 75 new jobs roles through the new employment and tourism related development. Various job opportunities will also arise from the construction of the development, with the construction of the employment floorspace having the potential to create in the region of 100 full time equivalent jobs. In addition the residential element of the proposed

development could create 65 full time equivalent jobs per annum over a 6 year construction period;

It is also envisaged that the proposed development will generate and support job creation through additional household expenditure, with an estimated £1.34 million annual spend within Leek. The proposals evidently comply with this key objective and it is clearly demonstrated that the proposed development accords with the development principles of the CVMP.

11.10. The proposed scheme has also been developed in line with the Cornhill concept/zonal use plan and includes residential, employment and tourism uses. The distribution of uses across the proposed scheme varies to some extent from the concept plan. However it is arguable that the concept plan is intended a tool to guide development of the area and is not to be applied prescriptively. As previously stated above, in order to provide a commercially viable and deliverable scheme it is necessary to include the proposed mix of land uses, incorporating a higher value residential use. This directly influences the form and layout of the development, the general principles of which have been agreed with the Council.

11.11. The demonstrated compliance with the Churnet Valley Masterplan is a key material consideration which adds weight in favour of the application.

### **Comprehensive Approach to Development**

11.12. The applicant has instructed a professional team and masterplanner to develop a comprehensive scheme for the site. This approach has the benefit of ensuring that the residential, employment, tourism and leisure elements of the site, when delivered, will be technically compliant in all respects and designed to a high quality.

11.13. This comprehensive approach to development has also included pre-application discussions with the Council and a range of key stakeholders and statutory consultees, in order to ensure a technically compliant proposal.



### **Benefits of Open Space/ Play Areas**

11.14. The scheme will provide access to dedicated areas of play and green open space to the benefit of existing residents who will be able to access this and the future residents of the site. Access to play areas and open space has demonstrated social and health benefits and these would be secured by the development.

### **Summary**

11.15. This section has demonstrated that there are a range of compelling and weighty material considerations to be considered in conjunction with the schemes general compliance with planning policy. These further weigh in favour of the grant of planning permission and should be taken into account in the decision-making process.

## **12. SCHEME VIABILITY CONSIDERATIONS**

- 12.1. A confidential viability appraisal has been submitted alongside this application, in order to demonstrate that the proposed development is commercially viable. This report has been produced in line with relevant best practice guidance. It confirms that the proposed mix of uses is viable and that the level of residential development is proportionate and necessary to bring forward the regeneration of the site.

### **Potential Development Contributions**

- 12.2. Staffordshire Moorlands Council has produced a Developer/Landowner Contributions Supplementary Planning Guidance document (SPG) which provides policy advice and guidance on developer contributions sought from new developments in the District. The SPG indicates that contributions may potentially be sought for the following items;

- Highways
- Education
- Affordable Housing
- Public open space

- 12.3. Any financial contributions which may be sought by the Council will be the subject of discussion between the Applicant and the Local Authority during the determination of the application and will have regard to viability considerations.

- 12.4. It is also noted that any contributions sought will be required to meet with the legal tests set out in the Community Infrastructure Levy Regulations.

### **Time Limit on Planning Consent**

- 12.5. In accordance with paragraph 56 of Circular 11/95 if the Planning Authority considers it appropriate, consent may be granted for longer periods than those specified in the Town and Country Planning Act 1990.

- 12.6. Reserved Matters applications are likely to be made in relation to several distinct phases of the development. If the Council is minded to approve this application it is requested that consent be granted for a minimum period of 5 years within which applications should be made for the approval of Reserved Matters. This time period is consistent with the scale of the development and the nature of the advice received from the Applicants professional advisors.

### **13. KEY BENEFITS AND CONCLUSION**

13.1. The key economic, social and environmental benefits of the development have previously been discussed in section 10 and 11 of this report. To summarise these benefits include:

- Unlocking of brownfield land for regeneration purposes;
- Enabling the delivery of new housing to diversify the local offer and meet the Council's pressing requirements;
- Approximately £1.46 million for local investment priorities through the New Homes Bonus;
- Provision of railway hub and marina/ basin, in accordance with the aspirations set out in the Core Strategy and Churnet Valley Masterplan;
- Capacity for up to 2,128 m2 of new employment floorspace which can support the attraction of new businesses to the area and facilitate the expansion of existing businesses;
- Job creation with up to 75 new jobs roles through the new employment development. Various job opportunities will also arise from the construction of the development, with the construction of the employment floorspace having the potential to create in the region of 100 full time equivalent jobs. In addition the residential element of the proposed development could create 65 full time equivalent jobs per annum over a 6 year construction period;
- Potential generation of a combined annual household expenditure of £1.59 million in the district, benefiting local supply chains and generating additional spends in the district and locality;
- Significant landscape benefits which will enhance the setting of The Caldon Canal Conservation Area and Special Landscape Area to the south of the site;
- Bespoke remediation programme to be brought forward which will tackle known contamination issues as identified in the submitted Site Investigation report;
- Environmental enhancements of an extremely limited ecological value, through provision of substantial buffer planting, areas of amenity open space and dedicated garden areas to each residential unit;

- Provision of public open space and children's play areas, which will be available for the whole community.

13.2. These substantial benefits identified above can only be realised as a consequence of the proposed development.

### **Conclusion**

13.3. This Supporting Planning Statement has been prepared on behalf of Barnfield Hughes Ltd, in support of an outline planning application for the mixed use development of Land at Barnfield Road and Sunnyhills Road, Cornhill, Leek. All matters are reserved except for means of access for which detailed approval is sought.

13.4. The principle of a mixed-use development on the application site has been clearly established throughout the Core Strategy. The major regeneration of the Cornhill key opportunity site is imbedded in the Spatial Strategy of the Core Strategy and is reflected in the Leek Area Strategy and Churnet Valley Masterplan.

13.5. It has been clearly demonstrated that the proposed development accords with the relevant policies of the Core Strategy and the aspirations of the Churnet Valley Masterplan. In considering the regeneration of employment land any policy concerns are considerably outweighed by the material considerations in favour of the application.

13.6. It has been clearly demonstrated that the proposed scheme represent a sustainable development in a highly accessible location and as such it benefits fully from the presumption in favour of sustainable development set out at paragraph 14 of the NPPF. As relevant local plan and core strategy housing policies are clearly outdated, due to the lack of a 5 year supply of housing, and the scheme is evidently compliant with the NPPF, the Council should accordingly grant planning permission.

13.7. It has been shown that there are no material disadvantages to granting consent which would be capable of outweighing the very substantial benefits from the regeneration of this brownfield site. In the context of the above, we respectfully request that the Council grants planning permission.

**HOW Planning LLP**

**January 2014**

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**Appendix 1:**  
**Schedule of Submission Documents and Plans**



### Schedule of Submission Documents

Document Title	Author/ Co-ordinator	Submitted Via
Application forms and notices	HOW Planning	Planning Portal
Covering Letter	HOW Planning	Planning Portal
Supporting Planning Statement	HOW Planning	Planning Portal
Statement of Community Involvement	HOW Planning	Planning Portal
Tree Survey	Tyler Grange	Planning Portal
Socio-Economic Assessment	Regeneris	Planning Portal
Noise Assessment	SRL	Planning Portal
Utilities Statement	UCML	Planning Portal
Design & Access Statement	Planit IE	Post
Transport Assessment	CBO Transport	Post
Travel Plan	CBO Transport	Post
Flood Risk Assessment	Flood Risk Consultancy	Post
Site Investigation Report	Urban Regen	Post
Ecological Appraisal	Tyler Grange	Post

### Schedule of Submission Plans

Plan Title	Plan Reference	Author	Submitted Via
Indicative Masterplan	PL1249.M.101	Planit IE	Planning Portal
Site Boundary Plan	PL1249.M.103	Planit IE	Planning Portal
Topographical Survey	PL1249.M.104	Planit IE	Planning Portal
Proposed Primary Access Arrangements	CBO-0158-004	CBO Transport	Post (within Transport Assessment)
Principle of Secondary Access Arrangements and Locations	CBO-0158-007	CBO Transport	Post (within Transport Assessment)
Proposed Junction Improvement: A53 Newcastle Road/ Sunnyhills Road	CBO-0158-008	CBO Transport	Post (within Transport Assessment)

**Appendix 2:**  
**Site Location Plan (Ref: PL1249.M.103)**



**Appendix 3:**  
**Indicative Masterplan (Ref: PL1249.M.01)**



KEY	
	Housing - 211 units
	Churnet Valley Railway Platform
	Rail Museum and Tourist/Convenience Local Needs Retail - 514 sqm
	Public House/Restaurant - 340 sqm
	Industrial units (B1c/B2) 2,128 sqm
	Potential Future Development Site
	Route for Future Link Road - Temporary Landscape Treatment
	Footbridge Link to Ladderedge Country Park - Indicative Location

Indicative Purposes Only

NOTE:	
1.	Do not scale from this drawing.
2.	All settings, etc. shown and dimensions to be agreed on site.
3.	The dimensions of all materials must be checked on site before being used.
4.	This drawing must be read with the relevant specification, clauses and detail drawings.
5.	Order of construction and setting out to be agreed on site.
6.	This drawing is copyright protected and may not be reproduced in whole or part without written authority.
Client: Barnfield	
Originator:	
PLANNING LTD 5 New Station Street Barnfield Churnet Valley Leek ST13 7JF Tel: 01527 555 555 E-mail: info@planning.co.uk	
Project: Leek	
Site: Masterplan	
Status: For Planning	
Prepared: 06.11.2019	Drawn: AVCL
Scale: 1:1000	Rev: AT
Drawn by: PL1240 M 101	Reviewed: AIL

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