

**Newcastle-under-Lyme Borough Council**

**Council's suggested modifications schedule**

**Suggested changes to the Final Draft Local Plan 2020 – 2040 (2024)**

<b>Modification Reference</b>	<b>Page Number</b>	<b>Policy / Paragraph / Map Reference</b>	<b>Suggested Modification (modified text (deleted text shown as struck through and additional text shown in bold))</b>	<b>Reason</b>	<b>Source of Modification</b>
<b>Consultation (not Part of the Plan)</b>					
MOD001	1- 2	Chapter 1	Delete Chapter 1	Factual Update	Council
MOD002	Front Page	-	Title of Plan be amended to read 'Newcastle under Lyme Borough Local Plan 2020-2040'	Minor text amendment to reflect proper title of the plan.	Council
MOD003	Contents 3	Contents	Remove Section 1 referring to consultation and how to respond to the consultation and reorder contents and page numbers accordingly	Minor text amendment to remove references to the consultation that took place at Regulation 19	Council
MOD004	Contents 5	Contents; Site Allocations	Remove the word 'Audley' from 'Policy AB53 Land off Nantwich Road/Park Lane, Audley'	Minor text amendment to reflect need for consistency in policy titles across the plan.	Council
MOD005	Contents 8	List of Policies	Housing, HOU9 should read 'Community-Led Exception sites'	Minor amendment to correct typing error excluding the hyphen.	Council
<b>2) Introduction</b>					
MOD006	Introduction 3	Paragraph 2.2	Add the word 'borough' after reference to Newcastle under Lyme in 2 <sup>nd</sup> Sentence	To emphasise/clarify the geographical scope of the plan	Council

MOD007	Introduction 4	Paragraph 2.9	Amend sentence to read 'Both the SA and HRA have been published alongside the Final Draft Local Plan <b>for comment</b> '	Minor text amendment to reflect Reg 19 consultation having been undertaken and now closed.	Council
<b>3) Context</b>					
MOD008	Context 7	Paragraph 3.9	Replace 'and' with & when making reference to Trent & Mersey Canals	To correct a drafting error	Canal & Rivers Trust, NULLP198
MOD009	Context 7	Paragraph 3.12	Delete ' <del>....in terms of age range</del> ' at end of final sentence.	Duplicates text/meaning already included elsewhere in the sentence.	Council
MOD010	Context 8	Paragraph 3.21	Delete ' <del>... at Balterley Heath</del> ' from the end of the 1 <sup>st</sup> sentence.	Duplicates text already included in the sentence.	Council
<b>4) Strategic Objectives for the Borough</b>					
MOD011	Vision for the Borough 10	Paragraph 4.3	Add text, "We will have respected and improved the character and distinctiveness of our market towns, villages and other rural areas, <b><u>including the surrounding rural landscape framed by trees and distant hills</u></b> , with a particular focus on broadening our network of Neighbourhood Plans"	To emphasise the importance of the rural landscape in the borough.	Natural England, NULLP1315
MOD012	Strategic Objectives for the Borough 10	Paragraph 4.8	Add text, as follows:- "Provide a mix of housing types <b><u>and tenures</u></b> which are attractive..."	To emphasise the importance of the housing mix policy considering tenures as well	West Midlands Housing Association Planning Consortium, NULLP1059
MOD013	Strategic Objectives for the Borough 11	Paragraph 4.12	Amend text as follows:-  "SO-9(IX)....Maintain the vast majority of the wide variety of open spaces <del>in urban areas</del> and	To avoid the perception of a hierarchy to open spaces in the Borough	Sport England, NULLP211

			improve green corridor linkages....”		
MOD014	Strategic Objectives for the Borough 11	Paragraph 4.15	SO-12 (XII) Protect the Green Belt <b><u>through a clear, structured policy approach</u></b> , <del>except where exceptional circumstances justify strategic Green Belt release to meet strategic needs identified by the Plan</del>	To acknowledge the circumstances where Green Belt release can take place	Pegasus Group on behalf of Araripe Ltd, NULLP645
MOD015	Strategic Objectives for the Borough 11	Page 11, paragraph 4.16	Add additional strategic objectives for the Borough, as follows: -  <b><u>SO14 (XIV) To seek to address the local causes of pollution and the contamination of land.</u></b>  <b><u>SO15 (XV) To support the implementation of the Nature Recovery Network</u></b>  <b><u>SO16 (XVI) To avoid, where possible, the loss of best and most versatile land and valued soils</u></b>	To support references in the Local Plan to environmental matters	Natural England, NULLP1316
<b>5) Planning for Sustainable Development</b>					
MOD016	Planning for Sustainable Development 13	Policy PSD1 ‘Overall Development Strategy’ Criterion 3b	Amend ‘ of’ to ‘at’ to read ‘...linked to research and innovation at the University.’	Grammatical improvement to text	Council
MOD017	Planning for Sustainable Development 14	Paragraph 5.3	Add the words ‘ <b><u>...and variety...</u></b> ’ after “to provide resilience...” in the 3 <sup>rd</sup> Sentence.	To further clarify the importance of the employment land supply in the borough.	Council
MOD018	Planning for Sustainable Development 14	Paragraph 5.5 Table 2	Amend 4 <sup>th</sup> row down, 1 <sup>st</sup> column to read ‘.....post March 2023 (Appendix 4). Upper case A.	To correct a drafting error.	Council
MOD019	Planning for Sustainable Development 19	Policy PSD4 ‘Development Boundaries and the	To add additional text, to criterion 4, as follows: -	To improve the effectiveness of the policy	Historic England, NULLP505

		Open Countryside', Criterion 4	"4. Development proposals should not harm the character, appearance, <b>historic</b> and environmental quality of the Countryside....."		
MOD020	Planning for Sustainable Development 20	Policy PSD5 'Green Belt', Criterion 2	To insert a new criterion 2(c), as follows: - <b><u>C. to allocate land for the extension of Madeley High School</u></b>	For consistency with Policy IN1 which allocates land to support the extension of Madeley High School.	Staffordshire County Council, NULLP1093
MOD021	Planning for Sustainable Development 20	Policy PSD5 'Green Belt' Criterion 3	Amend text to read '...., <b><u>except expect</u></b> in very special circumstances....'	To correct a drafting error	Council
MOD022	Planning for Sustainable Development 24	Policy PSD7 'Design' new criterion	Add a further criterion to the policy, as follows: -  <b><u>12. Development proposals should respond positively to local character and should conserve and, where possible, enhance heritage assets and their settings</u></b>	To improve the effectiveness of the Policy	Historic England, NULLP506
MOD023	Planning for Sustainable Development 25	Related Documents	Amend the related document reference as follows:- Secured by Design <b><u>Police</u></b> <b><u>Police</u></b> Crime Prevention Initiatives Limited.	To correct a drafting error	Staffordshire Police, NULLP610
<b>6) Climate and Renewable Energy</b>					
MOD024	Climate and Renewable Energy 26	Policy CRE1 'Climate Change', criteria 3	To amend the second sentence of criterion 3, as follows:-  Residential Developments should be designed to achieve a maximum of 110 litres per person per day, in line with the optional standard of Building Regulations, Part G ( <b><u>as updated</u></b> )'.	To improve the effectiveness of the policy	United Utilities, NULLP785

MOD025	Climate and Renewable Energy 27	Paragraph 6.3	Amend 1 <sup>st</sup> Sentence to read '...energy consumption in the borough comes ...'	To clarify this figure relates to the borough.	Council
MOD026	Climate and Renewable Energy 27	Paragraph 6.7	Amend the word complimentary in the last sentence to read 'complementary'	To correct a spelling error.	Council
MOD027	Climate and Renewable Energy 28	Policy CRE2 'Renewable Energy', criteria 3	To substitute the word impact for harm	To improve the effectiveness of the policy	Historic England, NULLP508
MOD028	Climate and Renewable Energy 29	Policy CRE2 'Renewable Energy', criteria 8	To insert a new clause as follows:- <b><u>"8e. Proposals protect the significance of heritage assets and their settings".</u></b>	To improve the effectiveness of the policy	Historic England, NULLP510
7) Housing					
MOD029	Housing 35	Policy HOU3 'Housing Standards', criteria 1	Amend first sentence to read:- 'All new residential <b><u>development homes</u></b> (including conversions) .....	To provide clarity on the intention of policy	NULLP833, Home Builders Federation
MOD030	Housing 37	Paragraph 7.36	Amend Table 2 to read 'Table 3' in the last sentence	To correct a drafting error	Council
8) Employment					
MOD031	Employment 51	Paragraph 8.13	Replace the word 'historic' with 'heritage'	To improve the clarity of the supporting information to the policy	Historic England, NULLP512
9) Retail					
MOD032	Retail 52	Policy RET1 'Retail', Criterion 1	Amend text to read '.....in the Borough, a retail hierarchy...'	To correct a drafting error	Council
MOD033	Retail 52	Policy RET1 'Retail' Table 5 District Centres	Delete box before 'Chesterton (London Road)....	To correct a drafting error	Council
MOD034	Retail 54	Policy RET2 'Shop Fronts, Advertisements, New Signage' Criterion 2	Amend text to read:- <b><u>"In schemes impacting on heritage assets (designated and non designated) including Conservation Areas and their settings Conservation Areas and / or near Listed Buildings....."</u></b>	To provide clarity on the implementation of the policy	Historic England, NULLP513

MOD035	Retail 56	Policy RET4 'NUL Town Centre' Criterion 1h	Amend word diversity to read 'diversify'	To correct a drafting error	Council
MOD036	Retail 57	Policy RET5 'Kingsgrove Town Centre', new criterion	To add a new criterion, as follows: - <b><u>2) Development should conserve and enhance heritage assets in the town centre</u></b>	To improve the effectiveness of the policy	Historic England, NULLP515
MOD037	Retail 57	Policy RET5 'Kingsgrove Town Centre', 1(b)	To amend Trent and Mersey Canal with '&'	To correct a drafting error	Canal & Rivers Trust, NULLP199
10) Infrastructure and Transport					
MOD038	Infrastructure and Transport 58	Policy IN1 'Infrastructure', criteria 5 (bullet point list)	"Green <b><u>and Blue</u></b> Infrastructure, including future maintenance"	To improve the effectiveness of the policy	Sport England, NULLP216
MOD039	Infrastructure and Transport 60	Paragraph 10.6	To add after paragraph 10.6 <b><u>10.6a The highway scheme listed at IN1 - 13(b) Improvements to Talke Signals (A34 Newcastle Road / Congleton Road / Coalpit Hill) - will require part of the existing green space (Thomas Street Open Space) fronting the A34 to be brought into the highway to facilitate delivery of the improvement set out in the Strategic Transport Assessment.</u></b>	To improve the effectiveness of the policy	Staffordshire County Council, NULLP1087
MOD040	Infrastructure and Transport 61	Paragraph 10.8	Amend the first sentence to state 'Policy IN2.....'	To clarify that the reference here is to Policy IN2.	Council
MOD041	Infrastructure and Transport 61	Policy IN2 'Transport and Accessibility', Criteria 8	To amend the criterion, as follows:-  8. Development should take account of the Local Transport Plan <b><u>and associated documents including the Borough Integrated Transport</u></b>	To improve the effectiveness of the policy	Staffordshire County Council, NULLP1092

			<b><u>Strategy, Bus Service Improvement Plan and Local Cycling and Walking Infrastructure Plan.</u></b>		
MOD042	Infrastructure and Transport 62	Paragraphs 10.13 & 10.16	To merge paragraphs into a single paragraph (10.13) as follows: - <b><u>'The Local Transport Plan, prepared by the County Council provides for an important reference guide to how the highway authority will respond to planning applications. The Local Transport Plan and associated documents should be considered in the development of any planning application. The most up to date iteration of the Infrastructure Delivery Plan will also be a significant determinant in establishing appropriate mitigation requirements.'</u></b>	To improve the effectiveness of the policy	Staffordshire County Council, NULLP1092
MOD043	Infrastructure and Transport 64	Policy IN4 'Cycleways, Bridleways and Public Rights of Way', Criteria 1	To amend the criteria as follows: -  <b><u>'1...walking, cycling and horse riding...'</u></b>	To improve the effectiveness of the policy	The British Horse Society, NULLP267
MOD044	Infrastructure and Transport 65	Policy IN4 'Cycleways, Bridleways and Public Rights of Way' Criterion 4	Amend the 3 <sup>rd</sup> sentence to read <b><u>'...Highway's Authority'....</u></b>	To correct a drafting error	Council
MOD045	Infrastructure and Transport 66	Policy IN5 'Provision of Community Facilities', Criteria 1b	To add the text, as follows: -  <b><u>1b... with due regard to aspects including the operational requirements of the provider</u></b>	To improve the effectiveness of the policy	NHS Property Services, NULLP893

MOD046	Infrastructure and Transport 67	Policy IN6 'Telecommunications Development' Criterion 1 e	Insert the following additional text, as follows: - e. the apparatus would not harm the significance of a designated heritage assets <b><u>including its setting</u></b>	To improve the effectiveness of the policy	Historic England, NULLP520
MOD047	Infrastructure and Transport 68	Policy IN7 'Utilities' Criterion 4	To amend the text, as follows:- "Within sensitive areas such as Conservation Areas <b><u>near heritage assets and their settings, new utility services should not harm the significance of the heritage asset.</u></b> New utility services should be laid...."	To improve the effectiveness of the policy	Historic England, NULLP521
11) Sustainable Environment					
MOD048	Sustainable Development 70	Policy SE1 'Pollution and Air Quality' Criterion 2	Amend first sentence to read ' A substantial improvement to air quality will be sought....'	To correct drafting errors	Council
MOD049	Sustainable Development 71	Paragraph 11.1	Amend to read '....Town Centre; and, May Bank, Wolstanton, Porthill	To clarify what areas are covered by the three respective AQMA's	Council
MOD050	Sustainable Development 71	Paragraph 11.4	Amend to read '...three AQMA's within the borough....'	To correct a drafting error	Council
MOD051	Sustainable Development 73	Paragraph 11.7	Delete final bullet point 1. Relevant Documents...	To correct a drafting error.	Council
MOD052	Sustainable Development 74	Policy SE3 'Flood Risk Assessment', Criterion 3(e)	Add some additional text to read e) Include detailed modelling of any ordinary watercourses, <b><u>main rivers and / or functional floodplain (zone 3b)</u></b> within or adjacent to the site, where appropriate....	To improve the effectiveness of the policy	The Environment Agency, NULLP1361



MOD053	Sustainable Development 75	Paragraph 11.10	<p>Additional text to be inserted, as follows:-</p> <p><b><u>For the purposes of this policy, 'high-risk areas' are defined as:</u></b></p> <p><b><u>-Land located within Flood Zones 2, 3a, or 3b.</u></b></p> <p><b><u>-Sites 1 hectare or greater located within Flood Zone 1 where the current SFRA identifies a risk of flooding from any source.</u></b></p> <p><b><u>-Areas designated as Critical Drainage Areas (CDAs) in the current SFRA.</u></b></p> <p><b><u>-Areas where the current SFRA identifies that development would increase flood risk or exacerbate existing flooding, particularly in those catchments identified as 'highly sensitive' to cumulative impact, which includes the following watercourses: Lyme Brook, Fowlea Brook, Valley Brook, and Englesea Brook.</u></b></p> <p><b><u>-Areas identified as being susceptible to groundwater flooding, including those within Source Protection Zones (SPZs) 1,2, or 3.</u></b></p> <p><b><u>-Areas identified on the current SFRA Groundwater Emergence map where groundwater levels are between 0 and 0.5m below ground level."</u></b></p>	To improve the effectiveness of the policy	The Environment Agency, NULLP1361
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MOD054	Sustainable Development 75	Paragraph 11.12	Additional text to be added following the paragraph, as follows:- <b><u>“The SFRA has given due consideration to the requirements and objectives of River Basin Management Plans (e.g. the Humber and North West River Basin Management Plans) when assessing flood risk and where relevant, FRAs should also have regard to River Basin Management Plans, as appropriate”.</u></b>	To improve the effectiveness of the policy	The Environment Agency, NULLP1361
MOD055	Sustainable Development 75	Paragraph 11.15	Delete boxes in the three bullet points	To correct a drafting error	Council
MOD056	Sustainable Development 76	Policy SE4 ‘Sustainable Drainage Systems, Criterion 4	Amend to read ‘..Canal & River Trust...’	To correct a drafting error	Council
MOD057	Sustainable Development 76	Policy SE4 ‘Sustainable Drainage Systems, Criterion 7a	Amend to read ‘....levied on residents or businesses....’	To correct a spelling error	Council
MOD058	Sustainable Development 76	Paragraph 11.21	Amend to read ‘..Canal & River Trust...’	To correct a drafting error	Council
MOD059	Sustainable Development 78	Policy SE5: Water Resources and Water Quality, Criterion 7	Add new criterion 7 to read:- <b><u>“7. Development should follow the hierarchy (order of preference for foul drainage connection), as set out in National Planning Guidance. The Council requires non mains drainage proposals to assess the potential impacts upon water quality to ensure no detrimental impact on the water environment”</u></b>	To make appropriate reference to non-mains foul drainage requirements	The Environment Agency, NULLP1386

MOD060	Sustainable Development 79	Paragraph 11.23	Additional text added to paragraph 11.23, as follows: - <b><u>“11.23.....Relevant development proposals should have regard to Water Framework Directive catchment areas (in the North West / Humber catchment) and also River Basin Management Plans”.</u></b>	To improve the effectiveness of the policy	The Environment Agency, NULLP1386
MOD061	Sustainable Development 82	Paragraph 11.39	11.39....more successful nature recovery network. <b><u>Biodiversity Net Gain is not applied to irreplaceable habitats. Any mitigation / compensation requirements for Habitats sites should be dealt with separately from Biodiversity Net Gain provision.</u></b>	To provide further clarification on the operation of the policy to the supporting information to the Policy	Natural England, NULLP1332
MOD062	Sustainable Development 86	Policy SE9 'Historic Environment' Criterion 1c	Amend to read '....will still be expected to be complied with, ....'	To correct a grammatical error	Council
MOD063	Sustainable Development 86	Policy SE9 'Historic Environment' Criterion 2	Add additional text to criterion 2, as follows: - <b><u>2. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Proposals that will lead to harm to....</u></b>	To improve the effectiveness of the policy	Historic England, NULLP523
MOD064	Sustainable Development 88	Policy SE9 'Historic Environment' Criterion 4b	To delete criterion 4(b)	To improve the effectiveness of the policy	Historic England, NULLP523
MOD065	Sustainable Development 88	Policy SE9 'Historic Environment', new criterion 6	To insert new criterion, as follows: - <b><u>6. When considering proposals that may affect heritage assets with archaeological interest, an appropriate desk-based</u></b>	To improve the effectiveness of the policy	Historic England, NULLP523

			<u>assessment and, where necessary, a field evaluation, may be required. This assessment should be carried out by a suitably qualified professional in accordance with relevant guidance.</u>		
MOD066	Sustainable Development 88	Paragraph 11.49	Add additional text as follows: - <u><b>The Council is committed to the protection and conservation of the Borough's heritage assets. In determining planning applications that may affect heritage assets, the Council will apply a hierarchical approach. In the first instance, proposals that will cause harm to a heritage asset, or its setting, will be resisted.</b></u>	To improve the effectiveness of the policy	Historic England, NULLP523
MOD067	Sustainable Development 89	Paragraph 11.51	Add additional text as follows: <u><b>"In line with the NPPF, any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. The starting point for considering proposals that may affect heritage assets should be to avoid harm altogether. Where harm cannot be avoided, proposals should clearly demonstrate that all reasonable efforts have been made to minimise and mitigate the harm through appropriate design, layout, and materials. Where less than substantial harm is identified, this will be</b></u>	To improve the effectiveness of the policy	Historic England, NULLP523

			<p><u>weighed against the public benefits of the proposal. It should be noted that even 'less than substantial harm' can still amount to considerable harm and can still be a reason for refusal should the harm be considered to outweigh the benefits of a proposal. When assessing less than substantial harm, a balanced judgement will be made having regard to the scale of any harm or loss and to the significance of the heritage asset. In the first instance, development should be located in areas that avoid harm to heritage assets. Where this is not possible, options should be explored to minimise harm. Only when all other options have been exhausted should the public benefits of a proposal be considered, and these benefits must clearly and convincingly outweigh any identified harm"</u></p>		
MOD068	Sustainable Development 89	Paragraph 11.53	<p>To insert the following text:-  <u>The policy differentiates between historic farmstead buildings (Clause 2(a)) and other forms of non-designated heritage assets (Clause 2(b)). This reflects the unique contribution that historic farmsteads make to the Borough's rural character and landscape. The Council seeks</u></p>	To improve the effectiveness of the policy	Historic England, NULLP523

			<p><u>to resist harm to all heritage assets, in line with the NPPF. However, the policy highlights historic farmsteads due to their particular importance to the character of the Borough. Clause 2(a) therefore seeks to resist the demolition of buildings associated with historic farmsteads. Clause 2(b) provides a framework for assessing proposals affecting a wider range of non-designated heritage assets, requiring a balanced judgement based on the asset's significance, proposed mitigation, and the scale of any harm or loss.</u></p>		
MOD069	Sustainable Development 89	Paragraph 11.54	<p>To insert the following text:  <u>Heritage Assessments (HAs) accompanying development proposals should clearly identify any potential harm to heritage assets or their settings and should set out a hierarchical approach to dealing with any identified harm. As outlined in Clause 2 of this policy, all opportunities to avoid harm should be sought in the first instance. Where harm cannot be avoided, the HA should outline any mitigation measures that will be implemented to minimise any impacts on the heritage asset. Where proposals will result in less than substantial harm, the HA</u></p>	To improve the effectiveness of the policy	Historic England, NULLP523

			<p><u>should set out the public benefits of the proposal. These will then be weighed against any residual harm. For proposals resulting in substantial harm, the HA should clearly set out the public benefits that would justify this harm in line with the tests set out in the NPPF. It is expected that any such harm would be wholly exceptional. All development proposals should also seek to identify opportunities for enhancing the significance of the Borough's heritage assets, as set out in the policy</u></p>		
MOD070	Sustainable Development 89	Paragraph 11.54a	<p>Insert new paragraph, as follows:</p> <ul style="list-style-type: none"> <li>- <u>The historic environment encompasses a wide range of heritage assets, including buildings, monuments, sites, places, areas, or landscapes, and including any archaeological remains. When considering proposals that may affect heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation, will be required. This assessment should be carried out by a suitably qualified professional in accordance with relevant guidance. The Council will expect any such assessments to demonstrate</u></li> </ul>	To improve the effectiveness of the policy	Historic England, NULLP523

			<u>an understanding of the potential impact of the proposed development on the archaeological significance of the asset, and to set out appropriate mitigation measures to avoid or minimise any harm. It should be noted that all archaeological remains are a finite and irreplaceable resource, and any harm to them should be avoided wherever possible. Where necessary, the Council will use planning conditions or obligations to secure appropriate archaeological investigation, recording, and mitigation measures</u>		
MOD071	Sustainable Development 93	Paragraph 11.61	Remove boxes from the bullet points entitled Environmental Benefits and Economic Benefits	To correct drafting errors	Council
MOD072	Sustainable Development 94	Policy SE12 'Amenity', Criterion 2	To amend the criteria as follows:-  2 New development....Where the operation of an existing business or facility could have a significant adverse effect on a proposed new development in its vicinity, the applicant (developer) should provide a suitable assessment, such as noise, <u>vibration and odour</u> impact assessments or a light pollution study, to demonstrate the following....	To improve the effectiveness of the policy	United Utilities, NULLP796
MOD073	Sustainable Development 95	Paragraph 11.66	Delete final bullet point 1. Relevant Documents...	To correct a drafting error	Council
MOD074	Sustainable Development 96	Policy SE14 'Green and Blue Infrastructure', Criterion 6	Amend second sentence to read '....in Green Infrastructure	To correct a drafting error	Council



			projects....' Delete I between Green and Infrastructure		
12) Rural Matters					
MOD075	Rural Matters 100	Policy RUR3 'Extensions and Alterations to Buildings Outside of Settlement Boundaries', Criteria 1(e)	To amend criterion 1(e) as follows: -  e. <b><u>Protect</u></b> Sustain-and enhance the significance of any affected heritage assets <del>(and</del> <b><u>including</u></b> their settings) in accordance with Policy SE9 (Historic Environment)	To improve the effectiveness of the policy	Historic England, NULLP526
MOD076	Rural Matters 102	Policy RUR4 'Replacement Buildings Outside of Settlement Boundaries', Criteria 1(g)	To amend criterion 1(g) as follows: - 1(g). The proposals <b><u>sustain protect</u></b> and enhance the significance of any affected heritage assets <b><u>including</u></b> <del>(and</del> their settings ) in accordance with Policy SE9 (Historic Environment)	To improve the effectiveness of the policy	Historic England, NULLP527
MOD077	Rural Matters 102	Policy RUR4 'Replacement Buildings Outside of Settlement Boundaries', Criteria 2(i)	To amend criterion 2 (i) as follows: - 2i The proposals <b><u>sustain</u></b> protect and enhance the significance of any affected heritage assets <b><u>including</u></b> <del>(and</del> their settings )-in accordance with Policy SE9 (Historic Environment)	To improve the effectiveness of the policy	Historic England, NULLP528
MOD078	Rural Matters 104	Policy RUR5 'Re-use of Rural Buildings for Residential Use', Criteria 1(f)	To amend criterion 1(f) as follows:- The proposals <b><u>sustain protect</u></b> and enhance the significance of any affected heritage assets, including buildings formerly associated with a historic farmstead <del>(and</del> including their settings) in accordance with	To improve the effectiveness of the policy	Historic England, NULLP529

			Policy <del>SE10</del> <del>SE9</del> : Historic Environment		
13) Site Allocations					
MOD079	Site Allocations 109	Policy SA1 'General Requirements', Table 6	To update reference to Canal & Rivers Trust	To correct a drafting error	Council
MOD080	Site Allocations 112	Policy AB2 'Land at J16 of the M6', Criteria 3	<p>To add an additional sentence to criteria 3.</p> <p><b><u>"To provide secure HGV lorry parking, the site should be designed and operate in accordance with Park Mark Freight scheme requirements and achieve Park Mark Freight accreditation"</u></b></p>	To improve the effectiveness of policy	Staffordshire Police, NULLP612
MOD081	Site Allocations 113	Policy AB2 'Land at J16 of the M6', criteria 21	<p>Criteria 21 to state "Implementation of an agreed comprehensive travel plan <b><u>and public transport strategy</u></b> incorporating measures to support travel to / from the development, particularly by sustainable modes. This should implement initiatives to support sustainable travel into the site, to include cycle links into the development with suitable cycle parking / amenities, bus routes and demand responsive travel schemes to support workers travelling to / from the site. The Travel Plan <b><u>and public transport strategy</u></b> should consider routes connecting into Newcastle-under-Lyme, Stoke-on-Trent and Cheshire East"</p>	To improve the effectiveness of the policy	Staffordshire County Council, NULLP1085

MOD082	Site Allocations 113	Policy AB2 'Land at J16 of the M6', Criteria 19	To update as follows:-  "19 A Utilities Masterplan being prepared for the site which details matters including <del>foul</del> <b>foul</b> , and surface water drainage, <b>and public water supply</b> . <u>It may be necessary to coordinate the delivery of the development with the timing for delivery of appropriate infrastructure</u> "	To improve the effectiveness of policy	United Utilities, NULLP1038
MOD083	Site Allocations 114	Paragraph 13.6	To amend paragraph to refer to Chapter 13, rather than 14 currently	To correct a drafting error	Council
MOD084	Site Allocations 114	Paragraph 13.19	Amend 2 <sup>nd</sup> sentence to read '.....development should be reinforced...'	To correct a drafting error	Council
MOD085	Site Allocations 117	Policy AB33 'land off Nantwich Road / Park Lane'	Delete 'Audley' from policy title	To correct a drafting error	Council
MOD086	Site Allocations 119	Policy CT1 Land at Red Street and High Carr Farm, Criteria 4	Amend criteria 4(a) as follows:- "Consider sustainable travel links <b>including public transport provision and</b> <del>including cycle and pedestrian connectivity</del> <b>including to public transport links</b> . Development should also consider walking and active travel for health and wellbeing purposes within the site",	To improve the effectiveness of the policy	Staffordshire County Council, NULLP1086
MOD087	Site Allocations 120	Policy CT1 Land at Red Street and High Carr Farm, new criteria	Additional criteria added as follows: -  <b><u>12. A utilities masterplan should be prepared for the site which details matters including foul, surface water</u></b>	To improve the effectiveness of the policy	United Utilities, NULLP1042

			<b><u>drainage, and public water supply. It may be necessary to co-ordinate the delivery of the development with the timing for delivery of appropriate infrastructure</u></b>		
MOD088	Site Allocations 122	Text immediately following Paragraph 13.63	Add paragraph number 13.64 to text starting ' Allocation of a site.....'	To correct a drafting error	Council
MOD089	Site Allocations 122	Policy CT20 'Rowhurst Close, Criteria 6	To amend policy criteria 6 as follows:- Submission of a <del>land contamination and</del> coal mining risk assessment and mitigation strategy	To remove duplication with criterion 4.	Council
MOD090	Site Allocations 129	Policy KS3 Land at Blackbank Road, Knutton, new criteria	To insert a new criterion <b><u>"15. Submission of a Mineral Safeguarding Area Assessment for the site"</u></b>	To improve the effectiveness of the policy	Staffordshire County Council, NULLP1100
MOD091	Site Allocations 135	Policy MD29 Land North of Bar Hill, new criteria	To add a new criterion (13) as follows: -  <b><u>13. A programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site</u></b>	To improve the effectiveness of the policy	Historic England, NULLP541
MOD092	Site Allocations 136	Paragraph 13.151 (new 13.152)	Amend 1 <sup>st</sup> sentence to read '....new housing further, educational infrastructure...'	To correct a punctuation error.	Council
MOD093	Site Allocations 139	Policy SP11 Lyme Park, Silverdale	Amend reference in SP11 (4) Whalley's to read 'Walleys...'	To correct a spelling error	Council
MOD094	Site Allocations 141	Paragraph 13.177	To amend as follows: -  '... no dwellings on parcel 4 on Park Road should be occupied until the <b><u>importation of non-hazardous waste to Walleys Quarry landfill ceases.</u></b> ' the	To improve the effectiveness of the policy	Staffordshire County Council, NULLP1106

			<del>operation of Walleys Quarry as a landfill site has ceased</del> which is anticipated in 2027....’		
MOD095	Site Allocations 142	Paragraph 13.180 (new 13.181)	Amend 1 <sup>st</sup> sentence to read ‘....urban area.’	To correct a drafting error	Council
MOD096	Site Allocations 142	Policy SP23 ‘Land at Cemetery Road, Criterion 3	Amend reference to Whalley’s to read ‘Walleys’	To correct a spelling error	Council
MOD097	Site Allocations 143	Paragraph 13.187	To amend as follows:-  “...no dwellings on site should be occupied <b><u>until the importation of non-hazardous waste to Walleys Quarry landfill ceases.</u></b> ’ <del>the operation of Walleys Quarry as a landfill site has ceased</del> which is anticipated in 2027....	To improve the effectiveness of the policy	Staffordshire County Council NULLP1104
MOD98	Site Allocations 144	Site G&T 8 ‘Land West of Silverdale Business Park, Criterion 3	Amend reference to Whalley’s to read ‘Walleys’	To correct a spelling error	Council
MOD99	Site Allocations 144	Paragraph 13.192	To amend as follows:-  “.... No pitches on site should be occupied until <b><u>the importation of non-hazardous waste to the operation of Walleys Quarry ceases as a landfill site has ceased</u></b> which is anticipated in 2027.	To improve the effectiveness of the policy	Staffordshire County Council NULLP1088
MOD100	Site Allocations 145	BL18 ‘Land at Clough Hall’ Criterion 4	To add additional text as follows:-  ...including surface water flooding <b><u>and sewer flooding. A drainage strategy for the site is also required.</u></b>	To improve the effectiveness of the policy	United Utilities, NULLP1046

MOD101	Site Allocations 146	Paragraph 13.205	<p>To add to the end of the paragraph 13.205</p> <p><b><u>“...The sewers and risk of flooding will need careful assessment in the detailed design, masterplanning and drainage details for the site. Applicants should engage with relevant statutory undertakers, as appropriate”.</u></b></p>	To improve the effectiveness of the policy	United Utilities, NULLP1046
MOD102	Site Allocations 146/147	Paragraph 13.206	<p>To delete text as follows:</p> <p>The site is located in an area that was previously subject to mining operations. Appropriate land contamination studies and coal mining assessments will be required to support the appropriate delivery of the site. This will need careful assessment and consideration in the detailed design, masterplanning and drainage details for the site. <del><b>Applicants should engage with the relevant provider to consider the detailed design of the site and drainage details. Applicants should consider site topography and any exceedance flow paths. Resultant layouts and levels should take account of such existing circumstances. In accordance with national and Local Plan policy, an effective drainage strategy will be established, and a sequential</b></del></p>	To improve the effectiveness of the policy	United Utilities NULLP1046

			<del>approach applied within the site directing development to areas of lowest flood risk</del>		
MOD103	Site Allocations 146	Policy BL18 'Land at Clough Hall, Criterion 11	Amend to read 'Financial contributions ...'	To correct a drafting error	Council
MOD104	Site Allocations 149	Paragraph 13.222	To add additional text to end of the paragraph as follows:-  <b><u>"Access to sewers located on the site should be maintained alongside an appropriate standoff distance"</u></b>	To improve the effectiveness of the policy	United Utilities, NULLP1047
MOD105	Site Allocations 152	Policy TB6 'Site at Coalpit Hill' Criterion 2	Amend reference to Whalley's to read 'Walleys'	To correct a spelling error	Council
MOD106	Site Allocations 152	Paragraph 13.235	To amend as follows: -  ...no dwellings on site should be occupied <b><u>until the disposal of non-hazardous waste at</u></b> Walley's Quarry <b><u>until the operation</u></b> as a landfill site has ceased which is anticipated in 2027...	To improve the effectiveness of the policy	Staffordshire County Council, NULLP1103
MOD107	Site Allocations 153	Policy TB19 'Land South of Newcastle Golf Club, new criterion	To add criterion 13, as follows: - <b><u>"13. To prepare a ball strike assessment to assess impact on Newcastle Golf Club"</u></b>	To improve the effectiveness of the policy	Sport England, NULLP212
MOD108	Site Allocations 154	Paragraph 13.243 (new 13.244)	Amend to read '.....sewer network, the site...'	To correct a punctuation error	Council
MOD109	Site Allocations 155	Policy TB23 'Land West of Galingale View, Criterion 2	Amend reference to Whalley's to read 'Walleys'	To correct a spelling error	Council
MOD110	Site Allocations 155	Policy TB23 'Land West of Galingale View, Criterion 3	Amend to read '....Rosemary Hill....'	To correct a spelling error	Council
MOD111	Site Allocations 156	Paragraph 13.260	To amend as follows:- ...until the <del>operation of of Walleys Quarry as a landfill site</del>	To improve the effectiveness of the policy	Staffordshire County Council, NULLP1102

			<b><u>importation of non-hazardous waste to Walleys Quarry ceases which is anticipated in 2027...</u></b>		
MOD112	Site Allocations 158	Policy TC19 'Hassell Street Car Park'	Amend 1 <sup>st</sup> sentence of policy to read '.....is partially allocated....'  Also amend plan TC19 on Map 16 Town Ward Map accordingly	To clarify that part of the site will accommodate residential development but the remaining will continue to serve as car parking	Council
MOD113	Site Allocations	Policy TC20 'Kind Street Car Park'	Amend 1 <sup>st</sup> sentence of policy to read '....is partially allocated...'  Also amend plan TC20 on Map 16 Town Ward Map accordingly	To clarify that part of the site will accommodate residential development but the remaining will continue to serve as car parking	Council
MOD114	Site Allocations 163	Policy TC71 'Midway Car Park, Criterion 5	Amend to read '....former clay tobacco pipe ....'	To correct a spelling error	Council
MOD115	Site Allocations 163	Paragraph 13.284 (new 13.285)	Amend 1 <sup>st</sup> sentence to read '....is located'...Remove word sustainably.	To correct a drafting error. Inclusion of word duplicates references to being a sustainable location in second sentence.	Council
<b>14) Glossary</b>					
MOD116	Glossary 165	Appropriate Assessment	Amend text to separate words 'to' and 'determine'	To correct a drafting error	Council
MOD117	Glossary 166	Critical Drainage Areas	Amend text to read Strategic Flood Risk Assessment not SFRA	To provide clarity as to what SFRA means	Council
MOD118	Glossary 166	DEFRA's Code of Practice etc.	Amend text to separate words 'for' and 'developers'	To correct a drafting error	Council
MOD119	Glossary 166	Desk Based Assessment	Amend text to separate words 'records' and 'and'	To correct a drafting error	Council



MOD120	Glossary 166	Development Boundary	Amend text to separate words 'development' and 'is'	To correct a drafting error	Council
MOD121	Glossary 167	To insert reference to energy hierarchy	To include a definition of the energy hierarchy as follows:- <b><u>“Energy hierarchy - to reduce levels of carbon dioxide emissions in the built environment. It seeks to reduce energy demand, to supply energy efficiently and use renewable energy”.</u></b>	To improve the effectiveness of the Local Plan	Home Builders Federation, NULLP851
Appendix 1: Monitoring Framework					
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Appendix 2 Saved Policies					
MOD122	Appendix 2: Saved Policies	Table 9 NUL Local Plan Saved Policies title	Add in brackets (2003, 2011)	To clarify which local plan saved policies refer to	Council
Appendix 3 Parking Standards					
MOD123	Appendix 3: Parking Standards 189	Table 12 Additional Parking Standards – Disabled Motorists	Amend to un-embolden the current bold text	To correct a drafting error	Council
Appendix 4 Commitments since 31 March 2023					
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Appendix 5 Design Code for Historic Farmsteads					
MOD124	Appendix 5: Design Code for Historic Farmsteads	Format of section	Amend to have contents of paragraphs 5.2 to 5.11 to be a bullet pointed sub-set of paragraph 5.1	To correct a drafting error.	Council
Appendix 6: Indicative Housing Trajectory					
MOD125	Appendix 6: Indicative Housing Trajectory	Para 6.1 Housing Trajectory	Add titles to X and Y axis – No. of dwellings and years respectively.	To add clarity to the plan.	Council
Appendix 7 Final Draft Local Plan Site Allocation Maps					
See MOD112 above					Council

See MOD113 above					Council
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