Newcastle-under-Lyme Local Plan 2020-2040 Proposed Main Modifications

Habitats Regulations Assessment of the Main Modifications

October 2025

LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Newcastle-under-Lyme Local Plan 2020 – 2040 Proposed Main Modifications

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Acronyms and abbreviations

AA	Appropriate Assessment
HRA	Habitats Regulations Assessment
LSEs	Likely Significant Effects
MIQs	Matters, Issues and Questions
NuLBC	Newcastle-under-Lyme Borough Council
PPG	Planning Policy Guidance
SAC	Special Area of Conservation
SoCG	Statement of Common Ground
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

Executive summary

Purpose of this report

E1 This HRA report evaluates the Schedules of Proposed Main and Additional Modifications to the submitted Newcastle-under-Lyme Local Plan (October 2025), prepared by Newcastle-under-Lyme Borough Council (NuLBC). These modifications have been developed by NuLBC in response to information and actions identified by the Inspector during the examination hearings, which are required to ensure the Local Plan is sound.

E2 The Main and Additional Modifications are detailed in **Appendix A** of this report. This HRA report assesses whether the proposed modifications to the submitted Newcastle-under-Lyme Local Plan introduce any new Likely Significant Effects (LSEs) on European sites, and whether the conclusions of the HRA undertaken for the submitted Local Plan remain valid in light of these modifications.

E3 The methodology for the assessment process is the same as that used at all earlier stages in the HRA process of the submitted Newcastle-under-Lyme Local Plan.

Assessment Findings

E4 Each proposed modification has been screened to understand if it will result in new LSEs on European sites, and whether the conclusions of the HRA process for the submitted Local Plan remain valid in light of these modifications.

E5 This assessment has indicated that there will be no new LSEs as a result of the proposed modifications. It can therefore be concluded that the proposed Main Modifications and the Additional Modifications will not change the outcome of the HRA process and will therefore not have an adverse impact on site integrity at any European site, either alone or in-combination.

1 Introduction

1.1 Context

1.1.1 Newcastle-under-Lyme Borough Council (hereafter referred to as 'NuLBC') is preparing a new Local Plan to set out a vision and provide a framework for meeting identified needs and priorities. This will provide a framework for Newcastle-under-Lyme's growth until 2040. The Local Plan will set out where and how new development can take place.

1.1.2 Lepus Consulting Ltd (Lepus) has prepared this Habitats Regulations Assessment (HRA) report of the proposed modifications to the submitted Newcastle-under-Lyme Local Plan[1] (2020-2040). The modifications are presented within the Schedule of Proposed Main Modifications and the Schedule of Proposed Additional Modifications to the submitted Newcastle-under-Lyme Local Plan (October 2025).

1.2 Purpose of this report

1.2.1 This Main Modifications HRA Report supplements the earlier HRA outputs delivered alongside preparation of the Newcastle-under-Lyme Local Plan as listed below.

- Regulation 19 HRA Report[2];
- Assessment of Air Quality Impacts on Habitat Sites in Newcastle-under-Lyme – Air Quality Assessment Report[3]; and
- Interpretation of Air Quality Modelling Data for the Components of the Midlands Meres and Mosses (Phase 2) Ramsar Site Report[4].

1.2.2 This HRA report forms part of the series of HRA reports that have been prepared to document the iterative HRA process. This report focuses on whether the modifications to the submitted Newcastle-under-Lyme Local Plan will result in new Likely Significant Effects (LSEs) upon any European site, and whether the conclusions of the HRA reports listed at **paragraph 1.2.1** remain valid in light of these modifications. In the context of this report, European sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites[5].

1.2.3 This report solely focuses upon Main Modifications to the submitted Newcastle-under-Lyme Local Plan made since the Examination hearings; it does not re-assess any aspect of the submitted Local Plan.

1.2.4 This report does not contain all information normally presented in an HRA report and should therefore be read in conjunction with the HRA reports listed at **paragraph 1.2.1**.

[1] Newcastle-under-Lyme Borough Council (2024). Newcastle-under-Lyme Borough Council Local Plan (2020-2040). Available at https://www.newcastle-staffs.gov.uk/downloads/download/901/newcastle-under-lyme-local-plan [Accessed: 23/10/25]

[2] Lepus Consulting (2024) Newcastle-under-Lyme Local Plan. Habitats Regulations Assessment July 2024. Available at: https://www.newcastle-staffs.gov.uk/downloads/download/905/newcastle-under-lyme-habitats-regulations-assessment-regulation-19-stage [Accessed: 23/10/25]

[3] Sweco (February 2025). Assessment of Air Quality Impacts on Habitat Sites in Newcastle-under-Lyme – Air Quality Assessment Report. Available at: https://www.newcastle-staffs.gov.uk/downloads/download/1036/appendix-1-air-quality-assessment

[4] Lepus Consulting (March 2025). Habitats Regulations Assessment of the Newcastle-under-Lyme Publication Draft Local Plan – interpretation of Air Quality Modelling Data for the Components of the Midlands Meres and Mosses (Phase 2) Ramsar Site. Available at: https://www.newcastle-staffs.gov.uk/downloads/download/1037/appendix-2-habitats-regulations-assessment-march-2025

[5] Wetlands of international importance (both listed and proposed).

1.2.5 This HRA has been prepared in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended)[6], known as the Habitats Regulations and has been informed by National Planning Policy Guidance (PPG)[7].

1.2.6 All modifications have been screened through the HRA process for LSEs and the findings are set out in **Appendix A** of this report.

[6] The Conservation of Habitats and Species Regulations 2017 SI No. 2017/1012, TSO (The Stationery Office), London. Available at: https://www.legislation.gov.uk/uksi/2017/1012/contents [Date Accessed: 28/10/25]

[7] Ministry of Housing, Communities and Local Government (July 2019) Planning Practice Guidance Note, Appropriate Assessment, Guidance on the use of Habitats Regulations Assessment.

2 The Newcastle-under-Lyme Local Plan HRA findings

2.1 Newcastle-under-Lyme preparation and the HRA process

2.1.1 At the Regulation 18 stage of the plan making process, an HRA was undertaken to support the First Draft Newcastle-under-Lyme Local Plan[8]. This HRA output identified likely significant air quality, water and recreational effects at a number of European sites. Natural England provided a response to the Regulation 18 HRA in August 2023, agreeing with its conclusions that LSEs could not be screened out and that an Appropriate Assessment (AA) would be required.

2.1.2 The Regulation 19 HRA scoped in the following potential impact pathways associated with the Local Plan and connections to European sites:

- Cannock Chase SAC - water quality;
- Humber Estuary SAC, SPA and Ramsar - water quality;
- Mersey Estuary SPA and Ramsar - water quality;
- Midland Meres and Mosses Phase 1 Ramsar - water quality and quantity and recreational pressure;
- Midland Meres and Mosses Phase 2 Ramsar - air quality, water quality and quantity and recreational pressure;
- Pasturefields Salt Marsh SAC - water quality;
- Peak District Dales SAC – water quantity;
- Peak District Moors (South Pennine Moors Phase 1) SPA – water quantity;
- Severn Estuary SAC, SPA and Ramsar - water quality;
- South Pennine Moors SAC – water quantity; and
- West Midland Mosses SAC - water quality.

2.1.3 A screening assessment was then undertaken to determine LSEs of the Local Plan upon European sites. The Local Plan is not directly connected with or necessary to the management of any European site. Taking no account of mitigation, the following policies and all allocations were screened into the HRA process due to potential LSEs on the European sites listed above, either alone or in-combination.

- PSD 1: Overall Development Strategy;
- PSD 3: Distribution of Development;
- HOU 4: Gypsy, Travellers and Travelling Showpeople;
- EMP 1: Employment;
- RET 4: Newcastle-under-Lyme Town Centre; and
- SE 8: Biodiversity and Geodiversity.

2.1.4 The HRA therefore progressed to an AA to explore the implications of the Local Plan in view of each European site's conservation objectives. The following matters were assessed in more detail:

- Impacts on designated features affected by a possible deterioration in air quality;

[8] Lepus Consulting (2023) Newcastle-under-Lyme First Draft Local Plan 2020-2040. Habitats Regulations Assessment – Screening.

- Impacts on water quality and quantity associated with increased levels of built development;
- Impacts associated with increased recreational pressure at European sites; and
- Consideration of impacts at associated functionally linked land.

2.1.5 The protective framework provided by the Local Plan and existing protection measures set out in high level strategic policy and existing planning policy frameworks that serve to help overcome the identified potential adverse effects were factored into the assessment process. Taking into consideration these factors and based on the best available information at the time of writing, the HRA concluded that the Local Plan would have no adverse impact on site integrity at any European site, either alone or in-combination.

2.1.6 Natural England submitted a representation during the Regulation 19 consultation expressing that they considered the Final Draft Local Plan in its current form not sound or legally compliant due to the lack of evidence with regard to air quality and its implications for the HRA. In this response, Natural England considered that adverse air quality impacts on site integrity at the Midland Meres and Mosses Phase 2 Ramsar site could not be ruled out based on evidence provided in the Regulation 19 HRA Report. Natural England advised that further work be undertaken to better understand the LSEs of air quality at the Midland Meres and Mosses Phase 2 Ramsar site where it is underpinned by Black Firs and Cranberry Bog Site of Special Scientific Interest (SSSI) and Oakhanger Moss SSSI.

2.1.7 Additional HRA and air quality work was therefore undertaken following engagement with Natural England which culminated in the preparation of two further evidence documents:

- Assessment of Air Quality Impacts on Habitat Sites in Newcastle-under-Lyme – Air Quality Assessment Report (February 2025, SWECO); and
- Habitats Regulations Assessment of the Newcastle-under-Lyme Publication Draft Local Plan – interpretation of Air Quality Modelling Data for the Components of the Midlands Meres and Mosses (Phase 2) Ramsar Site (March 2025, Lepus Consulting).

2.1.8 Drawing on the air quality modelling work, including information enabling a better understanding of the air quality impacts at Oakhanger Moss SSSI and Black Firs and Cranberry Bog SSSI, the Interpretation of Air Quality Modelling Report (March 2025) concluded that there will be no adverse impact on site integrity at the Midland Meres and Mosses (Phase 2) Ramsar due to air pollution associated with the Local Plan alone or in-combination.

2.1.9 A Statement of Common Ground (SoCG)[9] was drawn up with Natural England on this topic which concluded that there would be no adverse air quality effects on the integrity of any European site alone or in-combination as a result of the Local Plan. It noted that *"it is agreed by all parties that as long as the Borough Council are going to adopt the final Air Quality HRA (AA) then Natural England can concur with the conclusion of no adverse effect on integrity with regards to Air Quality*".

[9] Statement of Common Ground between Newcastle-under-Lyme Borough Council and Natural England. Available at: https://www.newcastle-staffs.gov.uk/downloads/download/1039/socg-nul-and-natural-england

2.1.10 The Regulation 19 HRA (2024) together with the supplementary air quality modelling (2025) and ecological interpretation (2025) provide a fit for purpose and robust conclusion that the Newcastle-under-Lyme Local Plan will not result in an adverse impact on integrity at any European site, either alone or in-combination.

2.2 Submission and Examination of the Newcastle-under-Lyme Local Plan

2.2.1 The Newcastle-under-Lyme Borough Council Local Plan (2020-2024) was submitted to the Secretary of State for public examination on 20th December 2024. The Inspector provided information to the Council in August 2025 concerning matters and actions that needed to be addressed following the hearings and the modifications that need to be made to make the Local Plan sound. The Council has responded to these matters and updated the Local Plan as set out in the Schedule of Proposed Main Modifications and the Schedule of Proposed Additional Modifications to the submitted Newcastle-under-Lyme Local Plan (October 2025). This report provides an HRA assessment of these modifications.

3 Methodology

3.1 Introduction

3.1.1 This HRA report is part of a sequence of assessment phases which began in 2023 (see **Section 2.1**). It focuses on changes prepared by NuLBC which have been made in response to the findings issued by the planning inspector conducting the examination hearings. Unless otherwise stated, all assessment findings reported in the Regulation 19 HRA (2024), together with the supplementary air quality modelling (2025) and ecological interpretation (2025), remain the same (as summarised in **paragraph 1.2.1**).

3.1.2 The HRA process has engaged with the following European sites:

- Cannock Chase SAC
- Humber Estuary SAC, SPA and Ramsar
- Mersey Estuary SPA and Ramsar
- Midland Meres and Mosses Phase 1 Ramsar
- Midland Meres and Mosses Phase 2 Ramsar
- Pasturefields Salt Marsh SAC
- Peak District Dales SAC
- Peak District Moors (South Pennine Moors Phase 1) SPA
- Severn Estuary SAC, SPA and Ramsar
- South Pennine Moors SAC
- West Midland Mosses SAC

3.1.3 Following the HRA methodology set out in Chapter 2 of the 2024 HRA report, modifications were reviewed to check whether there were any implications for the findings of the 2024 HRA and screened for new LSEs on the above European sites (Stage 1 of the HRA process).

4 Appraisal findings

4.1 Results

4.1.1 The results of the Main Modifications screening exercise are presented in **Appendix A**. The right-hand column identifies whether there are any LSEs which may trigger a change to the conclusions of the Regulation 19 HRA Report (2024), the supplementary air quality modelling (2025) or the ecological interpretation (2025).

4.1.2 The majority of modifications relate to clarification of points, updates to reflect the latest position, correction of errors or addition of explanatory text. Other changes relate to amendments to policy wording which would not trigger new development or any other change likely to have an effect on a European site. A number of policies have been removed to reflect the current housing position. These are detailed below.

- Policy AB12 (Land East of Diglake Street) - 125 dwellings
- Policy AB33 (Land off Nantwich Road / Park Lane) - 55 dwellings
- Policy CT1 (Land at Red Street and High Carr Farm) - 520 dwellings
- Policy CH13 (Castletown Grange) - 7 dwellings
- Policy KS3 (Land at Blackbank Road, Knutton) - 150 dwellings
- Site G&T 8 (Land West of Silverdale Business Park) - 5 pitches

4.1.3 The removal of the above residential allocations and Gypsy and Traveller allocation G&T 8 means that the assessment provided in the HRA is precautionary and worst case and will therefore trigger no new LSEs or change the conclusions of the 2024 HRA report.

4.1.4 In addition, the Main Modification propose the addition of 42 dwellings to Policy TC45 (York Place, Newcastle Town Centre). This allocation is located in the built up area of Newcastle-under-Lyme to the east of the town centre and was previously assessed as an employment only allocation in the 2024 HRA report. Site TC45 is not a new allocation, and it was included in the transport, water and air quality modelling which informed the Local Plan and also the HRA work. Water and air quality conclusions made in the HRA evidence (summarised in **Section 2.1**) therefore remain unchanged. In addition, the 2024 HRA (at Appendix D) also notes that allocation TC45 does not lie within 5km of any European site identified as being susceptible to LSEs from recreational pressure associated with the Local Plan. Give the location of this allocation, adverse recreational effects can therefore also be screened out. In addition, site TC45 is not located within 400m of any European site, beign located within the built up area of Newcastle-under-Lyme to the east of the main centre, and urbanisation LSEs can therefore also be screened out. As such, the addition of 42 residential dwellings at this site allocation will not trigger any LSEs or lead to any change to the conclusions of the 2024 HRA report.

4.1.5 In summary, it can be concluded that there will be no new LSEs from any Main Modification or Additional Modification made since the Examination, and therefore there will be no change to the findings of the HRA reports (as detailed in **Section 2.1**) and the Local Plan as modified is compliant with the Habitats Regulations.

5 Conclusions

5.1 Summary

5.1.1 This report assesses whether the Main Modifications and Additional Modifications to the Local Plan made in response to the Local Plan examination will result in new LSEs upon any European site, and whether the conclusions of the HRA process, as detailed in **Section 2.1**, remain valid in light of these modifications.

5.1.2 This assessment has indicated that there will be no new LSEs as a result of the proposed modifications. It can therefore be concluded that the Main Modifications and Additional Modifications will not change the outcome of the HRA process and will therefore not have an adverse impact on site integrity at any European site, either alone or in-combination.

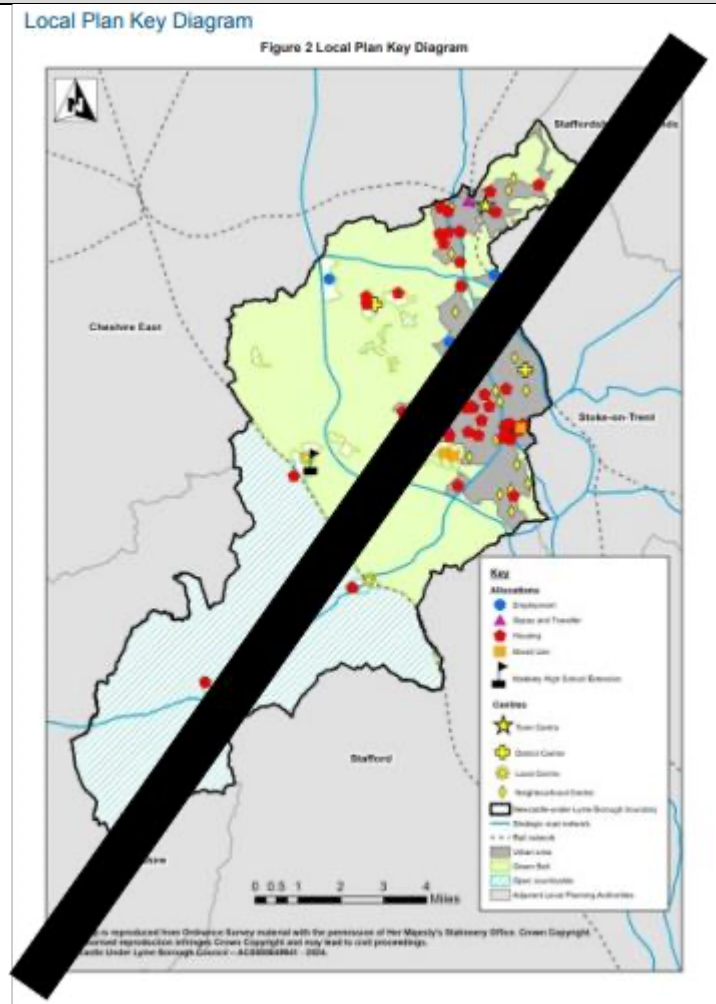
Appendix A: Schedule of Main Modifications and Screening

Schedule of Proposed Main Modifications to the Submitted Local Plan
October 2025

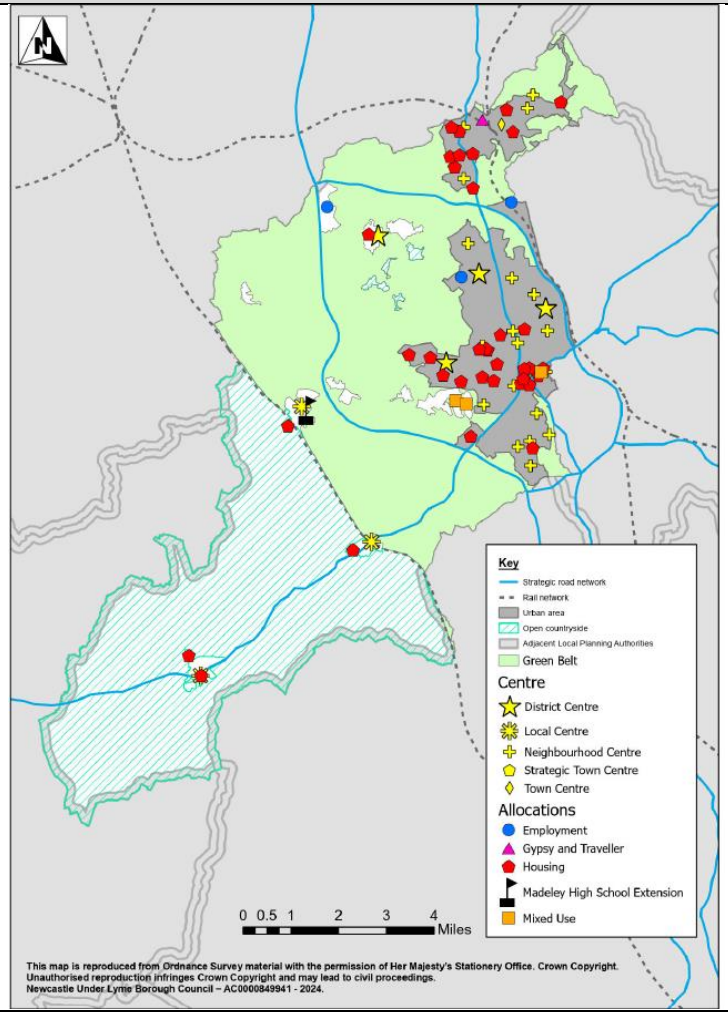
The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in italics.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
MM01	10 & 11	Paragraphs 4.8, 4.12 & 4.15 respectively (Strategic Objectives for the Borough)	To amend paragraph 4.8 as follows: - Add text, as follows: - "SO-5(V) Provide a mix of housing types **and tenures** which are attractive..." To amend paragraph 4.12 as follows: - "SO-9(IX)....Maintain **and improve** ~~**the vast majority of**~~ the wide variety of open spaces ~~**in urban areas**~~ and improve green corridor linkages...." To add text to paragraph 4.15 as follows: - SO-12 (XII) Protect the Green Belt **through a clear, structured policy approach**, ~~**except where exceptional circumstances justify strategic Green Belt release to meet strategic needs identified by the Plan**~~ To add additional strategic objectives, as follows: - **SO14 (XIV) To seek to address the local causes of pollution and the contamination of land.** **SO15 (XV) To support the implementation of the Nature Recovery Network** **SO16 (XVI) To avoid, where possible, the loss of best and most versatile land and valued soils**	To ensure the objectives of the Plan are consistent with national policy in relation to housing mix, Green Belt release, addressing pollution, and supporting biodiversity and geodiversity.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM02	12	Local Plan Key Diagram (Figure 2)	To amend the Local Plan Key Diagram to reflect any changes to site allocations proposed in the Local Plan.	To reflect the outcomes of the Local Plan	MM	A number of residential allocations (totalling 857 dwellings) and one G&T

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			Local Plan Key Diagram  	Examination Process.		allocation (for 5 pitches have been removed from the Local Plan that was assessed at Regulation 19. In addition, 42 new dwellings have been included at an employment allocation that was assessed in the 2024 HRA report. These modifications are reflected in this change. The HRA reports summarised at **Section 2.1** provide a worst-case assessment as any decrease in dwelling numbers would result

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
						in less of an impact. The additional 42 dwellings are located on a site included in the traffic, water and air quality modelling and therefore will not result in new LSEs in terms of air quality or water to that reported in the 2024 HRA report. In addition, given the location of this site, there will be no recreational or urbanisation effects (see **Section 3.2** of the main report).

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
						

<table>
<tr><th>Modification Reference</th><th>Page Number</th><th>Policy / Para / Map Reference</th><th>Main Modification</th><th>Reason</th><th>Main Modification / Additional Modification</th><th>Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>MM03</td><td>13 & 14</td><td>Policy PSD1 (Overall Development Strategy)</td><td>To amend the policy as follows: -
Criterion 3b:- To amend to read ‘….linked to research and innovation <s>of</s> <u>at</u> the University.’

Criterion 4d:- To amend to read ‘d. <s>Does not require major investment in new infrastructure</s>. <u>Is effectively served by existing infrastructure or the infrastructure needs of the development are effectively addressed by the scheme.</u> <s>Where this is unavoidable,</s> <u>Where new infrastructure</u> is required the delivery of development should be co-ordinated (including the use of phasing) to coincide with new infrastructure provision.</td><td>To make grammatical improvements to the text and support the effectiveness of the policy.</td><td>MM</td><td>No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1.</td></tr>
<tr><td>MM04</td><td>13&14</td><td>Policy PSD1 (Overall Development Strategy) – supporting text</td><td>Paragraph 5.3 – supporting information to Policy PSD1, to amend the paragraph, as follows:-

The economic growth scenario applied in the Local Plan is informed by the latest Cambridge Econometrics (March 2023) and Experian (December 2023) economic forecasts for Newcastle-under-Lyme for the period 2023-2040. The economic forecast identifies jobs growth of approximately 237 per annum over the plan period. To meet projected growth in the Borough there is a need to provide for a minimum of 63 hectares of employment land. The Local Plan allocates strategic sites AB2 (Land at Junction 16) <u>as a high-quality logistics site with Heavy Goods Vehicle Lorry Parking</u> and KL15 (Land at Barkers Wood, Keele) <u>as a science and innovation park linked to Keele University</u> to provide resilience, <u>flexibility and choice</u> in employment land supply and ensure that employment land needs are met during the plan period. These sites also perform a key strategic role in supporting sub-regional economic growth.

To insert new table (after Paragraph 5.3)
<u>Table 1a Employment Land Supply Information</u>

<table><tr><th><u>Site</u></th><th><u>Area (Hectares)</u></th></tr><tr><td><u>Existing Employment Supply</u></td><td><u>29.66</u></td></tr><tr><td><u>Rowhurst Close, Chesterton (CT20)</u></td><td><u>8.88</u></td></tr></table></td><td>To update and provide clarification on the employment and housing land supply figures in the Borough.</td><td>MM</td><td>A number of residential allocations (totalling 857 dwellings) and one G&T allocation (for 5 pitches have been removed from the Local Plan that was assessed at Regulation 19. In addition, 42 new dwellings have been included at an employment allocation that was assessed in</td></tr>
</table>

<table>
<tr><th>Modification Reference</th><th>Page Number</th><th>Policy / Para / Map Reference</th><th>Main Modification</th><th>Reason</th><th>Main Modification / Additional Modification</th><th>Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE</th></tr>
<tr><td></td><td></td><td></td><td>
<table>
<tr><td><u>Keele University Science Park (KL13)</u></td><td><u>11</u></td></tr>
<tr><td><u>Chatterley Valley (BW1)</u></td><td><u>6.4</u></td></tr>
<tr><td><u>Land South of A525 Keele (KL15)</u></td><td><u>13</u></td></tr>
<tr><td><u>Land at Junction 16, M6 (AB2)</u></td><td><u>80</u></td></tr>
<tr><td><u>Total</u></td><td><u>148.94</u></td></tr>
</table>

Paragraph 5.4 - To amend the paragraph as follows: -

The base date of the Plan is 01 April 2020. The position on local housing need, housing and employment land supply is calculated as of 31 March <s>2023</s> <u>2024</u> which reflects the Council's latest monitoring position. The following table sets out the Local Plan housing requirement and the supply sources that will deliver a resilient and continuous supply of housing. This includes the residual amount of housing that we need to allocate sufficient homes for in the Local Plan. It is important that there is resilience in housing supply taking account of factors that may affect delivery and to ensure the overall housing requirement is delivered during the plan period. To address this, the Plan makes provision for a supply buffer of circa <s>8.3</s> <u>5%</u> above the housing requirement set out in this policy.

Update Table 2 as follows: -
<table>
<tr><td>Elements of Housing Supply</td><td>Figures</td></tr>
<tr><td>Minimum Housing Requirement</td><td>8,000 (400 dwellings per annum)</td></tr>
<tr><td>Total completions and commitment as at the 31 March <s>2023</s> <u>2024</u></td><td><s>3,369</s> 3,719</td></tr>
<tr><td><s>Commitments from sites post March 2023 (appendix 4)</s></td><td><s>410</s></td></tr>
</table>
</td><td></td><td></td><td>the 2024 HRA report. These modifications are reflected in this change. The HRA reports summarised at Section 2.1 provide a worst-case assessment as any decrease in dwelling numbers would result in less of an impact. The additional 42 dwellings are located on a site included in the traffic, water and air quality modelling and therefore will not result in new LSEs in terms of air quality or water to that reported in</td></tr>
</table>

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			Total Supply from Local Plan Housing Allocations: ~~4,512~~ **4,286** Total Windfall Allowance: ~~372~~ **420** Total Supply of Housing + buffer: ~~8,663~~ **8,425**			the 2024 HRA report. In addition, given the location of this site, there will be no recreational or urbanisation effects (see **Section 3.2** of the main report).
MM05	16	Policy PSD3: Distribution of Development	To amend criteria 1 as follows:- The strategic centre of Newcastle-under-Lyme is expected to accommodate in the order of ~~5,200~~ **4,700** new homes To amend criteria 3 as follows: - Audley and Bignall End (Joint) in the order of **110** ~~250~~ new homes	In the interests of clarity and therefore effectiveness – reflecting the removal of allocations from the Plan.	MM	A number of residential allocations (totalling 857 dwellings) and one G&T allocation (for 5 pitches have been removed from the Local Plan that was assessed at Regulation 19. In addition, 42 new dwellings have been included at an employment allocation that was

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						assessed in the 2024 HRA report. These modifications are reflected in this change. The HRA reports summarised at **Section 2.1** provide a worst-case assessment as any decrease in dwelling numbers would result in less of an impact. The additional 42 dwellings are located on a site included in the traffic, water and air quality modelling and therefore will not result in new LSEs in terms of air quality or water to that

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						reported in the 2024 HRA report. In addition, given the location of this site, there will be no recreational or urbanisation effects (see **Section 3.2** of the main report).
MM06	18	Paragraph 5.23 (Supporting text to Policy PSD3: Distribution of Development)	To add the following text at the end of paragraph 5.23: - 5.23 Policy PSD3 (Distribution of Development) seeks to distribute the housing requirement and is supported by site allocations the Local Plan. ~~**Neighbourhood Planning Groups should be aware of the figures presented where preparing their own neighbourhood plans. In line with paragraph 68 of the NPPF, the Council will provide an indicative requirement housing figure if requested to do so by a neighbourhood planning body. This figure will take account of factors such as the latest evidence of local housing need, the population of the neighbourhood area and the policy approach of the Local Plan, until superseded.**~~ **In relation to Neighbourhood Planning Areas, the Local Plan broadly meets the housing requirements of these areas through existing permissions and allocations. It therefore does not set out additional housing requirements for each Designated Neighbourhood Area. Nevertheless, the Council will support Neighbourhood Planning Groups seeking to allocate development within their area by providing up to date evidence of local need, including affordable housing need if required."**	To ensure the Plan is positively prepared and in the interests of clarity.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM07	19	Policy PSD4 (Development Boundaries and the Open Countryside)	To amend criteria 3 (i) as follows: - Proposals for Rural ~~**and First Homes**~~ Exception sites that meet the criteria set out in Policy HOU8 Rural ~~**and First Homes**~~ Exception Sites and policy HOU9 Community Led Exception Sites; To add additional text and make amendments to criterion 4, as follows: - 4. Development proposals should not harm the character, appearance, **historic** and environmental quality of the Countryside as an asset that contributes to the Borough's **Identity** ~~**Identify and that should be preserved**~~."	To remove references to First Homes from the Plan in line with changes in national policy and to	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as

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				better reflect the housing needs of the Borough and to ensure effectiveness of the policy.		summarised in **Section 2.1**.
MM08	20	Policy PSD5 (Green Belt)	To delete the following items in criterion 2 ~~**b. AB12 Land east of Diglake Street;**~~ ~~**c. AB15 Land north of Vernon Avenue;**~~ ~~**e. CT1 Land off Red Street and High Carr Farm;**~~ To insert a new criterion 2(c), as follows: - **C. to allocate land for the extension of Madeley High School** To amend Criterion 3 as follows: - Amend text to read '…., **except** ~~**expect**~~ in very special circumstances….' To amend criterion 6 as follows: - "6. Development proposals for sites removed from the Green Belt should include compensatory improvements to the environmental quality and accessibility of remaining Green Belt Land to offset the impact of the removal of land from the Green Belt. These improvements should demonstrably enhance environmental quality, biodiversity and accessibility. **Details of such improvements will be considered during the development management process and assessed on an individual application basis**". To amend criterion 7 as follows: - **7. Development proposals for sites removed from the Green Belt should establish a recognisable and permanent new boundary to the Green Belt.** To amend paragraph 5.33 as follows: - 5.33 Compensatory improvements to the Green Belt will be secured through planning conditions or planning obligations such as Section 106 agreements. **Site allocations that involve removing land from the Green Belt will provide compensatory improvements to the remaining Green Belt. The scope of compensatory improvements will also be informed through early engagement with relevant landowners, key stakeholders and the local community. Compensatory improvements to the environmental quality and accessibility of remaining Green Belt land may include:**	To ensure that policy PSD5 is consistent with other provisions in the Plan, including policy IN1 with reference to Madeley High School. and Other changes have been made to provide further information on the approach to Green Belt Compensatory Improvements in accordance with national	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			• **New or enhanced green infrastructure.** • **Woodland planting, examples include support for the Council's Carbon Capture Areas and Urban Tree Planting Strategy.** • **Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);** • **Improvements to biodiversity, habitat connectivity and natural capital including schemes that can also enhance natural flood resilience by managing surface water run-off and improving drainage.** • **New or enhanced walking and cycle routes including contributions to schemes, such as the Staffordshire County Council Local Transport Plan, Walking and Cycling Infrastructure Plan and the Public Rights of Way Improvement Plan (all as updated); and** • **Improved access to new, enhanced or existing recreational and playing field provision for sites in the Green Belt identified in the Local Plan or Playing Pitch Strategy.** To update the list of related documents as follows: - Related Documents • ED008 Green Belt Study (Ove Arup, 2019, 2017, 2020, 2023, 2024) • ED009 Green Belt Village Study (Ove Arup, 2024) • **Staffordshire County Council, Local Transport Plan** • **Staffordshire County Council, Local Cycling and Walking Infrastructure Plan** • **Staffordshire County Council, Public Rights of Way Improvement Plan**	policy also to reflect the approach, later in the Plan to the deletion of policy SA1 – General Requirements.		
MM09	21	Policy PSD6 (Health and Wellbeing) and supporting information text.	To amend criteria 1a as follows: - ~~Follow~~ **Reflect** Sport England's Active Design Principles (as updated) and **provide evidence through the completion of an active design checklist** To amend criterion 1(c) as follows:- c. For major development schemes, including non-residential, be supported by a core (i.e.screening) health impact assessment. Following the screening assessment, a full (comprehensive) health impact assessment may be required **where, taking into account potential mitigation, it is found that**. ~~D~~ **d**evelopment ~~that~~ would have an unacceptable adverse impact, ~~following the Health Impact Assessment,~~ on health or wellbeing**, such development** will not be permitted; To delete criteria 1h as follows: - ~~**"Support initiatives that seek to reduce overweight and obesity across the Borough, including for schemes such as Hot Food Takeaways (outlined in policy RET4)"**~~ In paragraph 5.35 remove the dash between 'needs' and 'for' in the first sentence	To ensure the effectiveness of the policy and ensure appropriate cross references with other policies, such as policy RET4 (Hot Food Takeaways)	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			Insert new paragraph in the supporting information (after paragraph 5.41), as follows: - **5.41a In line with Policy RET3 (Restaurants, Cafes, Pubs and Hot Food Takeaways) the Council will support initiatives on Hot Food Takeaways that seek to reduce obesity across the Borough**.			
MM10	24	Policy PSD7 (Design)	To amend criteria 5, as follows:- 5. Development proposals **for major** ~~**should ensure that**~~ housing **schemes** ~~**developments achieve**~~ **should demonstrate how the design has positively responded to the Building for a Healthy Life criteria** ~~**standard**~~ (~~**or**~~ as updated); To amend criteria 8, as follows: - 8. Developments should be accessible and inclusive, ensuring that they can be used safely, easily and with dignity by all. ~~**regardless of disability, age, gender, ethnicity or economic circumstances.**~~ To amend criteria 9, as follows: - 9. **To support the delivery of high-quality cycle infrastructure in the Borough**, ~~**D**~~ **d**evelopment should take account of Department for Transport Local Transport Note 1/20 as updated and Local Walking and Cycling Plans in scheme design. To remove criteria 10 of the policy: - 10~~**. Developments should ensure that new streets are tree lined and that opportunities are taken to incorporate tree planting elsewhere in the development**~~ To amend criteria 11, as follows: - 11. **The Landscape and Character Assessment Study (2022) identifies areas of the Borough characterised by large houses on extensive plots which should be protected.** ~~**Within those areas characterised by large houses on extensive plots, as identified in the Landscape and Character Assessment Study (2022) development proposals should be sensitive to the existing patterns of development**~~ To add a further criterion to the policy, as follows: - **12. Development proposals should respond positively to local character and should conserve and, where possible, enhance heritage assets and their settings**	To ensure the effectiveness of the Policy and to remove duplication of meaning. And To ensure the effectiveness of the Policy in respect of its approach to heritage assets.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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MM11	25-26	Policy CRE1 (Climate Change) and supporting information text	To amend criteria 1, as follows:- 1. ~~**The Council expects development to follow the energy and heat hierarchy**~~ **New development should seek to reduce energy use, use energy more efficiently and where possible, be designed to enable the use of energy from renewable sources** To amend criteria 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 **(as updated)**". To amend criteria 4 as follows: - To ensure a high standard of fabric and energy efficiency performance, ~~**all new residential**~~ development **which exceeds the** ~~**will be expected to meet**~~ carbon emission targets set by UK Building Regulations (Part L of the Building Regulations or as amended / updated). ~~**Proposals which exceed the fabric and energy efficiency performance in respect of carbon emissions**~~ will be afforded positive weight **in decision taking** To amend criteria 5, as follows: - 5. **To measure carbon emissions across the whole lifecycle of projects, development proposals that** ~~**All developments are encouraged to**~~ complete a whole-life cycle carbon assessment in accordance with Royal Institute of Chartered Surveyors (RICs) Whole Life Carbon Assessment Guidance (as updated) **will be afforded positive weight in decision taking** The amend criteria 6 (b), as follows: - b. The **provision of space (where possible) for the** growing and sourcing of local food supplies (such as allotments). To delete criteria 6 (e), as follows: - ~~**e. Evidence of construction methods that maximise the use of locally sourced recycled materials**~~ To delete criteria 6 (g), as follows: - ~~**g. Promoting sites with the best opportunities for the sustainable travel modes to jobs, services, facilities and education**~~ To amend criteria 6 (h), as follows: - h. Development should be **located to minimise the need for travel and** designed to promote walking, cycling and public transport to minimise carbon emissions from vehicular traffic	To ensure the effectiveness of the policy. To clarify the intention of the policy. To correct grammatical and spelling errors.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			To amend criteria 7, as follows: - 7. Development proposals should **include appropriate measures to ensure the future resilience of infrastructure to climate change including to** provide space for physical protection measures and / or make provision for the future relocation of vulnerable development and infrastructure, where **necessary** ~~**demonstrated as necessary to ensure the future resilience of communities and infrastructure to climate change impacts.**~~ To amend criteria 8, as follows: - 8. ~~**Opportunities for extensions to the district heat network at Keele University should be explored.**~~ New development with the potential to connect or extend a heat network should assess the feasibility of this option before considering other heat sources. **Opportunities for extensions to the district heat network at Keele University should be explored.** To amend paragraph 6.3 as follows: - 6.3 The Climate Change Adaptation and Mitigation report (2020) states that 56.1% of energy consumption **in the Borough** comes from domestic buildings which is significantly higher than Staffordshire's average (34.2 per cent) and nationally. Therefore, this policy seeks to radically increase efficiency in homes. **The policy and the Local Plan approach is consistent with the** energy / heat hierarchy, **which** prioritises using less energy, followed by using energy efficiently and finally encouraging the use of renewable energy generation. To amend paragraph 6.7 as follows: - Amend the word ~~**complimentary**~~ in the last sentence to read '**complementary**'			
MM12	27-28	Policy CRE2 (Renewable Energy)	To amend criteria 3 (b), as follows: - b. Habitats and species of ~~**internal**~~ **international**, national and local importance To amend criteria 3 (c), as follows: - "Residential amenity **that cannot by effectively mitigated** including **by** visual intrusion, air, dust, noise, odour, traffic and recreation**al** access" To amend criteria 7 (a), as follows: - 7 (a) Demonstrate, **through a proportionate assessment** that available brownfield sites have been examined and discounted before greenfield development considered The amend criteria 7 (b), as follows: - b. Avoid the **permanent** loss **or reduction in the quality** of best and most versatile **agricultural** land	To ensure the effectiveness of the policy and explain how the policy is expected to be applied. To correct a spelling error.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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MM13	29	Policy HOU1 (Affordable Housing)	To amend criteria 1, by adding an additional criterion, (d), as follows: - **1.d. Exemptions to the affordable housing thresholds include where the site or proposed development** **i) provides solely for Build to Rent homes;** **ii) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);** **iii) is proposed to be developed by people who wish to build or commission their own homes; or** **iv) is exclusively for affordable housing, a community-led development exception site or a rural exception site.** To amend criteria 3, as follows: - 3. ~~**At least 25% of the affordable housing provision will be delivered as First Homes, which will be available to first-time buyers at a minimum 30% discount from market value and in accordance with other national policy requirements concerning First Homes.**~~ The tenure split for affordable housing should be provided in line with the latest evidence. To amend criteria 6, as follows: - 6. An enabling fee will be charged for each new affordable dwelling that is secured through a S106 agreement (in addition to any S106 monitoring fee)~~**, except for First Homes.**~~	To provide clarity on the intention of the policy and improve its effectivenes s. To remove references to First Homes from the Local Plan.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM14	30	Paragraphs 7.3, 7.4, 7.7, & 7.9 (supporting text to policy HOU1 Affordable Housing)	To delete paragraph 7.3., as follows:- ~~**National policy also states that First Homes should be provided as part of affordable housing provision. The Written Ministerial Statement on Affordable Homes Update 24 May 2021 contains the policy on First Homes.**~~ To amend paragraph 7.4 as follows: - The Housing Needs Assessment (HNA, 2024) identifies an annual need for 278 affordable homes throughout the Borough of Newcastle-under-Lyme over the plan period to 2040. ~~**Given the acute need for social rented accommodation, the HNA Update (2024) recommends the tenure split of affordable homes to be 65% social rented, 10% other affordable housing product and 25% affordable home ownership through First Homes.**~~ Opportunities should ~~**also**~~ be taken to include a proportion of affordable older persons accommodation as part of the affordable housing provision, particularly involving care provision. Planning permission may be granted for an alternative tenure split provided that robust evidence demonstrates that a different split is more suitable. This will be informed by market conditions and local housing need at the time. To amend paragraph 7.7 as follows: -	To remove references to First Homes from the Local Plan. To provide clarity on the intention of the policy and improve its overall effectivenes s.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			7.7 Applicants will normally be required to enter into legal agreements to ensure that the housing is provided and retained. An enabling fee will be charged for each new affordable dwelling that is secured through a S106 agreement (in addition to a S106 monitoring fee)~~, except for First Homes.~~ To amend paragraph 7.9 as follows: - 7.9 ~~In some circumstances it may be appropriate for schemes to include specialist residential accommodation and facilities for older people within the affordable housing provision. Proposals for extra care accommodation, assisted living or other forms of retirement housing to be let and sold on the open market will be subject to the requirements of this policy to provide affordable housing.~~ **The policy approach to affordable housing provides exemptions to certain forms of housing including self-build and custom housing, build to rent homes, forms of specialist accommodation and schemes exclusively for affordable housing. This approach recognises the specific viability considerations for such schemes.**			
MM15	31	Policy HOU2 (Housing Mix and Density)	To amend criteria 3 as follows: - 3. Residential development should be of an appropriate type and size, **having regard to local needs and market demand identified in** ~~consistent with~~ the most up to date evidence including Housing and Economic Development Needs Assessment (HEDNA) and Housing Needs Assessments (HNA) ~~to address local needs and market demand~~. The mix of units will also have regard to the current Housing Register, Neighbourhood Plans, Parish Surveys, Parish Plans and the latest Council Position Statements. To amend criteria 4 as follows: - 4. For major development, provision for specific housing needs, including older people who require specialist housing, should be **taken into account** ~~considered~~. This will need to **consider** ~~take into account~~ the location and accessibility of the site as relevant to the type of household occupiers.	To ensure the effectiveness of the policy following the discussion held at matter 7 housing policies. To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM16	33	Policy HOU3 (Housing Standards)	To amend criteria 1, as follows: - 'All new residential **development** ~~homes~~ (including conversions).' To amend criteria 2, as follows:- On major residential developments and specialist housing for older people, 10% of market dwellings should meet the requirements of Building Regulations Part M4 (3) (2) A wheelchair adaptable homes standard and 10% of affordable / social rented housing should meet the	To provide clarity on the intention of policy	MM	No. This modification does not trigger a change to the conclusions of the HRA

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			requirements of Part M4 (3) B accessible homes standard (or Government equivalent)~~, where there is a demonstrable need in the local area~~			reports as summarised in **Section 2.1**.
MM17	34	Policy HOU4 (Gypsy, Travellers and Travelling Showpeople)	To delete criteria 1a, as follows: - ~~The site at G&T 8 Land West of Silverdale Business Park as shown on the adopted policies map is suitable for Gypsy and Traveller use to ensure a supply of pitches~~ Rename criteria (b) to (a) To amend criteria 2, as follows: - Proposed Gypsy Traveller and Travelling Showperson sites should **ensure** ~~make sure~~ that they: To amend criteria 3, as follows: - 3. Alongside the consideration of criteria **2** ~~1~~ above, proposals for Gypsy and Traveller and Travelling Showperson sites should not conflict with other local or national policies	To remove site G&T 8 Land West of Silverdale Business Park from the Local Plan. To ensure the effectivenes s of the policy.	MM	This modification relates to the removal of site G&T 8. A reduction in the allocation of G&T sites will reduce the total provision below the quantum of G&T pitches previously assessed in the 2024 HRA report. The HRA reports summarised at **Section 2.1** therefore provide a worst-case assessment as any decrease in pitch numbers would result in less of an

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						impact. Therefore, there will be no change to the conclusions of the HRA undertaken in support of the Local Plan and no new LSE will be triggered.
MM18	37	Policy HOU6 (Self Build and Custom Dwellings)	To amend criteria 1 as follows:- 1. The Council will view applications for self-build and custom-build housing **in settlement boundaries** favourably, **subject to proposals being compliant with all other relevant Local Plan policies.** ~~**subject to proposals being in accessible and sustainable locations and compliant with all other relevant Local Plan policies. Preference will be given to proposals located on suitable brownfield sites or infill plots within existing development curtilages to optimise the efficient use of land.**~~ To amend criteria 2, as follows:- 2. ~~On major residential development schemes, a suitable proportion of serviced plots must be designated for self-build and/or custom-build opportunities. This proportion will be determined by the Council in line with demand identified on the Self and Custom Build Register, ensuring alignment with market needs.~~ **The Council will seek the provision of serviced plots within suitable residential developments. The amount of provision will be based on:** • **Identified demand on the Self and Custom Build Register, ensuring alignment with market needs** • **The size and nature of the development** • **Site-specific constraints of the site and viability considerations** **Where on-site provision is not feasible, developers may provide serviced plots on an alternative site within the Borough, or where appropriate, make a financial contribution to support the provision of self-build opportunities elsewhere.** To amend criteria 4, as follows: -	To improve the effectiveness of the policy following the discussion at Matter 7 Housing Policies. To provide further explanation on the expectations regarding the implementation of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			4. Where an applicant considers the provision of self-build and/or custom-build housing to be unviable, they **are required to** ~~**should**~~ submit a detailed viability assessment **to support this assessment** ~~**justifying this claim**~~. Any associated costs incurred in verifying independently the claim of a proposal being unviable shall be borne by the applicant. To amend criteria 5, as follows: - 5. Self / custom build plots should be marketed as self/custom build opportunities for a minimum of 1 year. If unsold, the plots can revert to open market housing **through the submission of appropriate evidence of adequate marketing having taken place consistently over the 1-year period**. To insert new criteria 6, as follows:- **6. The Council will monitor demand through the Custom and Self-Build Register and delivery through the Authority Monitoring Report.** To amend paragraph 7.46 as follows:- Policy ~~**HOU5**~~ **HOU6** plays a vital role in achieving Newcastle-under-Lyme's commitment to a sustainable future, supporting diverse, vibrant communities, and fostering balanced economic growth, as outlined in the Local Plan's Vision and Strategic Objectives To amend paragraph 7.47 as follows:- 7.47 The Council will monitor the delivery of Self-Build housing through its Self and Custom Build Register. Findings will be reported in the Authority Monitoring Report to ensure the effective implementation of Policy ~~**HOU5**~~ **HOU6** and its contribution to the Borough's strategic objectives for housing choice and community development. The Council recognises that exceptional circumstances may **prevent the delivery** ~~**necessitate adjustments to the required proportion**~~ of Self-Build plots. Such cases will be subject to thorough Council review and must be supported by clear and compelling justification aligned with the policy's intent **The proportion of self and custom build plots required will take into account factors including the size of the scheme, indicative need in the area for self and custom build plots (as suggested through the self and custom build register), the capability of the site to accommodate such development taking into account the physical constraints of the site and the sites access to services and facilities.**			

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MM19	38-39	Policy HOU7 (Homes in Multiple Occupation)	To amend the policy as follows: - 1 Proposals **for the type of schemes listed in HOU 7 (A-D) will be supported, provided that development proposals meet the criteria set out in HOU 7(2):a**. Change of use from residential to a small House in Multiple Occupation (HMO) (Use Class C4) or to a mixed C3/C4 use within areas covered by Article 4 directions (Sidmouth Avenue, Gower Street, Granville Avenue, Northcote Place and King Street, Newcastle); b. Change of use from residential to a large HMO (sui generis use class). c. Provision of a new build HMO; or d. Change of use from other uses (other than Use Class C3) to HMO ~~**will be supported provided that development would**~~: - **2 For the schemes listed in HOU7 (1 a-d), proposals should meet the following criteria to be supported**:- i. Not result in more than 10% of residential properties within a 100m radius being	To restructure the policy in the interests of clarity and to make it more effective in its implementation	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM20	40-41	Policy HOU8 (Rural and First Homes Exception Sites)	To amend the policy title to read: - Policy HOU8: Rural ~~**and First Homes**~~ Exception Sites To delete criteria 2 as follows: - ~~**2. In addition to the requirements above, proposals for first homes exception sites will be permitted where the following criteria are met:**~~ ~~**a. the proposed development is located on unallocated land outside the Green Belt;**~~ ~~**b. Where a proposal also includes other forms of affordable housing, there must be evidence of local need and that it would assist with viability of the sustainability of the scheme. Applicants may alter the proportions of affordable housing to include small quantities (up to 25%) of other affordable housing products;**~~ ~~**c. the homes will remain first homes in perpetuity;**~~ ~~**d. the first homes provided are occupied by first-time buyers who meet the local connection test;**~~	To remove references to First Homes from the Local Plan to reflect national policy and in the interests of effectiveness.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM21	41	Paragraph 7.60, 7.62, 7.64 & 7.65 (supporting information to policy HOU8: Rural and First Homes Exception Sites)	To amend paragraph 7.60, as follows: - 7.60 The aim of this policy is to support the delivery of affordable housing on exception sites adjoining the settlement boundaries of rural service centres or settlements in the 'other settlements or rural areas' tier of the settlement hierarchy. ~~**The policy also supports the provision of First Homes as exception sites adjacent to settlement boundaries on unallocated land outside the Green Belt.**~~ This policy is important to facilitate the delivery of small-scale affordable housing in rural areas of the Borough. To amend paragraph 7.62, as follows: -	To remove references to First Homes from the Local Plan to reflect national policy and in the interests	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised

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			7.62 Exception sites will be delivered to address the needs of the local community including households who are unable to afford open market housing and are either current residents or have an existing family or employment connection to the parish. ~~**First Homes will be occupied by first-time buyers who meet the local connection test**~~ To amend paragraph 7.64, as follows: - "This policy recognises that and enables affordable housing on Rural ~~**and First Home**~~ Exception Sites to be cross subsidised from the sale of market homes where, without this element of market housing, the site would not come forward for affordable housing". To delete paragraph 7.65, as follows: - ~~**7.65 In respect of First Homes, the inclusion of other forms of affordable housing tenures could be included where it can be demonstrated that there is a local need, and it would assist viability or the sustainability of the development**~~	of effectiveness.		in **Section 2.1**.
MM22	45	Policy EMP1 (Employment)	To amend criteria 2, as follows: - 2. Development within employment sites that is not within E (g)/B2/B8 use will only be supported where it is for an ancillary **or complementary** use. In these cases, proposals will need to demonstrate that they support, maintain or enhance the primary business and employment function of the site; and that the number and distribution of ancillary units would not ~~**result in an over-concentration that might**~~ affect the function and appearance of the area. The proposed ancillary use must also be compatible with adjacent land uses and not prejudice the operation, viability or amenity of other businesses or surrounding uses. To amend criteria 3, as follows: - "3. High quality sustainable transport connections should be provided as part of employment proposals**, where relevant**".	To ensure the effectiveness of the Policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM23	46	Policy EMP2 (Existing Employment Sites)	To amend criteria 1, as follows: - 1) Within areas of existing employment land, proposals for alternative uses will be considered positively having regard to other relevant planning policies and whether **all** the following criteria are satisfied: a. Proposals are compatible (via scale, design and location) with adjacent existing and proposed land uses and any impact on amenity can be appropriately mitigated; ~~**and one of the following**~~: b. The land or building is no longer suitable or viable for employment use and there is no realistic prospect of re-use or redevelopment for employment use. In terms of viability, this is demonstrated by the site / property having been marketed for at least 12 months; ~~**or**~~ c. The loss of land or buildings would not adversely affect economic growth and employment opportunities in the local area; ~~**or**~~ d. **Where proposals are adjacent to, or near an existing business, the proposed development (or 'agent of change') should demonstrate that it would not place an unreasonable restriction on an existing businesses' operation and provide adequate and**	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			suitable mitigations as part of the proposed development before the development has been completed. ~~**Where the operation of an existing business (including changes of use) could have a significant adverse effect through nuisance or environmental problems that cannot be mitigated. The proposed development (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.**~~			
MM24	47	Policy EMP3 (Tourism)	To amend criteria 3 (b & c) as follows:- b. In the case of a new facility, evidence is submitted to demonstrate that the proposed business is **likely to be** viable; and c. In the case of a new small-scale **static and** touring caravan, camping and / or glamping site, evidence is submitted to demonstrate that the facility will meet an identified unmet need **for that tourist facility**. To amend criteria 5, as follows: - 5. Where permanent self-catering visitor accommodation is permitted, occupancy is likely to be restricted by planning condition to short stay holiday use only**.** A legal obligation may also be required to secure this	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM25	49	Policy RET1 (Retail)	To amend criteria 1, as follows: - Amend text to read '……in the Borough, ~~**at**~~ **a** retail hierarchy…' To amend the last sentence of criteria 3, as follows:- Although not a defined centre for retail purposes, retail development **(Class E (a))** will also be supported in neighbourhood parades of shops as defined on the Policies Map. Amend Table 5, as follows: - Delete box before 'Chesterton (London Road).	To correct drafting errors.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM26	51	Policy Ret 2 (Shop Fronts, Advertisements, New Signage)	To amend criteria 1, as follows 1. Any proposed signage ~~**and /**~~ or advertisements should be sensitively designed and suited to their purpose, with clear regard had to local amenity, the historic environment, public safety, place and context. ~~**Such uses will**~~ **New shopfronts and the display of advertisements and signage** will not be permitted if they are of poor quality and where they fail to improve the character, function, appearance and quality of an area. To amend criteria 2, as follows: -	To provide clarity on the implementation of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised

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			"~~In Conservation Areas and / or near Listed Buildings~~ **In schemes impacting on heritage assets (designated and non-designated) including Conservation Areas and their settings**....."			in **Section 2.1**.
MM27	51	Policy RET3 (Restaurants, Cafes, Pubs and Hot Food Takeaways)	To amend the policy as follows: - The building or change of use of establishments to restaurants and cafés, drinking establishments and hot food takeaways will be permitted provided they comply with other policies in the development plan and where there will be no adverse effect, either individually or cumulatively, on the character of the area, amenities of residential occupiers, community safety and~~/or~~ highway safety. Where permission is granted for such uses ~~or for an extension of such use~~, conditions appropriate to the permitted use may be imposed relating to community safety, hours of opening, noise, odour and fumes, the disposal of refuse, and restricting the sale of hot food to be consumed off the premises. Where hot food takeaways are located within 400 metres of a primary or secondary school, planning permission ~~will~~ **may** be granted subject to a condition that the premises are not open to the public before 17:00 on weekdays and that there is no over the counter sales before that time. In Newcastle-under-Lyme and Kidsgrove town centres, the clustering of hot food takeaways should be avoided by ensuring no more than 2 hot food takeaways are located adjacent to each other.	To provide clarity on the implementation of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM28	53	Policy RET4 (NUL Town Centre)	To amend criteria 1h, as follows: - *Amend word diversity to read 'diversify'*	To correct a drafting error.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM29	54	Policy RET5 (Kidsgrove Town Centre)	To amend criteria 1 (b), as follows: - To amend Trent ~~and~~ Mersey Canal with '**&**' To add a new criterion, as follows: - 2) **Development should conserve and enhance heritage assets in the town centre**	To ensure the effectiveness of the policy and correct a drafting error	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as

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						summarised in **Section 2.1**.
MM30	55-56	Policy IN1 (Infrastructure)	To amend criteria 3, as follows: - Development should be located so as to make the best use of existing infrastructure. Where new or improved infrastructure is required to meet needs arising directly from a development or to mitigate any adverse impacts of a development on existing infrastructure, the development will make provision either through the direct allocation of land and / or planning obligation made under Section 106 of the Town and Country Planning Act 1990, **Section 38 of the Highways Act 1980** or any other future 'developer contributions' regime towards the provision of infrastructure. To amend criteria 4, as follows:- 4. The Council will support water and wastewater infrastructure investment which facilitates the delivery of wider sustainable development and the meeting of environmental objectives of water and sewerage undertakers, including where no feasible operational alternatives exist, development proposals for water and wastewater infrastructure in more sensitive areas such as open countryside **and** where the investment is needed to respond to future growth and environmental needs To amend criteria 5, as follows: - 5. Development should have regard to and provide infrastructure in line with the latest Infrastructure Delivery Plan (IDP) and, in particular, the Delivery Schedule contained within this. The areas potentially subject to direct provision and / or provision of financial contributions **in lieu of provision** ~~towards~~ include, but are not limited to: -Affordable housing; -Highway and transport infrastructure including sustainable transport measures; -Flood prevention (including upgrades to existing provision and flood alert services) and surface water drainage including future maintenance; -Green **and blue** infrastructure, including future maintenance; -Education; -Health care provision; - **Ecological enhancements** ~~Biodiversity Net Gain and Nature Recovery Network;~~ -Historic Environment including heritage assets and public realm improvements To amend criteria 8, as follows: -	To ensure the effectiveness of the policy and to correct a drafting error	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			8. **A financial contribution will be required** ~~W~~ **w**here provision in accordance with policy cannot be delivered on-site or by the nature of the infrastructure involved is required to be provided off-site and is not the responsibility of the developer/applicant but a third-party service provider, ~~**a financial contribution will be required. The level of the financial contribution will take into account the total contribution liability incurred by the development arising from all policy and site-specific requirements.**~~			
MM31	57	Paragraph 10.6 (supporting information to policy IN1 Infrastructure)	To add additional text to Paragraph 10.6, as follows: - 10.6 **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.**	To ensure the effectiveness of the policy and provide further information regarding the implementation of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM32	57	Policy IN2 (Transport and Accessibility)	To amend criteria 1, as follows: - 1) New development should make appropriate provision for access by sustainable modes of transport to protect the integrity of the highway network. ~~**and the Council will work with developers to ensure that development proposals which contribute towards an accessible, efficient and safe transport network that offers a range of transport choices and improves accessibility through sustainable modes of travel will be supported.**~~ All developments should meet, where relevant, the following criteria 1 (f)Not cause severe residual impacts on the road network, either ~~**direct and /**~~ **individually** or cumulative**ly** 1 (g) Not cause an unacceptable impact ~~**of development**~~ on the wider transport network and **where necessary make appropriate** contributions to meeting the transport needs generated by the impact of **the** development ~~**in the area**~~. To amend criteria 3, as follows: - The Council requires all development proposals to consider what is appropriate parking provision based on the following parameters and the detailed principles set out in Policy IN3:- a. Developments have designated parking and consider what existing parking is available; **A parking plan should be prepared to demonstrate that it has taken into account the need for designated parking spaces having regard to existing parking available;**	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			b. ~~**Developments consider**~~ the impact of safety and residential amenity of on street parking and have identified measures to overcome this; c. **In the case of** ~~**Any**~~ employment premises **that** ~~**have considered**~~ appropriate parking measures for ~~**their**~~ employees and operational needs, including freight **have been taken into account.** d. ~~**Developments consider**~~ **The need for** priority and secure parking cycles, other non-car transport and electric vehicles as a means of promoting their use **have been taken into account**; e. ~~**Development should make**~~ appropriate provision for deliveries and servicing in terms of road safety, traffic congestion, and environmental impacts. To amend criteria 4, as follows: - Development proposals should ensure **that the** design, access, and egress of the development safeguards the needs of pedestrians, cyclists and buses as well as emergency services, delivery's and refuse collection vehicles with routes that are accessible and appropriately lit. To amend criteria 8, as follows: - **In order to respond to local transport needs**, Development should take account of the Local Transport Plan **and associated documents including the Borough Integrated Transport Strategy**, Bus Service Improvement Plan **and Local Cycling and Walking Infrastructure Plan.**			
MM33	58-59	Paragraph 10.8, 10.10, 10.11, 10.13, 10.15 & 10.16 (supporting information to policy IN2: Transport and Accessibility)	To amend Paragraph 10.8, as follows: - Amend the first sentence to state '**Policy** IN2 priorities….' To amend Paragraph 10.10, as follows: - New developments will need to provide, as appropriate, Transport Statements, Transport Assessments and Travel Plans to ensure the delivery of travel choices and sustainable opportunities for travel in line with the latest government guidance and best practice. New developments that are predicted to have an adverse impact on the transport network will be expected to contribute towards capacity and mitigation measures. Proposals that require new projects **to mitigate impacts** will be required to make a proportionate financial contribution. To amend Paragraph 10.11, as follows: - In addressing issues of transport and accessibility, new developments of all sizes, types and locations should consider **the following** ~~**various**~~ factors Provision ~~**as a minimum of the necessary infrastructure**~~ for charging electric vehicles in line with ~~**the installation and charge point requirements in**~~ Part S of the Building Regulations (or as updated). Alongside being appropriately lit, proposals should provide for an appropriate width and specification of cycle and footpaths for all users (e.g. incorporating tactile paving for those who	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			are blind or partially sighted) **to create** ~~**in creating**~~ a permeable and legible layout to enable ease of movement. To amend paragraph 10.13 & 10.16, as follows: - To delete paragraphs 10.13 and 10.16 and create a new paragraph 10.13 (into a single paragraph), as follows: **'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**.' To amend Paragraph 10.15, as follows: - **For development proposals, Transport models will be required to use** ~~**R**~~ **r**obust datasets which show the effect of including sustainable transport networks and local facilities into new developments should be collated and presented.			
MM34	60-61	Policy IN4 (Cycleways, Bridleways and Public Rights of Way)	To amend criteria 1, as follows: - 'walking, cycling and **horse** riding' To amend criteria 1 (d), as follows: - d. Developers will be expected to **identify and** consider any unrecorded public paths that cross development sites and treat them in the same way as definitive public rights of way. To amend criteria 1(e), as follows:- e. To improve connectivity and ease of movement development proposals should seek, where feasible, to provide links to cycle routes, long-distance footpaths, bridleways, towpaths and rights of way networks **incorporating those matters into any final layout at an early stage of the development process.** To criteria 1 (f), as follows: - f. **The Local Transport Plan sets out key objectives for walking, cycling and riding across the County.** Developments should seek to contribute positively to the delivery of the Rights of Way Improvement Plan for Staffordshire, the Local Cycle and Walking Infrastructure Plan and the walking, cycling and public transport aspects of the ~~**Staffordshire**~~ Local Transport Plan. It should also consider Local Transport Note 1/20 (as updated) from the Department of Transport. To amend criteria 4, as follows: - Amend the 3rd sentence to read '**Highway's Authority'**	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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MM35	62	Paragraph 10.27 (supporting information to Policy IN4 Cycleways, Bridleways and Public Rights)	To create a new Paragraph (10.27a), as follows: - **10.27a The Local Transport Plan and Local Cycle and Walking Infrastructure Plan (as updated) will provide an important reference guide to how the County Council will consider development proposals as they come forward.**	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM36	62	Policy IN5 (Provision of Community Facilities)	To amend criteria 1 (b), as follows: - 1b there is no longer a need or demand for the facility or ~~its~~ **it is** no longer viable **with due regard to aspects including the operational requirements of the provider**. To introduce a new criterion, as follows: - **2. Development proposals should support through developer contributions, where necessary, the provision of new community facilities identified through Neighbourhood Plans.**	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM37	63	Paragraph 10.33 (supporting information to Policy IN5 Provision of Community Facilities)	To amend paragraph 10.33, as follows: - Community facilities include, but are not limited to, community centres, village halls, **Public Houses, Sport Buildings (cricket club),** youth centres, medical facilities, places of worship, nurseries, libraries, theatres, arts venues and accommodation providing an element of care. Other types of facilities which offer benefits to the community may be assessed on a case-by-case basis. It is also recognised that the facilities are not necessarily in public ownership and may be privately owned or managed.	To ensure the effectiveness of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM38	64	Policy IN6 (Telecommuni	To amend criteria 1 (e), as follows: - Insert the following additional text:	To ensure the effectivenes	MM	No. This modification does not

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		cations Development)	e. the apparatus would not harm the significance of a designated heritage assets **including its setting**	s of the policy		trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM39	65	Policy IN7 (Utilities)	To amend criteria 1, as follows: - Development proposals should demonstrate sufficient existing infrastructure capacity **including** for ~~**surface water disposal, water supply, wastewater treatment**~~, telecommunications, gas and electricity, highways, social and green infrastructure to meet forecast demands arising from them and that appropriate connections can be made. To amend criteria 4, as follows: - "Within sensitive areas such ~~as Conservation Areas~~ **near heritage assets and their settings, new utility services should not harm the significance of the heritage asset**. New utility services should be laid….."	To recognise that water supply and wastewater treatment are dealt with through separate regulatory matters. To ensure the effectivenes s of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM40	66	Paragraph 10.41 (supporting information to policy IN7 Utilities)	To amend paragraph 10.41, as follows: - Move the paragraph to above 10.38 and amend the paragraph: Where new or upgraded infrastructure is required to support development, the Council will seek developer contributions through various mechanisms, such as: Planning obligations (Section 106 agreements): Negotiating legal agreements with developers to secure funding or direct provision of infrastructure necessary to mitigate the impacts of development. **Section 38 agreements negotiating a legal agreement between a developer and Staffordshire County Council under the Highways Act 1980 to secure the construction and adoption of roads.** Community Infrastructure Levy (CIL): where the Council has adopted a CIL regime, utilising the CIL to collect contributions from development towards the provision, improvement, or maintenance of infrastructure that supports the development of the area.	To ensure the effectivenes s of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			Other funding sources: Exploring and securing funding from other sources, such as government grants, public-private partnerships, or community fundraising initiatives, to support infrastructure development.			
MM41	67	Policy SE1 (Pollution and Air Quality)	To amend criteria 1, as follows: - Amend criteria 1b, 1c, d, f and g b. **provide an air quality assessment where a proposal is likely to have an impact on local air quality, particularly in or near** ~~**Not result in** negative impacts on air quality within areas designated as in~~ Air Quality Management Areas (AQMA), ~~**the designation of a new AQMA**~~,. **Development should not** compromise the implementation of the North Staffordshire Local Air Quality Plan and Newcastle-under-Lyme Air Quality Action Plan. c. ~~**Consider**~~ **address** the cumulative effects of emissions from proposed development alongside other and existing sources of air pollution in the vicinity. d. Demonstrate that mitigation measures can be achieved, **where necessary**, to reduce pollution, both during construction and operational phases of development. **Where mitigation measures cannot acceptably mitigate the impact of development then planning permission should be refused**. ~~**Measures should prioritise those that directly address air quality concerns, such as: Sustainable and active transport options: This includes promoting walking, cycling, public transport, and reducing the need for travel. Low-emission technologies: This includes utilising clean technologies and innovations to reduce emissions from various sources. Enhancement of green infrastructure: This includes utilising natural solutions like green spaces and vegetation to absorb air pollutants.**~~ e. Include, **where necessary**, appropriate noise attenuation measures **to address noise pollution** ~~**(from development that will likely generate significant noise levels) to reduce the impact on the surrounding land uses, existing or proposed and sensitive receptors to acceptable levels**~~ in accordance with relevant noise standards and Government guidance. f. Ensure that where external lighting is required, **a lighting scheme will not have a harmful effect** ~~**will suitably address any security issues whilst ensuring any light spill and potential glare and impact on the night sky is minimised through the control of light direction and levels, particularly in residential and commercial areas, areas of wildlife interest or the visual character of historic buildings and rural landscape character**~~**.** g. ~~**Under the agent of change principle,**~~ if new development or uses are to be introduced near a preexisting business **or facility, the applicant (or 'agent of change') will provide suitable mitigation before the development has been completed**. ~~**it is the responsibility of the developer to ensure solutions to address and mitigate noise and/or light are put forward as part of proposals.**~~ To delete criteria 2, as follows: -	To ensure the effectiveness of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			~~**A substantial improvement to air quality will be sought in the Borough by:**~~ ~~**a. Reducing emissions derived from vehicular travel by minimising the need to travel and maximising opportunities for more sustainable modes of travel including walking, cycling and public transport.**~~ ~~**b. Promoting the use of low carbon emission vehicles and facilitating the provision for electric charging facilities**~~ ~~**c. Identifying opportunities to protect and enhance ecosystems and the green infrastructure network to assist in the absorption of air pollutants.**~~ To amend criteria 3, as follows: - Development proposals must implement effective dust control measures during construction. ~~**such as:**~~ ~~**a. Regularly watering exposed soil and stockpiles.**~~ ~~**b. Covering haul roads and using wheel washing facilities.**~~ ~~**c. Utilising dust suppression systems during demolition and excavation activities.**~~ ~~**d. Implementing windbreaks or temporary enclosures around construction sites**~~ To delete criteria 4, as follows:- ~~**4. Developers are encouraged to utilise low-emission construction equipment and machinery, such as electric or hybrid vehicles, to minimise air pollution during construction activities**~~			
MM42	68	Paragraph 11.1, 11.2, 11.4, 11.4a & 11.4b (supporting information to Policy SE1 Pollution and Air Quality)	To amend Paragraph 11.1, as follows: - Amend to read 'Town Centre; **and,** May Bank, Wolstanton, Porthill' To amend paragraph 11.2, as follows: - "~~**The policy emphasises prioritising**~~ **Improvements in air quality can be achieved through** sustainable transport options, low-emission technologies, and the enhancement of green infrastructure to reduce air pollution from development projects, aligning with key initiatives promoted by the CAS". To amend Paragraph 11.4, as follows: - Amend to read '**three** ~~**four**~~ AQMA's within the borough.' To insert new text at Paragraph 11.4a, as follows: - **"A lighting scheme should suitably address security issues whilst ensuring any light spill and potential glare and impact on the night sky is minimised through the control of light direction and levels, particularly in residential and commercial areas, areas of wildlife interest or the visual character of historic buildings and rural landscape character"**	To clarify what areas are covered by the three respective AQMA's. To ensure the effectiveness of the Policy To correct a drafting error	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			To insert new text at Paragraph 11.4b, as follows: - **Dust control measures can include: -** **a. Regularly watering exposed soil and stockpiles** **b. Covering haul roads and using wheel washing facilities.** **c. Utilising dust suppression systems during demolition and excavation activities.** **d. Implementing windbreaks or temporary enclosures around construction sites**			
MM43	70	Policy SE2 (Land Contamination)	To amend criterion H, as follows:- h. Ensure that the monitoring and management plan**s** specify the monitoring parameters, sampling locations, and frequency of monitoring based on the nature of the contamination and the chosen remediation methods.	To ensure the effectivenes s of the Policy		No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM44	70-71	Policy SE3 (Flood Risk Management)	To amend criteria 1, as follows: - "~~**All development should**~~ **The Council will** follow the sequential approach to determining the suitability of land for development **by directing**, ~~**direct**~~ new development to areas at lowest lower risk of flooding and **where it is not possible to locate development in an area of lower risk of flooding, the Council will** ~~**necessary**~~ apply the exception test, taking **into** account of all sources of flooding identified in the Strategic Flood Risk Assessment" To amend criteria 3 (e), as follows: Add additional text to read: e) Include detailed modelling of any ordinary watercourses, **main rivers and / or functional floodplain (zone 3b)** within or adjacent to the site, where appropriate.	To ensure the effectivenes s of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM45	71-72	Paragraph 11.10, 11.12 & 11.15 (supporting information to Policy SE3 Flood Risk Assessment)	To amend Paragraph 11.10, as follows: - Additional text to be inserted, as follows: "In accordance with both the National Planning Policy Framework and the National Planning Practice Guidance it is critical that assessment of flood risk to development proposals takes account of all forms of flood risk including sewer flood risk, **surface water flooding** and reservoir flood risk. **For the purposes of this policy, 'high-risk areas' are defined as:**	To ensure the effectivenes s of the policy.	Partial MM/AM	No. This modification does not trigger a change to the conclusions of the HRA reports as

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			-Land located within Flood Zones 2, 3a, or 3b. **-Sites 1 hectare or greater located within Flood Zone 1 where the current SFRA identifies a risk of flooding from any source.** **-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.** **-Areas identified as being susceptible to groundwater flooding, including those within Source Protection Zones (SPZs) 1,2, or 3.** **-Areas identified on the current SFRA Groundwater Emergence map where groundwater levels are between 0 and 0.5m below ground level."** To amend Paragraph 11.15, as follows: - Additional text to be added following the paragraph, as follows: - "**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".]** To amend Paragraph 11.15, as follows: - Delete boxes in the three bullet points.	To correct a drafting error.		summarised in **Section 2.1**.
MM46	72-73	Policy SE4 (Sustainable Drainage Systems)	To amend criteria 1, as follows: - Development proposals should manage and discharge surface water through a sustainable drainage system. ~~**Smaller**~~ **Minor** developments may be exempt from full Sustainable Drainage Systems (SuDs) implementation but should still incorporate appropriate measures to manage surface water runoff sustainably, such as the use of permeable paving, rain gardens, or soakaways, wherever feasible. To amend criteria 2, as follows: - Development proposals should **follow the SuDs hierarchy** ~~**prioritise the following approaches for surface water management in this order of preference:**~~ ~~**a. Infiltration: Discharge of rainwater into the ground through infiltration techniques such as soakaways.**~~ ~~**b. Attenuated Discharge to a Surface Water Body: Discharge of rainwater to streams, rivers, lakes, canals (with permission), or other surface water features, ensuring minimal impact on flow rates.**~~ ~~**c. Attenuated Discharge to a Surface Water Sewer, Highway Drain, or another Drainage System, Discharge to existing public surface water drainage systems, but only after exploring infiltration and surface water body discharge options.**~~	In the interests of clarity and to ensure the effectiveness of the Policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			~~**d. Attenuated Discharge to a Combined Sewer: Discharge to a combined sewer system that collects both surface water and foul sewage (wastewater). This should only be considered as a last resort after exhausting all other options above.**~~ Departures from **the** ~~**this**~~ hierarchy should be fully justified and may require additional mitigation measures. To amend criteria 4 & 5, as follows: - To combine into a single criterion, as follows: - 4. **Proposals should demonstrate** ~~**E**~~ **e**arly engagement with the Lead Local Flood Authority (LLFA) and United Utilities ~~**is important**~~ to explore SuDS feasibility and design. For sites with potential canal discharge, the Canal ~~**and**~~ **&** Rivers Trust should **also** be consulted. 5. ~~**SuDS proposals must**~~ **Proposals should** align with the latest SFRA recommendations, LLFA guidance, and relevant SuDS design standards. To amend criteria 6 and 7, as follows: - To combine into a single criterion, as follows: - 6. **The SuDs strategy should include a** ~~**A**~~ detailed maintenance plan for the approved SuDS system ~~**should be submitted**~~ **that addresses**, ~~**addressing**~~ ongoing responsibility, inspection regimes, and funding mechanisms ~~**for**~~ **over** the SuDS lifespan. **The SuDs strategy should outline the main funding mechanism for the SuDs scheme.** ~~**7. The maintenance plan should outline the long term funding mechanism for the SuDs scheme. Options may include:**~~ ~~**a. Establishment of a dedicated management company. This company would be responsible for ongoing maintenance, funded through service charges levided on residents or businesses within the development.**~~ ~~**b. Community-based stewardship: explore opportunities for community involvement in SuDS maintenance, such as volunteer groups or partnerships with local organisations.**~~ ~~**c. Financial contributions from developers: Developers may be required to provide financial contributions towards the long-term maintenance of the SuDS, secured through planning obligations or a sinking fund.**~~ ~~**d. Pumped drainage systems should be minimised. Proposals should prioritise gravity-based, naturally functioning SuDS solutions wherever possible.**~~			
MM47	74	Paragraph 11.16a, 11.20a, and 11.21 (supporting information to Policy SE4	To amend Paragraph 11.16, as follows: - Insert the following paragraph under 11.16: **The following are approaches for surface water management in order of preference:** **a. Infiltration: Discharge of rainwater into the ground through infiltration techniques such as soakaways.**	To correct a drafting error.	MM	No. This modification does not trigger a change to the conclusions of the HRA

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		Sustainable Drainage Systems)	**b. Attenuated Discharge to a Surface Water Body: Discharge of rainwater to streams, rivers, lakes, canals (with permission), or other surface water features, ensuring minimal impact on flow rates.** **c. Attenuated Discharge to a Surface Water Sewer, Highway Drain, or another Drainage System, Discharge to existing public surface water drainage systems, but only after exploring infiltration and surface water body discharge options.** **d. Attenuated Discharge to a Combined Sewer: Discharge to a combined sewer system that collects both surface water and foul sewage (wastewater). This should only be considered as a last resort after exhausting all other options above.** To amend Paragraph 11.20, as follows: - Insert the following paragraph under 11.20: "**Options for the management of SuDs may include:** **a. Establishment of a dedicated management company. This company would be responsible for ongoing maintenance, funded through service charges levied on residents or businesses within the development.** **b. Community-based stewardship: explore opportunities for community involvement in SuDS maintenance, such as volunteer groups or partnerships with local organisations.** **c. financial contributions from developers: Developers may be required to provide financial contributions towards the long-term maintenance of the SuDS, secured through planning obligations or a sinking fund.** **d. Pumped drainage systems should be minimised. Proposals should prioritise gravity-based, naturally functioning SuDS solutions wherever possible.** To amend Paragraph 11.21, as follows: - Amend to read 'Canal **& ~~and~~** River Trust'			reports as summarised in **Section 2.1**.
MM48	75	Policy SE5 (Water Resources and Water Quality) Criterion 2	To amend criteria 2, as follows: - 2. **To support water bodies to achieve good ecological status under the Water Framework Directive, ~~D~~** development proposals located within designated nitrate vulnerable zones or in close proximity to sensitive water bodies should consider nitrate neutrality. ~~**This means that the development will not result in any net increase in nitrate levels within the affected water environment.**~~ Developers should consult with the Environment Agency and relevant water companies to determine the appropriate measures to **support ~~achieve~~** nitrate neutrality, such as on-site mitigation through sustainable drainage systems or off-site offsetting through habitat creation or restoration projects. To delete criteria 4.	To make appropriate reference to non-mains foul drainage requirements.	MM	Policy SE5 is relied upon as mitigation for water quality impacts in the 2024 HRA report. These modifications do not

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			~~**4. Development proposals must consider the capacity limitations outlined in the Water Cycle Study (WCS). Where constraints are identified, developers must work with the Environment Agency and water companies to implement appropriate mitigation measures.**~~ To amend criteria 6, as follows: - 6. **To reduce water demand and promote sustainable water management across the Borough**, ~~**D**~~ **d**evelopment proposals should, where possible, incorporate water reuse strategies, such as greywater recycling and rainwater harvesting systems. ~~**, to reduce demand on potable water supplies and promote sustainable water management**~~. The feasibility and appropriateness of these techniques should be assessed on a site-by-site basis, taking into account factors such as the scale and type of development, local water availability, and the potential for integration with other sustainable drainage measures. To add new criterion 7, as follows: - "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"**			change the meaning of this policy which still requires new development to protect water quality through measures such as the designation of nitrate vulnerable zones and enhancement of watercourses and associated habitats. This modification will therefore not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM49	76	Paragraph 11.23 (supporting information to	To amend Paragraph 11.23, as follows: - "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".**	To ensure the effectivenes	MM	Policy SE5 is relied upon as mitigation for water

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
		Policy SE5 Water Resources and Water Quality)		s of the policy.		quality impacts in the 2024 HRA report. These modifications do not change the meaning of this policy which still requires new development to protect water quality through measures such as the designation of nitrate vulnerable zones and enhancement of watercourses and associated habitats. This modification will therefore not trigger a change to the conclusions of the HRA reports as summarised

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
						in **Section 2.1**.
MM50	76	Policy SE6 (Open Space, Sports and Leisure Provision) criteria 3 (d)	To amend criteria 3 (d), as follows: - d. the layout and equipment provided is to a recognised specification ~~**at an early stage of the development**~~. To amend criteria 3 (f), as follows: - f. **In order to support the connectivity of sites to Green Infrastructure**, major development schemes should also make reference to Natural England's Green Infrastructure Framework and the accessible greenspace standards included in the Framework. To amend criteria 4, as follows: - 4.Proposals which result in the loss of green / open space, sports and recreational buildings and land will only be permitted where: a. **An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirement** or it is demonstrated that the open space, buildings or the loss resulting from the proposed development would be replaced by equivalent or better	In the interests of clarity and thus effectiveness	MM	Policy SE6 is relied upon as mitigation for recreational pressure impacts in the 2024 HRA report. The proposed modifications do not change the meaning of this policy which still sets out requirements for new development to provide open space provision in line with national requirements. This modification will therefore not trigger a change to the conclusions of the HRA

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
						reports as summarised in **Section 2.1**.
MM51	78	Policy (SE7 Biodiversity Net Gain)	To amend criteria 1, as follows: - 1. Development proposals, **unless exempt,** should for one or more dwellings or non-residential buildings will be permitted provided that they are designed to deliver at least a 10% measurable net gain of biodiversity habitat ~~**using the relevant statutory Biodiversity Net Gain (BNG) Metric**~~. Provision of BNG should be secured and maintained for a period of 30 years.	To ensure the effectivenes s of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM52	79	Paragraph 11.39 (supporting information to Policy SE7 Biodiversity Net Gain)	To amend Paragraph 11.39, as follows: - more successful nature recovery network. **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**.	To provide further clarification on the operation of the policy to the supporting information to the Policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM53	80	Policy SE8 (Biodiversity and Geodiversity)	To amend criteria 1, as follows: - 1. All development should ensure the conservation, enhancement and restoration of biodiversity and geodiversity, avoiding any **significant** adverse impacts on condition, and where relevant recovery, of all types of nature conservation sites, habitats, species and components of ecological networks or geological interests including: a. Internationally designated sites (SPA, SAC, Ramsar); b. Sites of Special Scientific Interest (SSSIs); c. Legally protected species; d. Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs); e. Priority habitats and species listed in the national and local Biodiversity Action Plans;	To ensure the effectivenes s of the Policy.	MM	This policy is relied upon as mitigation within the 2024 HRA report. The proposed modifications do not

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			f. Habitats and species of principal importance for the conservation of biodiversity in England; g. Biodiversity Opportunity Areas (BOA) / Nature Recovery Networks (NRN); h. Irreplaceable habitats including ancient woodlands and ancient and veteran trees; ~~**i. Trees, woodlands and hedgerows;**~~ and j. Wildlife corridors and stepping-stones			change the meaning of this policy which still aims to protect and enhance biodiversity and geodiversity. This modification will therefore not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM54	82-85	Policy SE9 (Historic Environment)	To amend Policy SE9 by deleting the policy text, and replacing the form of words, as follows: - **Policy SE9: Historic Environment** **1. Proposals will be supported where they conserve and, where appropriate, enhance the significance of the Borough's heritage assets and their settings. Great weight will be given to the conservation of designated heritage assets.** **2. Proposals that will lead to harm to, or loss of the significance of, a designated heritage asset will require clear and convincing justification.** **3. Where a proposal will result in less than substantial harm to a designated heritage asset, this harm will be weighed against the public benefits of the proposal. Substantial harm to, or the total loss of significance of, a designated heritage asset will be refused unless this harm or loss is outweighed by substantial public benefits, or the specific criteria in NPPF paragraph 207 apply.** **4. The effect of a proposal on the significance of non-designated heritage assets will be considered. In weighing applications, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.**	To ensure the effectiveness of the policy and consistency with national guidance	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			5. Where a proposal has the potential to affect a heritage asset (other than one of solely archaeological interest) or its setting, it must be accompanied by a proportionate Heritage Assessment. **6. Where a site includes, or has the potential to include, heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation will be required to accompany the proposal.**			
MM55	85-86	Paragraph 11.48 – 11.54 (supporting information to Policy SE9 Historic Environment)	To amend Paragraphs 11.48 – 11.54 by deleting the current wording and replacing the supporting text, as follows: **-** **Supporting Information** **The Borough's Historic Environment** **The Borough has a wealth of valued heritage assets, ranging from individual listed buildings and conservation areas to historic landscapes and archaeological remains. These assets are an irreplaceable resource that contribute significantly to the character, distinctiveness, and quality of place in Newcastle-under-Lyme. This policy seeks to ensure they are managed sensitively and proactively during the development process, to help conserve and enhance their significance in accordance with the provisions of the NPPF.** **The following sections provide guidance on how proposals will be assessed against the requirements of Policy SE9:** **• Assessing Harm to Designated Heritage Assets provides further detail on the application of the tests in Policy SE9(2) and SE9(3)** **• Non-Designated Heritage Assets explains the approach to be taken under Policy SE9(4).** **• Heritage Assessments and Archaeological Interest outlines what is expected to satisfy the requirements of Policy SE9(4), SE9(5) and SE9(6).** **• Responding to Local Character and Setting relates to the overarching principle in Policy SE9(1).** **Assessing Harm to Designated Heritage Assets** **The significance of a designated heritage asset can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Policy SE9(2) and SE9(3) reflect the tests set out in national policy which require any harm to be clearly and convincingly justified. In line with national policy, great weight is given to the conservation of designated heritage assets; the more important the asset, the greater the weight that will be applied.** **A distinction is made between the level of harm caused. Where a proposal will result in less than substantial harm to a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use. For proposals resulting in substantial harm or total loss, a much stricter test applies.** **National policy requires that substantial harm to, or loss of, a Grade II listed building or Grade II Registered Park or Garden should only be permitted in exceptional**	To ensure the effectiveness of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			circumstances. For assets of the highest significance – including Scheduled Monuments, Registered Battlefields, and Grade I and II* listed buildings and Registered Parks and Gardens – circumstances must be wholly exceptional. All such proposals will be refused unless the harm or loss is outweighed by substantial public benefits, or it can be demonstrated that the asset has no viable use, and its conservation cannot be secured. **Non-Designated Heritage Assets** **Non-designated heritage assets are recognised as key contributors to local history and a sense of place. While they do not have the same level of protection as designated assets, the harm to their significance is a material consideration to be weighed in the planning balance.** **In assessing the significance of a non-designated heritage asset to inform the balanced judgement required by Policy SE9(4), the Council will have regard to whether the asset has value derived from one or more of the following:** **a) Architectural and Artistic Interest: As a notable example of a particular architectural style, period, construction method, or for its aesthetic qualities.** **b) Archaeological Interest: As a source of evidence about past human activity** **c) Historic Interest: Through its association with key local historic events or people, or for its role in the social and economic development of the area. Of particular importance to the Borough's rural character are historic farmsteads. The Staffordshire Historic Farmsteads Study indicates that a significant proportion of recorded farmsteads within the Borough retain heritage potential. Where proposals affect a non-designated historic farmstead, particular regard will be had to the significance of the surviving historic form and buildings and their contribution to the wider landscape. Their sensitive conversion to new uses will be looked upon more favourably than their loss.** **Although some of the Borough's non-designated heritage assets are identified on the Council's Local List, undesignated heritage assets may be identified during the development process. In such instances the Council will require an assessment of the significance of the asset as part of the application, which should include an appraisal of the effects of the proposal on its significance.** **Heritage Assessments and Archaeological Interest** **A Heritage Assessment (HA) is required for proposals affecting designated or non-designated heritage assets (including their setting). A Heritage Assessment (HA) should be proportionate to the asset's importance and, as a minimum, must be informed by the Staffordshire Historic Environment Record (HER) and be undertaken by a suitably qualified professional. It should describe the significance of the assets affected and assess the likely impacts of the proposal. The HA must clearly demonstrate how the mitigation hierarchy has been applied. Firstly, all opportunities to avoid harm to the significance of a heritage asset must be explored. Where the avoidance of all harm is not possible, the HA must detail the proposed mitigation measures to minimise that harm. Any residual harm must then be clearly and convincingly justified against the tests in**			

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			Policy SE9. Applicants should refer to the Council's 'Guidance on the preparation of a Statement of Significance for Heritage Assets' document when preparing their submission. Where a site has, or has the potential for, heritage assets with archaeological interest, a specific archaeological assessment is required. As a minimum, this will be informed by the Staffordshire Historic Environment Record (HER) and comprise a desk-based assessment. Where the desk-based assessment indicates that there is a potential for important archaeological remains on the site, a field evaluation will then be required to determine the character and significance of these remains. All such assessments must be undertaken by a suitably qualified professional in accordance with relevant guidance. The Council, in consultation with its archaeological advisors, will use planning conditions or obligations to secure appropriate investigation, recording, and mitigation measures where necessary **Responding to Local Character and Setting** **Proposals will be required to demonstrate how they respond positively to local character and the historic environment, conserving and enhancing the significance of heritage assets and their settings. In assessing proposals, account should be taken of:** **a) The immediate and wider setting, including the grain, height, and mass of surrounding development (in particular, historic development), the spaces around built form and the visual impact on views and the character of settlements).** **b) The historic landscape character, as set out in Policy SE10 (Landscape) and informed by the Staffordshire Historic Landscape Characterisation Project.** **c) The character and significance of any Historic Urban Character Areas (HUCAs)** **d) The character and significance of any designated Conservation Area, as identified in the relevant Conservation Area Appraisal, Management Plan and / or Summary Statement.** **e) Heritage and design policies contained within any relevant adopted Neighbourhood Plans.** **Development should be of a high quality and include architectural design features and materials that are distinctive to the local area, such as timber-framing, local stone, and Staffordshire blue brick. Contemporary or innovative design can be appropriate where it helps to integrate the development positively with the local area. Further guidance on general design principles, including architectural quality and materials, is set out in Policy PSD7 (Design). Detailed policy requirements relating to the protection and enhancement of landscape character are set out in Policy SE10 (Landscape).** **Positive Approaches to Heritage-led Development** **The Council will expect new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.** **Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) will be treated favourably.** **The Council will take a positive approach to development that conserves and enhances the significance of the Borough's heritage assets. Proposals that better reveal the**			

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			significance of an asset, particularly where they enable public understanding and enjoyment, will be supported where they comply with other policies in this Plan. This includes, for example, well-designed and sensitively located visitor or tourism infrastructure consistent with Policy EMP3 (Tourism). Such schemes can deliver significant public benefits which will be a key consideration when weighing proposals against any less than substantial harm, in line with the policy tests set out in Policy SE9(3). **Shopfronts** **Proposals affecting shopfronts, awnings, canopies and security shutters, particularly within Conservation Areas, must also comply with the specific requirements set out in Policy RET2 (Shop Fronts, Advertisements, New Signage).**			
MM56	87-88	Policy SE10 (Landscape)	To amend criteria 1(a), as follows: - 1(a) Protect and enhance the Key Characteristics and ~~**comply with**~~ **take account of** the relevant Landscape Guidelines, Guidance for Landscape Management and Guidance for Integrating Development into the Landscape for the relevant Landscape Character Type and Landscape Character Area, as identified in the Newcastle-under-Lyme Landscape and Settlement Character Assessment Study 2022 ('the LSCA') or any subsequent update. To amend criteria 3 and 3 (d), as follows: - "All new landscaping schemes will be expected to **take account of and**: ~~**3(d) For major developments, where appropriate, identify and include opportunities for on-site water re-use / greywater recycling.**~~	To ensure the effectivenes s of the Policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM57	88-89	Policy SE11 (Trees, hedgerows and woodland)	To amend criteria 1, as follows: - Development proposals should prioritise the retention and protection of existing trees, hedgerows, and woodlands. To ensure the long-term ~~**viability**~~ **retention** of these natural features, proposals should be supported by Arboricultural Impact Assessments (for proposals impacting significant trees) and / or Hedgerow Surveys (where applicable). To amend criteria 3, as follows: - Where the loss of significant trees, hedgerows, or woodlands is unavoidable, proposals should demonstrate~~: A~~ **adequate replacement planting of appropriate species, providing a commensurate amenity and ecological value to the loss and the integration of replacement planting within a comprehensive landscape scheme.** To amend criteria 7, as follows: - Development proposals adjacent to existing woodlands should consider potential impacts and incorporate appropriate mitigation measures. **This may include: establishing buffer zones, mitigating light pollution and ensuring that development does not disrupt the natural hydrological flows and connectivity between woodlands and watercourses** ~~**,Establishes**~~	Duplication of criteria 10 and changes to improve the effectivenes s of the Policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			~~**buffer zones: Maintaining appropriate buffer zones between development and woodlands to minimise disturbance and protect ecological integrity. M mitigating light pollution and: Implementing measures to reduce light spill and glare from development, such as directing lighting downwards and using appropriate shielding, to protect nocturnal wildlife and dark skies. Protecting hydrological connectivity: E ensuring that development does not disrupt the natural hydrological flows and connectivity between woodlands and watercourses, such as through the use of sustainable drainage systems and the preservation of natural drainage features.**~~ To delete criteria 11. ~~**Development proposals impacting sites comprising Ancient Woodland or veteran trees should include assessments of the impact in accordance with Natural England's Specialist Survey Method for Veteran Trees. Where applicable, long-term management plans conforming to Natural England guidelines should be included within the proposal.**~~ To delete criteria 13. ~~**Hedgerows, particularly those designated as 'important' under the Hedgerows Regulations (1997), are distinctive elements of the Borough's landscape and form valuable habitats. Development proposals resulting in the removal of 'important' hedgerows should include a full assessment to demonstrate compliance with the Regulations.**~~			
MM58	90	Paragraph 11.61 & 11.62a (supporting information to Policy SE11 Trees, hedgerows and woodland)	To amend Paragraph 11.61, as follows: - Remove boxes from the bullet points entitled Environmental Benefits and Economic Benefits. To insert new paragraph 11.62a, as follows: - **"Hedgerows, particularly those designated as 'important' under the Hedgerows Regulations (1997), are distinctive elements of the Borough's landscape and form valuable habitats. Development proposals resulting in the removal of 'important' hedgerows should include a full assessment to demonstrate compliance with the Regulations".**	To correct drafting errors.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM59	90-91	Policy SE12 (Amenity)	To amend criteria 2, as follows: - New development should effectively integrate with existing uses. ~~**And**~~ **E**xisting businesses and ~~**community**~~ facilities must not have unreasonable restrictions placed on them as a result of new development **permitted after they were established**. Where the operation of an existing business or facility could have a significant adverse effect on a proposed new development **(including change of use)** in its vicinity, the applicant **(developer, or agent of change)** should provide a suitable assessment, such as noise, **vibration and odour** impact assessment**s** or a	To ensure the effectivenes s of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA

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			light pollution study **and provide suitable mitigation before the development has been completed**, ~~**to demonstrate the following**~~.... ~~**The nature and extent of potential amenity impacts on future occupants.**~~ ~~**That the proposed development incorporates adequate mitigation measures to protect the amenity of future occupants, or**~~ ~~**That the business or facility can modify its operations to minimise adverse impacts without unreasonable restrictions on its operations.**~~ ~~**The assessment should consider factors such as noise levels, operating hours, traffic generation, and light pollution, and should be conducted in accordance with relevant industry standards and guidelines.**~~ To delete criteria 3. ~~**Where significant adverse effects cannot be effectively mitigated, and no acceptable compromise in operations can be reached, planning permission will be refused.**~~ To amend criteria 4, as follows: - The Council will utilise available planning enforcement mechanisms, such as planning conditions, legal agreements, or enforcement notices, to ensure compliance with the Agent of Change principle and address situations where mitigation measures are not effective or reasonable compromises cannot be reached. ~~**This may involve requiring the modification of existing operations, the implementation of additional mitigation measures, or, in extreme cases, the restriction or cessation of activities that cause unacceptable harm to amenity.**~~			reports as summarised in **Section 2.1**.
MM60	91	Policy SE13 (Soil and Agricultural Land)	To delete criteria 2. ~~**Proposals for development on BMV land (Grades 1, 2, and 3a) will only be supported where:**~~ ~~**a. There is an overriding need for the development that cannot be met on lower-quality land.**~~ ~~**b. It has been demonstrated that there are no suitable alternative sites on land of lower agricultural quality.**~~ To amend Criteria 4, as follows: - '**In assessing** development proposals, the Council will'	To ensure the effectiveness of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM61	93	Policy SE14 (Green and Blue Infrastructure)	To amend criteria 1, as follows: - "**In order to support climate resistance, support biodiversity and high quality spaces in the Borough, d**evelopment proposals should incorporate multifunctional Green Infrastructure and Blue Infrastructure elements as an integral part of the design from the outset. ~~**These elements should:**~~	To correct a drafting error and in the interests of clarity and therefore	MM	No. This modification does not trigger a change to the

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			~~**a. Address climate resilience through measures such as sustainable drainage systems (SuDS), green roofs, walls, urban tree planting, and other nature-based solutions that contribute to climate action goals.**~~ ~~**b. Support town centre regeneration and enhance public spaces through high-quality urban green spaces, landscaping, and street trees.**~~ ~~**c. Contribute to biodiversity objectives by creating new habitats and incorporating features that enhance existing ecological networks.**~~ To amend criteria 2, as follows: - Where development proposals result in the **significant** loss or degradation of existing Green Infrastructure and Blue Infrastructure assets and, where the benefits of the development demonstrably outweigh the harm caused**, a**pplicants must demonstrate that: a. All appropriate alternatives that avoid harm have been fully considered and shown to be unviable. b. Suitable mitigation and compensatory measures have been proposed to offset any unavoidable loss or damage. c. Opportunities to enhance existing Green Infrastructure and Blue Infrastructure assets in the vicinity of the development site have been explored and, where feasible, will be incorporated into the scheme. ~~**d. In accordance with national guidance, development proposals must demonstrate a net gain in biodiversity through measurable habitat creation, restoration, and enhancement, contributing to the Council's strategic Nature Recovery Network.**~~ To amend criteria 3, as follows: - Development proposals should, where appropriate, contribute to the creation of a well-connected Green Infrastructure and Blue Infrastructure network throughout the Borough. This includes **(where possible):** a. Enhancing and extending existing green corridors, including canal towpaths, to support biodiversity, active travel, and connections between communities and nature. b. Designing schemes that improve access to and within Green Infrastructure and Blue Infrastructure assets, particularly within areas of lower environmental quality or health inequalities. ~~**c. Residents should have access to a high-quality green space.**~~ To delete criteria 5. ~~**The Council will explore various funding mechanisms for Green Infrastructure maintenance, such as developer contributions, dedicated funding streams, or community-based stewardship programs. Opportunities for community involvement in the management and maintenance of Green Infrastructure assets will be actively encouraged.**~~ To amend criteria 6, as follows: -	effectivenes s.		conclusions of the HRA reports as summarised in **Section 2.1**.

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			Amend second sentence to read '….in Green Infrastructure projects….' Delete ~~-~~ between Green and Infrastructure.			
MM62	95	Policy RUR1 (Rural Economy)	To amend criteria 2 b, c, and e, as follows: - b. Improve the **accessibility** ~~**sustainability**~~ of a site ~~**in terms of access**~~ (where opportunities exist); To delete criteria c, as follows:- ~~**c. Prioritise the re-use of previously developed land and / or sites that are physically well-related to existing settlements;**~~ To delete Criteria 2(e). ~~**Re-use, conserve and, where possible, enhance the significance of historic farm buildings (where they exist) in accordance with Policy SE 9 (Historic Environment)**~~	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM63	97	Policy RUR3 (Extensions and Alterations to Buildings Outside of Settlement Boundaries)	To amend criteria 1(e), as follows: - e. **Protect** ~~**Sustain**~~ and enhance the significance of any affected heritage assets ~~**(and**~~ **including** their settings~~**)**~~ in accordance with Policy SE9 (Historic Environment)	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM64	98-99	Policy RUR4 (Replacement Buildings Outside of Settlement Boundaries)	To amend criterion 1 (d) as follows:- 1(d) The dwelling is of a high design-quality that reflects local character**.**~~**(**~~ incorporating design features distinctive to the local area~~**)**~~; To amend criterion 1 (g), as follows: - 1(g). The proposals ~~**sustain**~~ **protect** and enhance the significance of any affected heritage assets **including** ~~**(**~~and their settings~~**)**~~ in accordance with Policy SE9 (Historic Environment) To amend criteria 2 (i), as follows: - 2i The proposals ~~**sustain**~~ **protect** and enhance the significance of any affected heritage assets **including** ~~**(and**~~ their settings~~**)**~~ in accordance with Policy SE9 (Historic Environment)	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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MM65	100	Policy RUR5 (Re-use of Rural Buildings for Residential Use)	To amend criterion 1(f), as follows: - The proposals ~~**sustain**~~ **protect** and enhance the significance of any affected heritage assets, including buildings formerly associated with a historic farmstead ~~**(and**~~ **including** their settings~~**)**~~ in accordance with Policy SE10 SE9: Historic Environment	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM66	102-108	Policy SA1 (General Requirements)	*To delete policy SA1 (General Requirements), including supporting information (paragraphs 13.6 – 13.10 from the Local Plan).*	To remove duplication from the Plan in the interests of clarity and therefore effectiveness	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM67	109-111	Policy AB2 (Land at J16 of the M6)	To amend criteria 1, by inserting the following text: - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements) including**~~ **The preparation and implementation of a comprehensive, masterplan-led approach towards the site.** To amend criteria 3 by adding an additional sentence, as follows: - **"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".** To amend criteria 7 by additional wording at the end of the criteria, as follows: - '**The provision of suitable on and off-site mitigation measures for any adverse impacts on the M6 (Junction 16) or other parts of the highway network (strategic and local). Where direct provision is not achievable financial contributions to ensure such provision will be accepted in lieu. Such measures should be implemented in a timely manner to ensure they address the anticipated impacts of the scheme.** ~~**contributions towards or direct**~~	To ensure the effectiveness of the Policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			~~**provision of suitable on and off-site mitigation measures or any adverse impacts on the M6 (Junction 16) or other parts of the highway network (strategic and local) being implemented**~~. **A micro-simulation model should be prepared and agreed with National Highways, Staffordshire County Council and Cheshire East Council to identify mitigation measures required at planning application stage. Mitigation measures identified as being required by the micro-simulation model should be implemented in consultation with National Highways, Staffordshire County Council and Cheshire East Council'**. To amend criteria 9, as follows: - The layout and development of the site will be landscape led, with roads, buildings or structures designed to ensure they are not intrusive in significant views from the surrounding area. **A landscape and visual impact assessment should be prepared and submitted for the site**. Green Infrastructure should also be retained and significantly enhanced across the site, To amend criteria 13, as follows:- 13. Implementation of an agreed comprehensive travel plan **and public transport strategy** 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 **and public transport strategy should demonstrate how connectivity** ~~**consider routes connecting**~~ into Newcastle-under-Lyme, Stoke-on-Trent and Cheshire East **will be achieved**. **The provision of public transport as part of the travel plan (including demand response schemes) should demonstrate that it can be sustained in the long-term and has taken into account the advice of local transport authorities at Cheshire East and Staffordshire County Council** To amend criteria 13, by adding an additional sentence as follows: - **"Travel Planning to the site should discourage the routing of traffic past the Black Firs and Cranberry Bog SSSI on the A531"** To amend criteria 15, as follows:- Provision of strategic **and on plot landscaping of at least 40% of the total site area. To be delivered as green corridors across the site.** ~~open space within the northern centre of the site, including the whole of the area in between public footpaths Audley 9 and Audley 22 to be delivered as part of development Phase 1~~ To amend criteria 19 as follows: -			

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			A utilities masterplan being prepared for the site **which seeks to guide the provision of essential services on the site** ~~**details matters including fowl and surface water drainage,**~~			
MM68	110-111	Paragraph 13.6 & 13.19 (supporting information to Policy AB2 (Land at J16 of the M6)	To amend Paragraph 13.6, as follows: - To refer to Chapter 13, rather than 14. To amend Paragraph 13.19, as follows: - To amend the second sentence to read: '.....development **should be** reinforced...'	To correct drafting errors.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM69	111-113	Policy AB12 (Land East of Diglake Street) and supporting information, paragraphs 13.24 -13.37.	To delete the policy and supporting information ~~**Policy AB12 Land East of Diglake Street**~~ ~~**Land East of Diglake Street is allocated for residential development for 125 dwellings. Development proposals will be permitted subject to:**~~ ~~**1. Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ ~~**2. Access to the development being via Diglake Street (with emergency access via Raven's Lane / B5500) and pedestrian access provided via Raven's Lane / B5500, Diglake Street and the Albert Street play area,**~~ ~~**3. Provision of a parking area for local residents in the northwest corner of the site and contributions towards off-site highway improvements necessary to support the development (if required),**~~ ~~**4. The layout, design and development of the site being landscape-led, with buildings and structures designed to reflect local character and grain and to ensure they are not intrusive in significant views from the surrounding area,**~~ ~~**5. Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the setting of Audley Conservation Area and nearby heritage assets, giving consideration to the HIA for the site prepared by the Council,**~~ ~~**6. A programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,**~~ ~~**7. Retention and enhancement of existing hedgerows on the site, including strengthening hedgerow boundaries on the north and north-west of the site and provision of a landscape buffer. Existing trees should also be retained to help preserve the pattern of enclosure within the site,**~~	To ensure the provisions of the Plan are justified.	MM	No. This does not trigger a change to the conclusions of HRA reports as summarised in **Section 2.1** or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Local Plan and therefore can be

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			~~8. Strategic open space provided adjacent to the northern boundary of the site,~~ ~~9. Provision of new Public Rights of Way within the site, running from Raven's Lane to the northern boundary of the site and along the whole of the northern boundary of the site to link with the Public Right of Way that runs through Albert Street play area,~~ ~~10. A sequential approach being taken within the site to direct development to areas at lowest risk of flooding, taking account of flood risk from all sources, including sewer and surface water flooding,~~ ~~11. All development being located an appropriate distance from the sewers and associated infrastructure adjacent to the western boundary of the site,~~ ~~12. Financial contributions to improvements in the capacity of local schools and health facilities,~~ ~~13. Contributions towards improvements to Albert Street Play Area / Bignall End Playground play facilities.~~ ~~Supporting Information~~ ~~13.24 The site is situated on the north side of the village of Bignall End and provides an opportunity to deliver 125 homes within an established residential area, within walking distance of local services, amenities and infrastructure.~~ ~~13.25 The site is enclosed on its south, east and west sides by existing development, with the rear gardens of existing houses on Raven's Lane, Hope Street and Diglake Street respectively backing onto the site. As such, whilst the northern boundary of the site is adjacent to the open countryside its development would constitute a consolidation of the existing settlement form.~~ ~~13.26 Primary access to the development should be via Diglake Street and emergency site access provided from Ravens Lane. Pedestrian and cycle access to the site will be via Diglake Street, Ravens Land and Albert Street Play Area. The development will need to address off-site issues relating to on-street parking along Diglake Street and intensification of the use of the junction of Diglake Street and Raven's Lane. Off-site junction improvements may be required, which will be secured through financial contributions.~~ ~~13.27 The site is located within the Audley Ancient Clay Farmlands Landscape Character Area, which is designated as a high sensitivity landscape. Given the high sensitivity of the landscape, a landscape-led approach to development will be required, to ensure that the layout and design of buildings and structures are appropriate to the landscape setting and a Landscape and Visual Impact Assessment will also be required.~~ ~~13.28 Within this area thick, mixed species hedgerows are identified as significant landscape features. There are hedgerows along the north and northwest boundaries of the site, as well as a strong hedgerow that dissects the site in a north-south direction just to the west of its centre. The existing hedgerows will be retained and enhanced. Hedgerow boundaries on the north and north-west of the site will be strengthened and a landscape buffer provided. The boundary of the site to the open countryside will also be strengthened to create a defensible and permanent Green Belt boundary.~~			considered to be precautionary .

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			~~**13.29 The strong terraced character of existing residential development to the east and west of the site should inform and be reflected in the site layout and design. The layout of development will also provide for open space along the northern boundary of the site.**~~ ~~**13.30 The Audley Conservation Area is located 500 metres from the site and the Grade II listed Wedgewood Monument on Bignall Hill is located 1.2km to the east. A heritage impact assessment will be required to demonstrate how the layout and design of new development will respond sensitively to the significance of nearby heritage assets including key views to and from Wedgewood Monument. A programme of archaeological recording should take place to determine a programme of mitigation measures to reduce or remove any potential impacts on the archaeological resource of the area.**~~ ~~**13.31 There are no Public Rights of Way on the site at present, however, to improve connectivity new pedestrian and cycle links should be provided into the site from both Raven's Lane and Diglake Street, along with a new route along the northern boundary of the site, linking it with the Albert Street play area.**~~			
MM70	113	Policy AB15 'land north of Vernon Avenue'	To delete criteria 1 as follows:- ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 3, as follows:- **A l**and contamination assessment required in relation to area of former mining activity To amend criteria 4, as follows:- The layout and development of the site will be landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area, **where possible the layout should seek to integrate the medieval field system within the layout.** To amend Criteria 8 as follows:- ~~**The retention of medieval field system on site. Where this is not possible, a**~~ **A** programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site	To ensure the effectiveness of the Policy		No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM71	114	Policy AB33 (Land off Nantwich Road / Park Lane) and supporting information, paragraphs 13.43 – 13.46	~~**Policy AB33 Land off Nantwich Road / Park Lane, Audley**~~ ~~**Land off Nantwich Road / Park Lane, Audley is allocated for residential development for 55 dwellings.**~~ ~~**Development proposes will be permitted subject to:-**~~ ~~**1. Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ ~~**2. Primary vehicular access being via Park Lane and secondary access via Nantwich Road,**~~ ~~**3. Connectivity to existing cycle and pedestrian routes being enhanced,**~~	To ensure the provision in the Plan are justified	MM	No. This does not trigger a change to the conclusions of HRA reports as summarised in **Section**

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			~~**4. The layout and development of the site being landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area,**~~ ~~**5. Heritage impact assessment required to demonstrate how the layout and design of the development will respond sensitively to the setting of the Conservation Area and nearby heritage assets, giving consideration to the HIA for the site prepared by the Council,**~~ ~~**6. The retention of the medieval field system on site. Where this is not possible, a programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site,**~~ ~~**7. A sequential approach will be taken within the site to direct development to areas of least risk of flooding, taking account flood risk from all sources including surface water flooding,**~~ ~~**8. Development layout will consider proximity to sewers adjacent to the boundaries of the site and provide for appropriate distances away from such assets,**~~ ~~**9. A land contamination assessment and mitigation strategy is required in relation to area of former mining activity,**~~ ~~**10. Contributions and accessibility improvements to Alsager Road Play Area / Audley Park,**~~ ~~**11. Financial contributions to improvements of local schools and health facilities**~~ ~~**Supporting Information**~~ ~~**13.43 The site is located within Flood Zone 1 but some areas within the site are affected by surface water flooding. In accordance with national and Local Plan policy, an effective drainage strategy will be established, and a sequential approach applied within the site directing development to areas of lowest flood risk.**~~ ~~**13.44 A land contamination assessment and mitigation strategy is required in relation to historic land use and potential impact of mine workings. The site is in close proximity to Audley Conservation Area and therefore requires a Heritage Impact Assessment.**~~ ~~**13.45 The infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.**~~ ~~**13.46 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.**~~			**2.1** or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Local Plan and therefore can be considered to be precautionary .
MM72	115	Policy BW1 (Chatterley Valley)	To delete criteria 1, as follows:- ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To ensure the policy will be effective and	MM	No. This modification does not trigger a

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			To amend criteria 4, by adding additional text, as follows: - "**A site-specific flood risk assessment at planning stage should be prepared and include a detailed hydraulic modelling of the drainage channels within the boundary to provide certainty on risk and inform mitigation. Modelling and assessment of the culvert to the south east shall be provided**"	in the interests of clarity.		change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM73	116	Policy CT1 (Land at Red Street and High Carr Farm)	To delete policy CT1 and the supporting information, as follows:- ~~**Policy CT1 Land at Red Street and High Carr Farm, Chesterton**~~ ~~**Land at Red Street and High Carr Farm is allocated for residential development for 530 dwellings and a**~~ ~~**local centre. Development proposals will be permitted subject to:**~~ ~~**1. Satisfactorily addressing the site allocation requirements set out in Policy SA1 (GeneralRequirements),**~~ ~~**2. Access to the development being:- a. Via a left in / left out junction on the A34, utilising and improving the existing Bell's Hollow Junction onto the A34: and.**~~ ~~**b. Provision of two access points along Talke Road**~~ ~~**3. Access requirements set out in criterion 2 should include appropriate speed reduction and traffic calming schemes to facilitate safe access into the site,**~~ ~~**4. In line with Policy SA1 (General Requirements), a masterplan and design code should be prepared and agreed for the site which will:**~~ ~~**a. Consider sustainable travel links including cycle and pedestrian connectivity including to public transport links. Development should also consider walking and active travel for health and wellbeing purposes within the site,**~~ ~~**b. provide for appropriate boundary treatments to the existing Green Belt,**~~ ~~**c. Facilitate improvements to local footpaths and street lighting along Talke Road / Bells Hollow,**~~ ~~**d. Achieve high quality design reflecting the landscape location of the site and creating a vibrant destination and attractive public realm. This should recognise the transitional location between the higher density urban and rural area,**~~ ~~**e. Ensure the layout and development of the site is landscape led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area including the Wedgewood Monument,**~~ ~~**f. Provide for a local centre within the site to meet local retail needs.**~~ ~~**5. Submission of a land contamination assessment and mitigation strategy,**~~ ~~**6. Submission of a coal mining risk assessment and mitigation strategy,**~~ ~~**7. A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,**~~	To ensure the provision in the Plan are justified.	MM	No. This does not trigger a change to the conclusions of HRA reports as summarised in **Section 2.1** or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Local Plan and therefore can be considered to be precautionary.

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			~~8. Submission of a drainage strategy given that existing sewers pass near to the site,~~ ~~9. Submission of a noise assessment and mitigation strategy in relation to the impact of noise from the A34 Newcastle Road, farm and industrial operations in and in close proximity to the site,~~ ~~10. Submission of an odour assessment and potential mitigation given adjacent farm and industrial uses,~~ ~~11. Financial contributions to improvements in the capacity of local schools and health facilities.~~ ~~Supporting Information~~ ~~13.51 The site is located adjacent to the A34 Newcastle Road in Red Street and bounded by the A34, Bells Hollow and Liverpool / Talke Road. The immediate surrounding urban area comprises of the residential streets of Shrewsbury Drive and other residential areas.~~ ~~13.52 The site provides an opportunity to deliver 530 homes supported by a local centre~~ ~~13.53 Site access will be achieved via the A34 Newcastle Road and Talke Road. Development of the site may require junction improvements and offsite improvements to be secured through financial contributions.~~ ~~13.54 There are Public Rights of Way which connect to the southern tip of the site and development will need to enhance these routes. Improvements will also be required to pedestrian and cycle links. Sustainable pedestrian and linkages will also need to be provided to local facilities and amenities.~~ ~~13.55 Proposals should take a masterplan / landscape led approach to ensure the layout of development and the design of buildings and structures is appropriate for the landscape setting.~~ ~~13.56 A noise mitigation strategy will be required in relation to the impact of noise from the A34 Newcastle Road.~~ ~~13.57 Parts of the site are affected by surface water flooding. A sequential approach will be taken within the site to direct development to areas of lowest flood risk. Existing sewers pass near to the site. A drainage strategy will be required to consider the design, masterplan and drainage details for the site. The site should consider matters including topography and flow paths and should consult with the relevant statutory provider, as appropriate.~~ ~~13.58 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.~~ ~~13.59 The infrastructure delivery plan identifies that the site should make contributions towards the expansion of St Chads CE VC Primary School. The infrastructure delivery plan also identifies an expansion needed to Chesterton Community Sports College. In respect of health, the infrastructure delivery plan identifies that contributions are required towards the Newcastle North Primary Care Network to support adaptation / expansion of the existing estate.~~			

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			~~**13.60 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.**~~			
MM74	117/118	Policy CH13 (Castletown Grange) and supporting information (paragraph 13.62)	To delete policy CH13 and supporting text, as follows:- ~~**Policy CH13 Castletown Grange, Douglas Road, Cross Heath**~~ ~~**Land at Castletown Grange is allocated for residential development to rationalise residential uses on the site. Development will be permitted subject to:**~~ ~~**1. Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements,**~~ ~~**2. Development of the site will include a rationalisation of the site and the appropriate demolition of existing unit's onsite which seeks to minimise the release of carbon, where possible,**~~ ~~**3. Access to the development being via Ronaldsway Drive,**~~ ~~**4. A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,**~~ ~~**5. The existing mature trees on the site edge being retained and integrated into the development layout wherever possible, considering their impact during the design phase.**~~ ~~**6. Financial contributions to improvements in the capacity of local schools.**~~ ~~**Supporting Information**~~ ~~**13.62 The site is a brownfield site within the Newcastle urban area. There are existing uses on the site and requires the demolition of existing units on the site and the provision of new dwellings resulting in a net loss of 7 dwellings**~~	To ensure the provision in the Plan are justified	MM	No. This does not trigger a change to the conclusions of HRA reports as summarised in **Section 2.1** or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Local Plan and therefore can be considered to be precautionary.
MM75	118	Policy CH14 Maryhill Day Centre, Wilmot Drive and Paragraph	To delete criteria 1, as follows:- ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend text immediately after Paragraph 13.63, as follows: -	To remove references to policy SA1 from the policy	MM	No. This modification does not trigger a

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		13.63 (supporting information to Policy CH14 Maryhill Day Centre, Wilmot Drive)	Add paragraph number 13.64 to text starting 'Allocation of a site…..'			change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM76	118-119	Policy CT20 (Rowhurst Close)	To delete criteria 1, as follows:- ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 6, as follows: - Submission of ~~**a land contamination and**~~ coal mining risk assessment and mitigation strategy	To remove duplication with criterion 4 and to remove references to policy SA1 from the policy in the interests of clarity and therefore effectivenes s	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM77	119	Policy KL13 (Keele Science Park, Phase 3) and supporting information, paragraph 13.74	To delete criteria 1, as follows: - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 5, as follows: - ~~**The delivery of a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to the A525 Keele Road.**~~ **The provision of a safeguarded route through the site to facilitate the future provision of a transport link between the A525 and A53. An indicative route to be safeguarded is shown on the Policies Map** To amend paragraph 13.74 as follows: - 13.74 ~~**There is the need for a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to the A525 Keele Road. The master planning for KL13 will give consideration to the alignment of a potential link road. The opportunity to deliver a joined up public transport system linking Keele University and Local Plan site allocations TB19, KL13 KL15 and SP11 will be explored as part of a joint approach. The road should be designed to manage traffic flow.**~~ **A safeguarded route for a transport link through the site between the A525 and A53**	To remove references to policy SA1 from the policy To ensure consistency between sites KL13, KL15 and TB19 as to how the Link Road is referenced in the interests of clarity and therefore	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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			is shown on the Policies Map. The precise specification and route would be determined as part of a future planning application. The transport link should be capable of accommodating a bus route.	effectivenes s		
MM78	121 – 123	Policy KL15 Land South of A525 Keele and paragraph 13.89 of the supporting information	To delete criteria 1, as follows: - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 5, as follows:- 5. ~~**The site should deliver a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to the A525 Keele Road**~~. **Contributions towards the provision of a transport link between the A525 and A53 shown as a safeguarded link on the Policies Map.** 13.89 ~~**There is a need for the delivery of a link road and walking / cycling links from the A53 Whitmore Road through site allocation TB19 Land South of Newcastle Golf Club through to A525 Keele Road. The master planning for KL15 will give consideration to the alignment of a potential link road. The opportunity to deliver a joined up public transport system linking Keele University and Local Plan site allocations TB19, KL13 KL15 and SP11 will be explored as part of a joint approach. The road should be designed to manage traffic flow.**~~ **Developer contributions will be required towards the provision of a transport link between the A525 and A53 shown as a safeguarded link on the Policies Map. The level of contributions required will be determined through all future planning applications on the site and as determined through a transport assessment.**	To remove references to policy SA1 from the policy To ensure consistency between sites KL13, KL15 and TB19 as to how the Link Road is referenced in the interests of clarity and therefore effectivenes s.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM79	124	Policy KG6 William Road, Kidsgrove (site of the Galley PH)	Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To delete references to Policy SA1	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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MM80	124	Policy G&T 11 (Land at Hardings Wood Road, Kidsgrove)	Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To add a new criterion, as follows: - "**A site-specific Flood Risk Assessment should be prepared for the site alongside a Surface Water Drainage Strategy which includes a SuDs maintenance and management plan"**	To ensure the policy is effective.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM81	125	Policy KS3 (Land at Blackbank Road, Knutton) and supporting information (paragraphs 13.107 – 13.118)	To delete site KS3 (Land at Blackbank Road) and supporting text, as follows:- ~~**Policy KS3 Land at Blackbank Road, Knutton**~~ ~~**Land at Blackbank Road is allocated for residential development for 150 dwellings. Development will be permitted subject to:**~~ ~~**1. Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ ~~**2. Development should reflect masterplanning proposals for the wider Knutton area and any site-specific implications,**~~ ~~**3. Access to the development being via the B5367, High Street,**~~ ~~**4. The layout and development of the site will be landscape-led and buildings or structures are designed to ensure they are not intrusive in significant views from the surrounding area, including on its western periphery where it meets the Green Belt,**~~ ~~**5. A sequential approach being taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,**~~ ~~**6. Proximity of the Site of Biological Importance (SBI) to the north of KS3 being recognised, and any impacts mitigated,**~~ ~~**7. Submission of a coal mining risk assessment, land contamination assessment and mitigation strategy in relation to area of former mining activity,**~~ ~~**8. Submission of a noise assessment and mitigation strategy in relation to the impact of nearby quarry operations,**~~ ~~**9. Submission of an odour assessment and mitigation strategy in relation to nearby agricultural uses,**~~ ~~**10. Preservation of the existing Public Right of Way that adjoins the site's western boundary,**~~ ~~**11. Protection of the mature trees found, including their root network,**~~	To ensure the provision in the Plan are justified.	MM	No. This does not trigger a change to the conclusions of HRA reports as summarised in **Section 2.1** or a new LSE. The HRA process undertaken provides a worst-case assessment of a larger quantum of development for the Local Plan and therefore can be considered to be

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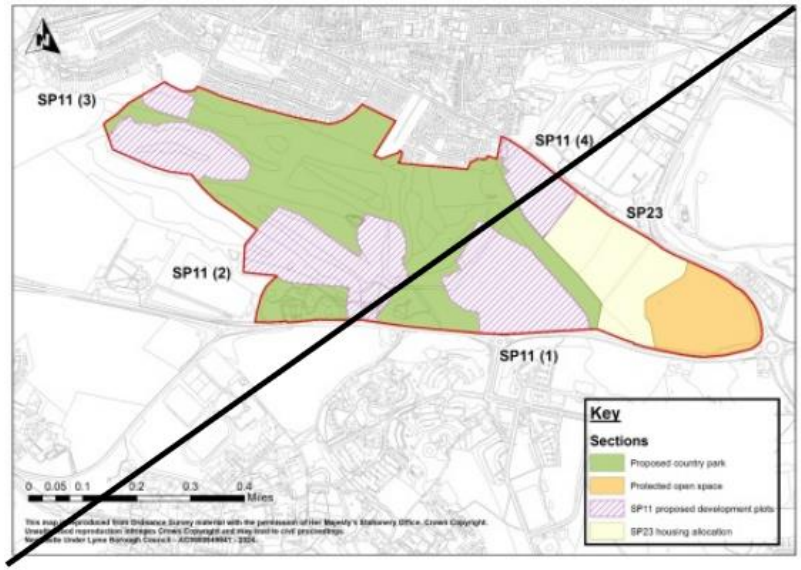
			~~12. Consideration of alternative sports provision, recognising the site's most recent use as school playing fields,~~ ~~13. Financial contributions to improvements in the capacity of local schools and health facilities.~~ ~~14. Financial contributions to highways improvements to facilitate the distribution of traffic from the A525 to Whitmore Road~~ ~~Supporting Information~~ ~~13.107 The site is located at the edge of the Newcastle-under-Lyme Strategic Centre and is approximately 2km from the town centre. It is bounded by existing residential properties to the immediate north and south and abuts the Green Belt on its western perimeter. The immediate urban area comprises of residential properties, with industrial and quarry operations also in the locality.~~ ~~13.108 The site provides an opportunity to deliver 150 homes in a sustainable location adjoining Newcastle-under-Lyme and close proximity to key services, amenities and infrastructure well connected by public transport.~~ ~~13.109 Site access will be achieved via the B5367 High Street through a single access point. Development of the site may require junction improvements and offsite improvements secured through financial contributions.~~ ~~13.110 A Public Right of Way (Newcastle 61) adjoins the site and the development will need to preserve and enhance connectivity to this route.~~ ~~13.111 Lymedale Business Park Site of Biological Importance is located in very close proximity (<200m) to the northern site boundary. Appropriate regard should be had to this area of high biodiversity interest to mitigate against harm.~~ ~~13.112 In acknowledgement of the site's location immediately adjacent to an expanse of Green Belt, the development will take a landscape-led approach to ensure the layout of development and the design of buildings and structures is appropriate for the setting.~~ ~~13.113 Assessments and mitigation strategies are required in relation to the former land mining use and in relation to the impact from the nearby land uses and operations.~~ ~~13.114 A limited part of the site is affected by surface water flooding. A sequential approach will be taken within the site to direct development to areas of lowest flood risk.~~ ~~13.115 Dependent on the timing, phasing and dwelling breakdown of the housing development education contributions may be necessary.~~ ~~13.116 There is an existing overhead powerline that crosses the central part site from east to west and this will influence the layout and design of development on the site. Residential development will be located an appropriate distance from the powerlines.~~ ~~13.117 The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central and Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.~~ ~~13.118 Allocation of a site establishes the principle of a particular use. Any future planning application(s) will be determined in accordance with the relevant policy criteria~~			precautionary .

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			~~**applicable to the site, other relevant policies in the Local Plan and any other material considerations. As such, the detail provided at the planning application stage may result in minor adjustments to the overall quantum of development achieved on the site.**~~			
MM82	126	Policy KS11 (Knutton Community Centre, High Street, Knutton)	To delete criteria 1 of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To delete references to Policy SA1	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM83	127	Policy KS17 Knutton Recreation Centre, Knutton Lane	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To delete references to Policy SA1	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM84	127	Policy KS18 Land North of Lower Milehouse Lane	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To delete references to Policy SA1	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
MM85	128	Policy KS19 Land at Knutton Lane	To amend the policy wording as follows:- Land at Knutton Lane is allocated for residential development for 5 dwellings. ~~**Development will be permitted subject to:-**~~ ~~**1. the site satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements).**~~	To delete references to Policy SA1	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM86	129	Policy LW53 Land at Corner of Mucklestone Wood Land	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To make the following amendments to criteria 7, 8 and 9 7. Submission of **an appropriate** land contamination assessment and mitigation strategy in relation to impact of the former Tagedale Quarry landfill site, 8. Submission of **an appropriate** ~~**a**~~ noise impact assessment and mitigation strategy in relation to the impact of the A53, B0526 and Ranworth Lodge Kennels, 9. Submission of an **appropriate** assessment and mitigation strategy to prevent deterioration of the SPZ3 Bearstone Groundwater Protection Zone and protect controlled water receptors	To delete references to Policy SA1 and ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM87	131	Policy MD29 (Land North of Bar Hill)	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To add the following text to the end of criteria 3 "…Over the rail line **to provide access to Madeley"** To make the following updates to criteria 6,7 and 8 of the policy:- 6. **A flood risk assessment should be prepared for the site. The Flood Risk Assessment should consider surface water impacts on the site.** ~~**Any proposal should provide drainage details for surface water on the site,**~~ 7. **Any masterplanning work on the site should take into account the proximity of Bar Hill Ancient Woodland to the west of the site. A tree survey and an ecological survey should be undertaken to understand and mitigate any impacts on Ancient Woodland as**	To delete references to Policy SA1 and ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			appropriate. ~~**Impacts on the Ancient Woodland Proximity of Bar Hill Wood Ancient Woodland in near proximity (<500m) to the west of the site being recognised, & any impacts, mitigated,**~~ 8. **A tree survey should be prepared to identify trees subject to Tree Preservation Orders, as appropriate.** ~~**Recognition of Tree Preservation Orders (TPO), including root networks,**~~ To insert a new criterion (13) as follows: - **13. A programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site**			
MM88	133	Policy NC13 Land West of Bullockhouse Road, Harriseahead and supporting text, paragraph 13.160	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ 13.160 A financial contribution will be required to support local bus provision. A coal mining assessment will be required due to **former** land uses of the site.	To delete references to Policy SA1	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM89	134	Policy SP2 Cheddar Drive, Silverdale	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To delete references to Policy SA1	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM90	135 - 136	Policy SP11 (Lyme Park, Silverdale) and Figure 3	To amend reference in SP11 (4), as follows:- SP11 (4) – Park Road – a development of 100 homes accessed from a new road from the junction of Race Course and Park Road to the north east of the site. For SP11(4) no dwellings will be occupied before the cessation of the disposal of non-hazardous waste at the **Walley's** ~~**Whalley's**~~ Quarry Landfill Site~~**, currently anticipated December 2026**~~.	To delete references to Policy SA1 To correct a spelling error and	MM	No. This modification does not trigger a change to the conclusions

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 7, as follows:- 7. the preparation and agreement of a masterplan and design code prepared for the site **which considers the following matters** ~~**should be prepared in line with Policy SA1 (General Requirements**~~): Amend 7b b. Provide appropriate ecological buffer(s) to Bogs Wood Site of Biological Interest (Local Wildlife Site) and Jobs Wood ~~**should be provided**~~. Impacts on the Site of Biological Interest should be minimised through the provision of open space, additional planting and restriction of access into the Local Wildlife Site. This should also consider Redheath Plantation adjoining the site, To add the following text to the end of policy criteria 8, as follows:- **This should include an assessment on the structural stability of the "Springpool Spring and Pool" Bund and mitigation measures identified and implemented, as appropriate** To amend criteria 9 as follows:- 9. Submission of a noise mitigation strategy **which satisfactorily addresses the potential impact of noise** ~~**in relation to the impact of noise**~~ from the A525 Keele Road, Keele Driving Range, Cricket Ground and other sensitive uses in and in close proximity to the site, To amend criteria 10 as follows:- 10. Submission of an odour assessment and potential mitigation **to address** ~~**given**~~ adjacent farm and industrial uses To amend criteria 12 as follows:- 12. Submission of a land contamination assessment and mitigation strategy. This should recognise the importing of material **required to build the golf course previously** ~~**to support the previous use on the site**~~	ensure the overall effectivenes s of the policy.		of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			To add criteria 17 to the policy, as follows:- **<u>Financial contributions to the delivery of infrastructure and ongoing maintenance of the Countryside Park.</u>** To replace Figure 3, as follows:-  			

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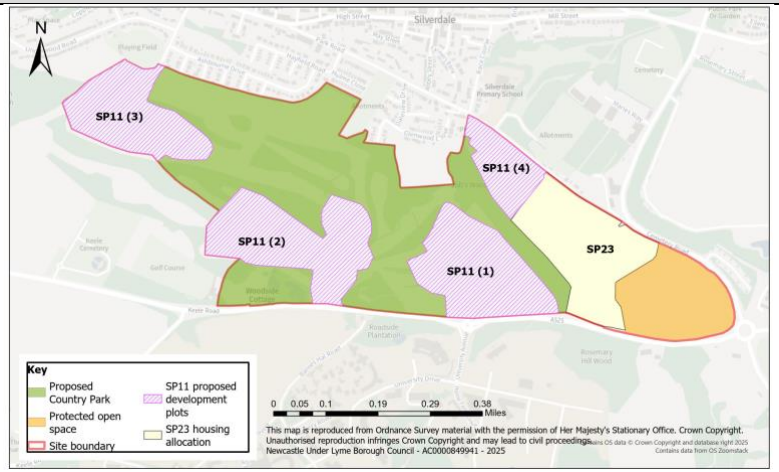
						
MM91	137	Paragraph 13.177 (supporting information to Policy SP11 Lyme Park, Silverdale)	To amend paragraph 13.173, as follows:- 13.173 An internal link road that runs between the ~~two~~ sites accessed via Keele Road and the Ashbourne Drive link roads should be sensitively designed to reflect the landscape and wider setting and to discourage external through movements (i.e. rat running) through the site. To amend paragraph 13.177, as follows: - '... Walleys Quarry Landfill Site~~, which is currently operational~~ is located in close proximity to the site. No dwellings on parcel 4 on Park Road should be occupied until the **importation of non-hazardous waste to Walleys Quarry landfill ceases**.~~' the operation of Walleys Quarry as a landfill site has ceased which is anticipated in 2027....'~~ To amend paragraph 13.178 as follows:- 13.178 In the delivery of the Local Centre, the site should ~~consider the need~~ **provide** for a new build health hub ~~location~~. **The health hub will serve the Newcastle South Primary Care Network and early engagement with the relevant health providers will be required.** Contributions may also be required to the improvement of local schools and health facilities. Reference should be made to the Infrastructure Delivery Plan, and associated schedules.	To ensure the effectivenes s of the plan.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
MM92	138	Policy SP22 Former Playground, Off Ash Grove, Silverdale	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 7, as follows: - To add additional text to the criteria: "**A site-specific Flood Risk Assessment should be prepared for the site alongside a Surface Water Drainage Strategy which includes a SuDs maintenance and management plan**"	To delete references to Policy SA1 To ensure consistency with the outcomes of the Level 2 Strategic Flood Risk Assessment.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM93	138	Policy SP23 (Land at Cemetery Road)	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 3, as follows: - No dwellings being occupied before the cessation of the disposal of non-hazardous waste at the **Walleys** ~~**Whalley's**~~ Quarry Landfill Site, ~~**currently anticipated December 2026**~~,	To ensure the effectiveness of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM94	139	Paragraph 13.187 (supporting information to Policy SP23 Land at Cemetery Road / Park Road)	To amend Paragraph 13.187, as follows: - "...no dwellings on site should be occupied **until the importation of non-hazardous waste to Walleys Quarry landfill ceases**.' ~~**the operation of Walleys Quarry as a landfill site has ceased which is anticipated in 2027**~~....	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
MM95	139 - 140	Site G&T 8 (Land West of Silverdale Business Park)	To delete the policy, as follows:- ~~**Site G&T 8 Land West of Silverdale Business Park**~~ ~~**The land west of Silverdale Business Park, Silverdale, as shown on the Policies Map is allocated for 5**~~ ~~**Gypsy and Traveller Pitches, subject to:-**~~ ~~**1. Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ ~~**2. Retaining existing boundary treatments to the site,**~~ ~~**3. No pitches should be occupied before the cessation of the disposal of non-hazardous waste at the Whalley's Quarry Landfill Site, currently anticipated December 2026**~~ ~~**4. Use of permeable materials as replacement hardstanding, where required, and provide a drainage strategy to manage surface run-off from the site,**~~ ~~**5. A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking account flood risk from all sources including surface water flooding,**~~ ~~**6. Provision of appropriate visibility spay and access arrangements from Park Road,**~~ ~~**7. Submission of a noise assessment and mitigation strategy in relation to the impact of the adjacent business park.**~~ ~~**Supporting information**~~ ~~**13.190 The site is allocated to meet the accommodation needs of Gypsy and Travellers. Occupation of any development will be restricted to persons complying with the definition of Gypsy and Travellers and conditions will be imposed to permanently govern the occupation of the site.**~~ ~~**13.191 Any development would need to make sure that prospective occupiers would enjoy an acceptable level of residential amenity. Amenity issues in respect of the maintenance of equipment and other matters should be suitably addressed through planning conditions.**~~ ~~**13.192 Walleys Quarry Landfill site which is currently operational and is in close proximity to the site. No pitches on site should be occupied until the operation of Walleys Quarry as a landfill site has ceased which is anticipated in 2027.**~~ ~~**13.193 There is an expectation that the requirements of policy HOU 4 Gypsy, Travellers and Travelling Showpeople are addressed**~~	To ensure the provision in the Plan are justified	AM	This modification relates to the removal of site G&T 8. A reduction in the allocation of G&T sites will reduce the total provision below the quantum of G&T pitches previously assessed in the 2024 HRA report. The HRA reports summarised at **Section 2.1** therefore provide a worst-case assessment as any decrease in pitch numbers would result in less of an impact. Therefore, there will be no change to

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
						the conclusions of the HRA undertaken in support of the Local Plan and no new LSE will be triggered.
MM96	140	Policy BL8 Land adj to roundabout at West Avenue, Kidsgrove	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To remove references to Policy SA1 from the Plan	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM97	141	Policy BL18 (Land at Clough Hall) Criterion 4	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 4, as follows: - ...including surface water flooding **and sewer flooding**. **A site-specific Flood Risk Assessment and Drainage Strategy for the site should be prepared** To amend criteria 9, as follows:- 9. ~~**In line with Policy SA1 (General Requirements),**~~ a masterplan ~~**to**~~ **should** be prepared for the site which will:- To amend criteria 11, as follows: - Amend to read 'Financial contributions …'	To remove references to Policy SA1 from the Plan. To ensure the effectiveness of the policy. To ensure consistency with the outcomes of the Level 2 Strategic	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
				Flood Risk Assessment. To correct a drafting error.		
MM98	142	Paragraph 13.205 (supporting information to Policy BL18 Land at Clough Hall)	To amend Paragraph 13.205, as follows: - To add additional text to the end of Paragraph 13.205: "...**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".** To amend Paragraph 13.206, as follows: - 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. ~~**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 approach applied within the site directing development to areas of lowest flood risk**~~	To ensure the effectivenes s of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM99	142	Policy BL32 Land at Congleton Road	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To remove references to policy SA1 from the Plan	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM100	144	Policy TK6 Site at Coalpit Hill	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To remove references to policy SA1 from the Plan	MM	No. This modification does not trigger a

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
						change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM101	144 - 145	Policy TK10 Land at Crown Bank, Talke and Butt Lane	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To remove references to policy SA1 from the Plan	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM102	145	Paragraph 13.222 (Supporting information to Policy TK10 Land at Crown Bank, Talke and Butt Lane)	To amend Paragraph 13.222, by adding additional text to end of the paragraph as follows: - "**Access to sewers located on the site should be maintained alongside an appropriate standoff distance**"	To ensure the effectiveness of the supporting information to the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM103	146	Policy TK17 Land off St Martins Road	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To remove references to policy SA1 from the Plan	MM	No. This modification does not trigger a change to the conclusions of the HRA

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
						reports as summarised in **Section 2.1**.
MM104	147	Policy TK27 Land off Coppice Road	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend Criteria 8 as follows:- **An assessment of the need for off-site highway improvements, including at the Coppice Road / Merelake Road / Coal Pit Lane Junction, and offsite footway improvements.** ~~**Improvements required at Coppice Road / Merelake Road / Coal Pit Lane Junction for Highway Safety reasons. Offsite footway improvements required on the site frontage and from the site to local school, bus stops and shops**~~	To remove references to policy SA1 from the Plan and to ensure the effectiveness of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM105	148	Policy TB6 Former Pool Dam Pub Site	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ Amend criteria 2:- No dwellings being occupied before the cessation of the disposal of non-hazardous waste at the **Walleys** ~~**Whalley's**~~ Quarry Landfill Site~~**, currently anticipated December 2026**~~	To remove references to policy SA1 from the Plan and to ensure the effectiveness of the policy	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM106	149	Policy TB19 (Land South of Newcastle Golf Club)	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 6, by adding additional text, as follows: - **"A site-specific Flood Risk Assessment should be prepared for the site alongside a Surface Water Drainage Strategy which includes a SuDs maintenance and management plan. This should investigate the need for a detailed hydraulic model of adjacent watercourses"** To amend criteria 9 as follows:-	To remove references to policy SA1 To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			9. Provision of strategic open space, **in the form of a country park,** to the south-west of the site adjacent to the M6 Motorway in accordance with an agreed masterplan, noise mitigation strategy and ecological mitigation strategy. **The strategic open space should be retained in the wider Green Belt. A clearly recognisable, permanent and durable boundary with the Green Belt should be created through the planting of appropriate native species.** To amend criteria 11, as follows: - ~~**The provision of a link road to facilitate a connection to the A525 Keele Road, working with Keele University and enhancement of existing Public Rights of Way and Green Infrastructure.**~~ **The provision of a safeguarded route through the site to facilitate the future provision of a transport link between the A525 and A53. An indicative route to be safeguarded is shown on the Policies Map.** To add a new criterion (13), as follows: - **"13. To prepare a ball strike assessment to assess impact on Newcastle Golf Club and implement any recommended measures identified"**	To ensure consistency between sites KL13, KL15 and TB19 as to how the Link Road is referenced.		in **Section 2.1**.
MM107	150	Paragraph 13.240 – 13.243 (supporting information to Policy TB19 Land South of Newcastle Golf Club)	Amend 13.240 13.240 ~~**There is potential for the delivery of a link road from the A53 Whitmore Road through the site to Keele University and connecting to site allocations in the north. The site should provide safeguarding for a potential road link with the alignment of the road to be agreed with the Council. The opportunity to deliver a joinedup public transport system linking Keele University and Local Plan site allocations TB19, KL13 KL15 and SP11 will also be explored.**~~ **A safeguarded route for a transport link through the site between the A525 and A53 is shown on the Policies Map. The precise specification and route would be determined as part of a future planning application. The transport link should be capable of accommodating a bus route.** Amend Paragraph 13.243, as follows: - Amend paragraph to read '…..sewer network, the site…'	To ensure the effectiveness of the supporting information to the policy	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM108	151	Policy TB23 (Land West of Galingale View)	To delete criteria 1, of the policy:- Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ Amend criteria 2, as follows:- No dwellings being occupied before the cessation of the disposal of non-hazardous waste at the **Walleys** ~~**Whalley's**~~ Quarry Landfill Site, ~~**currently anticipated December 2026**~~ To amend criteria 3, as follows: - Amend to read '….**Rosemary Hill**….'	To remove references to policy SA1 To correct spelling errors. To ensure the	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised

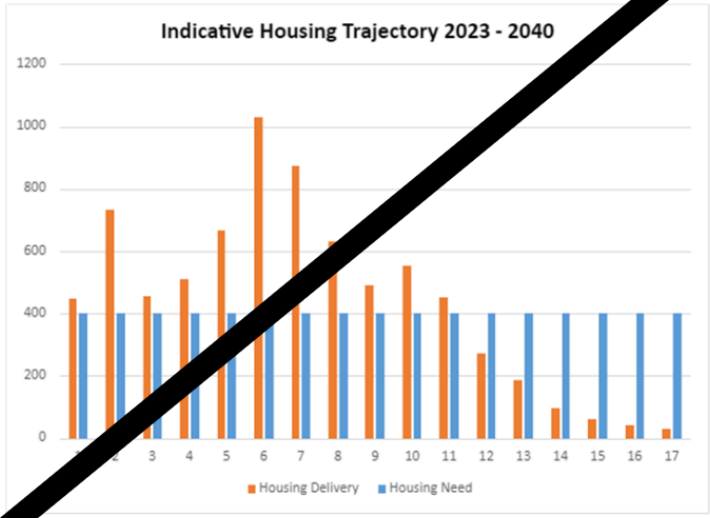
Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			To amend criteria 6 by adding additional text to the end of the criteria, as follows: - **"A detailed hydraulic model should be prepared at the planning stage to inform the developable area, including a site specific Flood Risk Assessment with mitigation to reduce flood risk. This study should also inform an appropriate surface water drainage system, informed by an appropriate hydraulic and hydrological risk assessment"**	effectiveness of the policy and informed by a statement of common ground with the Environment Agency.		in **Section 2.1**.
MM109	152	Paragraph 13.260 (supporting information to Policy TB23 Land West of Galingale View)	To amend Paragraph 13.260, as follows:- 13.260 Walleys Quarry Landfill operation is located adjacent to the western site boundary. An assessment including relevant surveys and mitigation strategy is required in relation to the potential impact of landfill on controlled water receptors, landfill gas migration and odours. Dwellings will not be occupied until the operation of Walleys Quarry as a landfill site **has ceased**. This will mitigate against potential polluting impacts from the landfill site and enable the continued operation of the landfill site. The development of the site will also give consideration to the Staffordshire Waste Local Plan and particularly safeguarding Policy 2.5.	To ensure the effectiveness of the policy.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM110	152	Policy TC7 (Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle)	To amend as follows: - …~~and commercial uses of 75~~ **228** dwellings ~~and 1.63 hectares of gross employment land~~ Delete criteria 1 : - ~~Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),~~	To reflect planning permissions 24/00840/FUL and 24/00792/FUL and remove references to policy SA1 from the Plan.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM111	153	Policy TC19 (Hassell Street Car Park)	To amend the first sentence on the policy as follows: - First sentence to read: '…..is **partially** allocated….' Delete criteria 1 : - ~~Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),~~	To clarify that part of the site will accommodate residential development	MM	No. This modification does not trigger a change to the

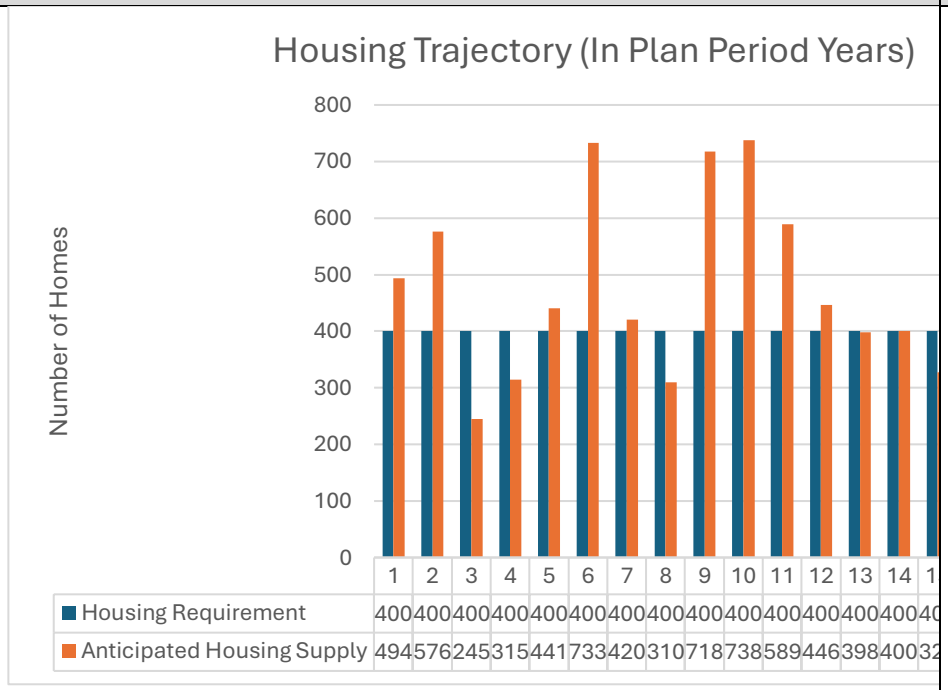
Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
				but the remaining will continue to serve as car parking. To remove references to policy SA1 from the Plan.		conclusions of the HRA reports as summarised in **Section 2.1**.
MM112	154	Policy TC20 (King Street Car Park)	To amend the first sentence on the policy as follows: - First sentence to read: '…..is **partially** allocated….' Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To clarify that part of the site will accommodate residential development but the remaining will continue to serve as car parking. To remove references to policy SA1 from the Local Plan	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM113	154/155	Policy TC22 (Marsh Parade, Newcastle, Former Zanzibar Night Club)	Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To remove references to policy SA1 from the Local Plan	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
MM114	155	Policy TC40 (Car Park, Blackfriars Road)	Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 7 by adding additional text, as follows: - **"A site-specific Flood Risk Assessment should be prepared for the site alongside a Surface Water Drainage Strategy which includes a SuDs maintenance and management plan"**	To ensure consistency with the outcomes of the Level 2 Strategic Flood Risk Assessment.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM115	156	Policy TC45 (York Place, Newcastle Town Centre)	To add additional text, as follows: - Is allocated **for residential development for 42 dwellings** and commercial uses. Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To add an additional criterion (8), as follows: - 8. **Financial contributions to improvements in the capacity of local schools and health facilities**	To reflect (officer recommended for approval) planning application 24/00795/FUL. To align with the Infrastructure Delivery Plan and ensure consistency with other town centre (TC prefixed) residential allocations.	MM	This policy allocates 42 new dwellings at an employment allocation that was assessed in the 2024 HRA report. These modifications are reflected in this change. The additional 42 dwellings are located on a site included in the traffic, water and air quality modelling and therefore will

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
						not result in new LSEs in terms of air quality or water to that reported in the 2024 HRA report. In addition, given the location of this site, there will be no recreational or urbanisation effects (see **Section 3.2** of the main report).
MM116	156	Paragraph 13.278 (supporting information for Policy TC45 York Place, Newcastle Town Centre)	To amend Paragraph 13.278 by adding additional text, as follows:- **The infrastructure delivery plan identifies that contributions are required towards the Newcastle Central / Newcastle South Primary Care Networks to support adaptation / expansion of the existing estate.**	To align with the Infrastructure Delivery Plan and ensure consistency with other town centre (TC prefixed) residential allocations.	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM117	156	Policy TC50 Land at Cherry Orchard Car Park	Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To remove references to policy SA1 from	MM	No. This modification does not trigger a

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
				the Local Plan		change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM118	158	Policy TC52 Goose Street Car Park	Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~	To remove references to policy SA1 from the Local Plan	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM119	159	Policy TC71 (Midway Car Park)	Delete criteria 1 : - ~~**Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),**~~ To amend criteria 5, as follows: - Amend to read '….former clay **tobacco** pipe ….'	To remove references to policy SA1 from the Local Plan	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
MM120	188	Appendix 6 (Indicative Housing Trajectory)	To replace housing trajectory image as follows:	To add clarity to the plan.	AM	No. This modification does not trigger a change to the conclusions of the HRA

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			6.1 The housing trajectory illustrates the expected delivery rate of new dwellings over the Plan period.  			reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			 Insert new text and image, as follows:- (a full copy of this table is provided at the end of the MM schedule) **<u>The following table sets out the housing trajectory for the Borough:-</u>**			

<table>
<tr><th>Modification Reference</th><th>Page Number</th><th>Policy / Para / Map Reference</th><th>Main Modification</th><th>Reason</th><th>Main Modification / Additional Modification</th><th>Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE</th></tr>
<tr><td></td><td></td><td></td><td>
<table>
<tr><th colspan="4">Site List and Status</th><th colspan="5">Annual Completions</th><th colspan="13">Housing Trajectory</th></tr>
<tr><th>Planning Ref</th><th>Name</th><th>Size (Ha)</th><th>Total Capacity</th><th>Planning Status</th><th>20/21</th><th>21/22</th><th>22/23</th><th>23/24</th><th>24/25 (est)</th><th>25/26</th><th>26/27</th><th>27/28</th><th>28/29</th><th>29/30</th><th>30/31</th><th>31/32</th><th>32/33</th><th>33/34</th><th>34/35</th><th>35/36</th><th>36/37</th></tr>
<tr><td>AB15</td><td>Land North of Vernon Avenue</td><td>1.50</td><td>35</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>20</td><td>13</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>BL18</td><td>Clough Hall, Talke</td><td>13.5</td><td>150</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>BL32</td><td>Land at Congleton Road, Butt Lane</td><td>0.85</td><td>20</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>20</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>BL8</td><td>Land adj to West Avenue, Kidsgrove</td><td>1.42</td><td>50</td><td>Detailed Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>30</td><td>25</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>CH14</td><td>Marshill Day Centre, Wilmot Drive</td><td>0.69</td><td>30</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>20</td><td>10</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>KG6</td><td>William Road</td><td>0.19</td><td>6</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>3</td><td>3</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>KL13</td><td>Keele Science Park</td><td>26.13</td><td>200</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>50</td><td>50</td></tr>
<tr><td>KL15</td><td>Land south of A525 Keele Uni</td><td>16.09</td><td>268</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>50</td><td>50</td></tr>
<tr><td>KS11</td><td>Knutton Community Centre</td><td>0.37</td><td>21</td><td>Detailed Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>20</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>KS17</td><td>Knutton Recreation Centre</td><td>2.33</td><td>54</td><td>Detailed Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>30</td><td>24</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>KS18</td><td>Land North of Lower Milehouse Lane</td><td>0.17</td><td>10</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>5</td><td>5</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>KS19</td><td>Knutton Lane, Knutton</td><td>0.08</td><td>5</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>5</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>LW53</td><td>Land at Corner of Muckstone Wood Lane</td><td>8.35</td><td>150</td><td>Outline Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>MD09</td><td>Land North of Bar Hill</td><td>15.7</td><td>150</td><td>Resolution to grant planning permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>5</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>NC13</td><td>Land west of Bullockhouse Road</td><td>5.19</td><td>100</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>10</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>SP11 (1)</td><td>Keele Square, Lyme Park</td><td>75.74</td><td>250</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>60</td><td>60</td><td>50</td><td>40</td></tr>
<tr><td>SP11 (2)</td><td>Keele Woods, Lyme Park</td><td>75.74</td><td>310</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>40</td><td>30</td></tr>
<tr><td>SP11 (3)</td><td>Ashbourne Drive, Lyme Park</td><td>75.74</td><td>230</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td></tr>
<tr><td>SP11 (4)</td><td>Park Road, Lyme Park</td><td>75.74</td><td>100</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>10</td></tr>
<tr><td>SP2</td><td>Cheddar Drive</td><td>0.26</td><td>14</td><td>Resolution to grant planning permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>5</td><td>5</td><td>4</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>SP22</td><td>Former Playground Off Ash Grove</td><td>0.7</td><td>42</td><td>Resolution to grant planning permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>20</td><td>20</td><td>2</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>SP23</td><td>Land at Cemetery Road</td><td>5.19</td><td>200</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>20</td></tr>
<tr><td>TB19</td><td>Land south of Newcastle Golf Club</td><td>45.44</td><td>160</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>30</td><td>60</td><td>60</td><td>60</td><td>60</td><td>60</td><td>60</td><td>60</td><td>60</td></tr>
<tr><td>TB03</td><td>Land West of Galingale View</td><td>4.38</td><td>134</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>30</td><td>4</td><td>0</td><td>0</td></tr>
<tr><td>TB6</td><td>Former Pool Dam Pub</td><td>0.54</td><td>15</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>5</td><td>5</td><td>5</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>TC19</td><td>Hassell Street Car Park</td><td>0.1</td><td>5</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>5</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>TC20</td><td>King Street Car Park</td><td>0.34</td><td>10</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>5</td><td>5</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>TC22</td><td>Marsh Parade, Newcastle</td><td>0.35</td><td>60</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>TC40</td><td>Car Park, Blackfriars Road</td><td>0.2</td><td>10</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>5</td><td>5</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>TC50</td><td>Cherry Orchard Car Park</td><td>0.06</td><td>5</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>5</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>TC52</td><td>Goose Street Car Park</td><td>0.35</td><td>20</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>20</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>TC7</td><td>Ryecroft</td><td>1.92</td><td>274</td><td>Resolution to grant planning permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>0</td></tr>
<tr><td>TC71</td><td>Midway Car Park</td><td>0.326</td><td>111</td><td>Resolution to grant planning permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>21</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>TK10</td><td>Land at Crown Bank</td><td>5.57</td><td>170</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>20</td><td>0</td><td>0</td></tr>
<tr><td>TK17</td><td>Land off St Martins Road</td><td>1.25</td><td>45</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>20</td><td>20</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>TK27</td><td>Land off Coppice Road</td><td>2.82</td><td>90</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>TK6</td><td>Site at Coalpit Hill</td><td>0.46</td><td>10</td><td>Allocation without Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>5</td><td>5</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>LW67</td><td>Former Petrol Station, Eccleshall Road</td><td>0.19</td><td>17</td><td>Resolution to grant planning permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>5</td><td>5</td><td>2</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>SR12</td><td>Land at Clayton Lodge Hotel</td><td>1.79</td><td>40</td><td>Detailed Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>20</td><td>20</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>LW74</td><td>Land at Baldwins Gate Farm</td><td>12.82</td><td>200</td><td>Detailed Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>CH0</td><td>Land at Hoon Avenue</td><td>3.8</td><td>100</td><td>Outline Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>30</td><td>30</td><td>30</td><td>10</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>WS9</td><td>Land off Lamphouse Way</td><td>1.45</td><td>43</td><td>Detailed Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>20</td><td>20</td><td>3</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>RC8</td><td>Land at Liverpool Road</td><td>0.33</td><td>7</td><td>Detailed Planning Permission</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>5</td><td>2</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="4">Windfalls (if applicable)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>35</td><td>35</td><td>35</td><td>35</td><td>35</td><td>35</td><td>35</td><td>35</td><td>35</td><td>35</td></tr>
<tr><td colspan="4">Completions (n.b.24/25 are estimated completions)</td><td>494</td><td>576</td><td>245</td><td>315</td><td>441</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td colspan="4">FULL+ sites (excluding REG 19 and LP Appendix 4 sites)</td><td></td><td></td><td></td><td></td><td></td><td>325</td><td>239</td><td>133</td><td>112</td><td>63</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="4">FULL Less than 5 (excluding REG 19 and LP Appendix 4 sites)</td><td></td><td></td><td></td><td></td><td></td><td>72</td><td>40</td><td>10</td><td>12</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="4">COUCON (excluding REG 19 and LP Appendix 4 sites)</td><td></td><td></td><td></td><td></td><td></td><td>10</td><td>20</td><td>1</td><td>10</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="4">Student (excluding REG 19 and LP Appendix 4 sites)</td><td></td><td></td><td></td><td></td><td></td><td>299</td><td>6</td><td>0</td><td>168</td><td>126</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="4">Care (excluding REG19 and LP Appendix 4 sites)</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="4">Outline (less than 10) (excluding REG19 and LP Appendix 4 sites)</td><td></td><td></td><td></td><td></td><td></td><td>6</td><td>11</td><td>21</td><td>9</td><td>10</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="4">Total</td><td>494</td><td>576</td><td>245</td><td>315</td><td>441</td><td>733</td><td>420</td><td>310</td><td>718</td><td>738</td><td>589</td><td>446</td><td>398</td><td>400</td><td>327</td><td>360</td><td>325</td></tr>
<tr><td colspan="4">Local Plan Housing Requirement</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td><td>400</td></tr>
<tr><td colspan="4">Totals</td><td>494</td><td>576</td><td>245</td><td>315</td><td>441</td><td>733</td><td>420</td><td>310</td><td>718</td><td>738</td><td>589</td><td>446</td><td>398</td><td>400</td><td>327</td><td>360</td><td>325</td></tr>
<tr><td colspan="4">Shortfall / Exceedance compared to LP Housing Requirement</td><td>94</td><td>176</td><td>155</td><td>85</td><td>41</td><td>333</td><td>20</td><td>-90</td><td>318</</td><td>338</td><td>189</td><td>46</td><td>-2</td><td>0</td><td>-73</td><td>-38</td><td>-75</td></tr>
</table>
</td><td></td><td></td></tr>
<tr><td>MM121</td><td>200</td><td>New Appendix 8 (Advice Note for General Requirements for Site Allocations)</td><td>
To create a new section and add text as follows: -

<u>This checklist is provided as guidance for applicants preparing planning applications for sites allocated in the Plan. It is intended to act as a prompt for the key matters that should be considered. It does not constitute policy and does not represent an exhaustive list of all requirements. All development proposals will be assessed against the relevant policies of this Plan, which should be read as a whole, and any other material considerations.</u>

<u>Table 14 Site Allocation Considerations Checklist (new Table)</u>
<table>
<tr><th>Consideration</th><th>Key Policy Links and Guidance</th></tr>
<tr><td>Masterplanning</td><td>For major sites, particularly those in outline, applicants are encouraged to prepare a suitably proportionate masterplan to demonstrate how a high-</td></tr>
</table>
</td><td>To improve the effectiveness of the Local Plan</td><td>MM</td><td>No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in Section 2.1.</td></tr>
</table>

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification		Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
				quality, sustainable, and policy compliant scheme can be delivered. The specific scope and content of any masterplan should be discussed with the Council at an early stage.			
			Neighbourhood Plans	**Applicants should ensure proposals have regard to the aims, objectives, and policies of any 'Made' Neighbourhood Plan that covers their site**			
			Heritage and Archaeology	**Proposals should consider impacts on heritage assets and their settings. A Heritage Impact Assessment and/or Archaeological Desk-Based Assessment may be required. Refer to Policy SE9.**			
			Landscape and Visual Impact	**Proposals should consider the character of the landscape and key views. A Landscape and Visual Impact Assessment (LVIA) may be required for major development or other proposals with potential for significant visual effects. Refer to Policy SE10.**			
			Ecology and Biodiversity	**Proposals should consider impacts on habitats, species, and designated nature conservation sites. A Preliminary Ecological Appraisal, further ecological surveys, and a Biodiversity Net Gain assessment will be required. Refer to Policies SE7 and SE8.**			
			Trees and Hedgerows	**Proposals should consider impacts on existing trees, hedgerows, and woodlands. An Arboriculture Impact Assessment may be required. Refer to Policy SE11.**			
			Flood Risk, Drainage and Water Management	**Proposals must consider flood risk from all sources and incorporate appropriate mitigation. A site-specific Flood Risk Assessment (FRA) and/or a**			

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification		Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
				Sustainable Drainage Systems (SuDS) strategy may be required. Refer to Policies SE3, SE4, and SE5			
			Amenity, Contamination and Environmental Health	**Proposals must consider potential impacts on/from neighbouring uses (amenity), ground conditions, and air and water quality. Assessments for noise, odour, contamination, and air quality may be required. A Construction Environmental Management Plan (CEMP) may be required for major development. Refer to Policies SE1, SE2, and SE12**			
			Infrastructure, Transport and Community Facilities	**Proposals will be expected to be supported by, and where necessary contribute towards, required infrastructure. This includes transport, utilities (water, energy, digital), education, health, and community facilities. A Transport Assessment/Statement and Travel Plan may be required. For major schemes, a Utilities Masterplan may be required. Refer to Policies IN1, IN2, IN3, IN4, IN5, IN6, IN7 and PSD6**			
			Green Belt Compensatory Improvements (for GB Sites Only)	**Proposals on sites released from the Green Belt should provide compensatory improvements to the environmental quality and accessibility of the remaining Green Belt. Details of these measures should be informed by a site-wide masterplan and relevant evidence. Refer to Policy PSD5.**			

Schedule of Proposed Additional Modifications to the Submitted Local Plan
October 2025

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
AM01	Front Page	-	Title of Plan be amended to read '~~**Final Draft**~~ Newcastle-under-Lyme Borough Local Plan ~~**(Regulation 19)**~~ 2020-2040'	Minor text amendment to reflect proper title of the plan	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM02	2	Foreword	To amend the first sentence as follows: - "Presented here is the Borough Council's ~~**Final Draft**~~ Local Plan".	Minor amendments to reflect the status of the Plan	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM03	3-7	Contents	Update Table of Contents to remove 'Section 1 (consultation not part of the Plan) referring to consultation and how to respond to the consultation and reorder contents and page numbers accordingly. Update Table of Contents to remove refence to First Homes in Policy HOU8 to read 'Rural ~~**and First Homes**~~ Exception Sites' Delete reference to policy ~~**SA1: General Requirements**~~ from the Table of Contents Remove ~~**Policy AB12 ' Land at Diglake Street'**~~ from the table of contents Remove '~~**Policy AB33 Land off Nantwich Road/Park Lane**~~ from the table of contents Remove ~~**Policy CT1 'Land at Red Street and High Carr Farm, Chesterton'**~~ from the table of contents	Minor text amendments to reflect wider changes which have been made to the Plan.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			Remove Policy ~~**CH13 Castletown Grange, Douglas Road, Cross**~~ Heath from the table of contents Remove Policy ~~**KS3 'land at Blackbank Road, Knutton'**~~ from the table of contents Remove Site ~~**G&T8 Land West of Silverdale Business Park**~~ from the table of contents Add New Appendix: **Appendix 8: Advice Note for General Requirements for Site Allocations**			
AM04	8-9	List of Policies	Housing, amend HOU8 to read "Rural ~~**and First Homes**~~ Exception Sites" Housing, HOU9 should read 'Community-Led Exception sites' Remove: ~~**Site Allocations**~~ ~~**SA1:General Requirements (Site Allocations)**~~	Minor text amendment to reflect changes to the Plan and minor typographic changes.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM05	1-2	Paragraph 1.1 – 1.11	To Delete Chapter 1 (Consultation Not Part of the Plan): - ~~**1.1The Local Plan for the Borough sets planning policies and allocates sites for development. This document is the final draft of the Local Plan. Once adopted, the Local Plan will replace policies contained in the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (adopted 2009) and saved policies of the Newcastle-under-Lyme Local Plan (adopted 2003). This Final Draft Local Plan has been informed by: -**~~ ~~**National planning policies and guidance**~~ ~~**A variety of studies, reports and other research**~~ ~~**Responses received from consultations on the Issues and Strategic Options Paper and First Draft Local Plan**~~ ~~**Involvement of key stakeholders**~~ ~~**Recommendations from appraisals, technical reports and assessments including the Sustainability Appraisal and Habitats Regulations Assessment.**~~ ~~**How to respond to the consultation**~~ ~~**1.2 This is the publication draft version of the Local Plan, also called the Regulation 19 pre-submission draft Plan. It is the Council's chosen plan.**~~ ~~**1.3 The Regulation 19 Final Draft Local Plan consultation is part of the plan-making process, which will lead to the examination of the Local Plan by an independent Planning Inspector appointed by the Secretary of State. At that**~~	To reflect the status of the Local Plan, at examination stage.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			~~future examination, the Inspector will consider whether the Local Plan is 'sound' and has been prepared in accordance with legal and procedural requirements. The comments provided at the Regulation 19 stage will be sent to the Government appointed Planning Inspector when the Plan is submitted for examination and will help inform the examination on the Plan.~~ ~~1.4 To assist a future planning inspector(s), it is requested that comments made on the Plan relate to the tests of soundness that the Inspector will consider (as well as any legal or procedural requirements) which include whether the Plan is positively prepared, justified, effective and consistent with national policy. Advice on the tests of soundness can be found in the National Planning Policy Framework.~~ ~~1.5 The Local Plan is also supported by a Sustainability Appraisal and a Habitats Regulations Assessment. These documents are also available for comment on in regard to soundness and legal compliance matters.~~ ~~1.6 Responses to this consultation should be submitted via the completion of a Regulation 19 representations form. This is the preferred way of responding to the consultation by the Planning Inspectorate.~~ ~~1.7 This document, representations form and supporting evidence base can be viewed and downloaded from the Council's website at https://www.newcastle-staffs.gov.uk/localplan~~ ~~1.8 You can send comments to us (by using the representations form) in the following ways: -~~ ~~By using the consultation portal. The consultation portal can be accessed on the Council's website using the link above.~~ ~~By post to: - Planning Policy, Newcastle-under-Lyme Borough Council, Floor 2, Castle House, Barracks Road, Newcastle-under-Lyme, Staffordshire, ST5 1BL~~ ~~By e-mail to planningpolicy@newcastle-staffs.gov.uk~~ ~~1.9 The period for making representations starts on the 12 August 2024 and runs for a period of 8 weeks, ending on the 07 October 2024. Responses submitted after this date will not be accepted.~~ ~~Consultation (not part of the Plan) 1~~ ~~1.10 Please note that we will only consider comments by respondents who provide their name and address. Your name, organisation and response will be made publicly available once we publish responses; any comments made in your response therefore cannot be treated as confidential (published comments will exclude your personal contact details). Any comments considered to be irrelevant, inappropriate, offensive or racist will not be accepted. Comments will be processed in line with the planning policy privacy notice, which can be viewed here: - https://www.newcastlestaffs.gov.uk/privacy-notices/planning-policy-privacy-notice~~ ~~1.11 We cannot consider matters that are outside the boundaries of the planning process and likely to be civil matters between parties. These include~~			

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			~~**representations in relation to loss of property value, loss of view from property, private access rights, moral issues and restrictive covenants.**~~			
AM06	3-5	Paragraphs 2.2, 2.8, 2.9, 2.11 & 2.14 (Introduction)	To amend Paragraph 2.2 by, Adding the word 'borough' after reference to Newcastle under Lyme in 2nd Sentence, as follows: - "The ~~**new**~~ Local Plan sets out how much land should be provided to accommodate a number of land use activities including new homes and jobs that are required within Newcastle under Lyme **Borough** up to 2040 and where these should be located" To amend Paragraph 2.8, as follows: - "A Habitats Regulations Assessment (HRA) has also been prepared to support the ~~**development of the Final Draft**~~ Local Plan. ~~**Again, the**~~ **The** HRA **has** ~~**is an ongoing process and will help**~~ assess**ed** the impacts of the Plan on certain nature conservation sites. To delete Paragraph 2.9, as follows: - ~~**"Both the SA and HRA have been published alongside the Final Draft Local Plan for comment"**~~ Paragraph 2.11, as follows: - Amend sentence to read "~~**Once adopted,**~~ **T**he new Local Plan will replace the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2009) …." To amend paragraph 2.13 as follows:- 2.13 A number of communities in the Borough are currently preparing Neighbourhood Plans. The 'made' neighbourhood development plans in the Borough are currently: - • Loggerheads Neighbourhood Plan ('made' February 2019) • Chapel and Hill, Chorlton, Maer and Aston and Whitmore Neighbourhood Plan ('made' January 2020) • Betley, Balterley and Wrinehill Neighbourhood Plan ('made' January 2022) • Madeley Neighbourhood Plan ('made' May 2022) • **Audley Rural Neighbourhood Plan ('made' October 2025)** To amend Paragraph 2.14, as follows: - Issues and Strategic Options – ~~**considering**~~ **considered** the scope and nature of a future Plan. The Council consulted on this document from the 01 November 2021 until the 24 January 2022. The First Draft Local Plan – consultation responses to the Issues and Strategic Options stage, together with evidence gathered to inform potential policies and proposals led to the Council **to consult** ~~**consulting**~~ on a draft Plan from the 19 June 2023 until the 14 August 2023.	To emphasise/clarify the geographical scope of the plan To reflect the status of the Local Plan, post consultation (after Regulation 19 consultation stage).	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			The Final Draft Local Plan (Regulation 19) – ~~**this**~~ is the final version of the Plan ~~**that will be**~~ consulted upon ~~**and then submitted**~~ **before submission** to the Planning Inspectorate for independent examination. ~~**Responses received at this stage, should focus on 'soundness' (whether the Plan is positively prepared, justified, effective, and consistent with national policy) and legal compliance of the Plan.**~~ **The Council consulted on the Final Draft Local Plan from the 12 August 2024 until the 07 October 2024.** Submission and examination of the Local Plan – an independent planning inspector appointed by the Secretary of State consider**s** ~~**will**~~ the soundness and legal compliance of the Local Plan to determine whether the Council can adopt the Plan. ~~**The Inspector will carefully consider representations made alongside the Plan and its evidence. Fundamental concerns at this stage could result in the Local Plan being withdrawn by the Council or being found 'unsound' by the Inspector. However, in most cases an Inspector will suggest 'modifications' to the Plan which, if implemented, by the Council should enable to Local Plan to be found sound and capable of adoption.**~~ **The Council submitted the Local Plan for examination on the 20 December 2024.** Adoption – ~~**at this stage**~~, the Council can ~~**seek to**~~ adopt the Local Plan at Full Council and use it to guide decisions for planning applications until 2040, unless ~~**a review of the Local Plan indicates that**~~ an update is required earlier.			
AM07	6-9	Paragraphs 3.9, 3.12 & 3.21 (Context)	To amend Paragraph 3.9, as follows: - Replace '~~**and**~~' with '**&**' when making reference to Trent & Mersey Canals To amend Paragraph 3.12, as follows: - Delete '….~~**in terms of age range**~~' at end of final sentence. To amend Paragraph 3.21, as follows: - Delete '… ~~**at Balterley Heath**~~' from the end of the 2nd sentence.	To correct a drafting error Duplicates text/meaning already included elsewhere in the sentence.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM08	25	(Related Documents to Policy PSD7: Distribution of Design)	To amend the related document reference as follows: - Secured by Design ~~**Policy**~~ **Police** Crime Prevention Initiatives Limited.	To correct a drafting error.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM09	35	Paragraphs 7.36 (supporting text to policy HOU5	To amend Table ~~**2**~~ to read 'Table **3**' in the last sentence	To correct a drafting error.	AM	No. This modification does not trigger a change to the conclusions of the HRA

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
		Specialist Needs Housing)				reports as summarised in **Section 2.1**.
AM10	48	Paragraph 8.13 (supporting information to Policy EMP3 Tourism)	To amend paragraph 8.13, as follows: - Replace the word '~~**historic**~~' with '**heritage**'	In the interests of clarity	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM11	70	Paragraph 11.7 (supporting information to Policy SE2 Land Contamination)	Amend Paragraph 11.9, as follows: - Delete final bullet point ~~**1. Relevant Documents…**~~	To correct a drafting error.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM12	92	Paragraph 11.66 (supporting information to Policy SE13 (Soil and Agricultural Land)	To amend Paragraph 11.66, as follows: - Delete final bullet point ~~**1. Related Documents**~~	To correct a drafting error.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM13	108	Audley	To amend paragraph 13.11 is as follows:- 13.11 Audley is identified as a rural centre in Policy PSD2. 'Settlement Hierarchy'. The following site**s** ~~**are**~~ **have** been identified to meet the residential development requirements of Audley in the Local Plan: ~~**Site AB12 ' Land East of Diglake Street'**~~ Site AB15 'Land North of Vernon Avenue' ~~**Site AB33 ' Land off Nantwich Road / Park Lane, Audley**~~	To reflect proposed changes to allocations included in the Local Plan	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM14	115/116	Introduction to Crackey and Red Street	To amend paragraph 13.50 as follows:- Crackley and Red Street 13.50 Crackley and Red Street is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. **No sites are allocated at Crackley and Red Street in the Local Plan** ~~**Site CT1 'land at Red Street and High Carr Farm, Chesterton' is allocated in the Local Plan to meet the residential development requirements of Newcastle-under-Lyme**~~	To provide clarity in respect of the approach of the Plan to Crackley and Red Street	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

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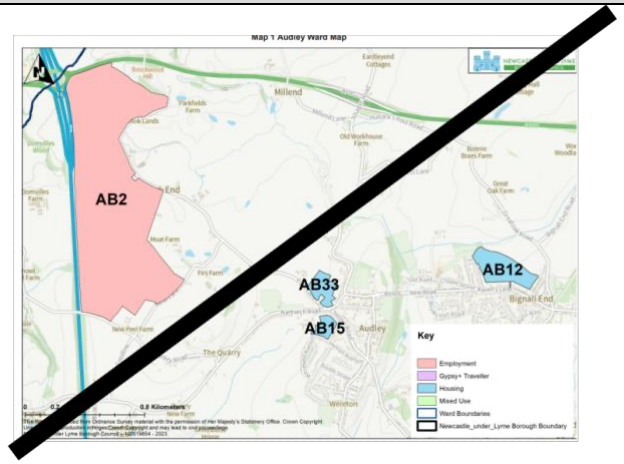
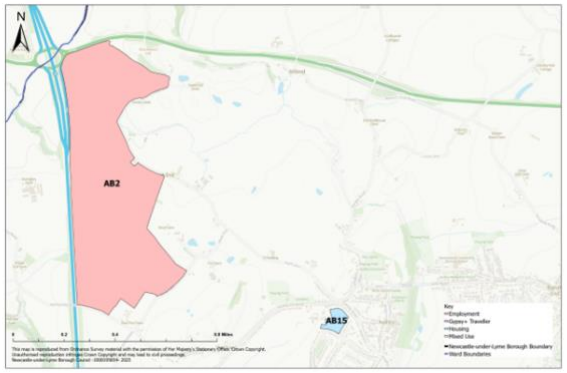
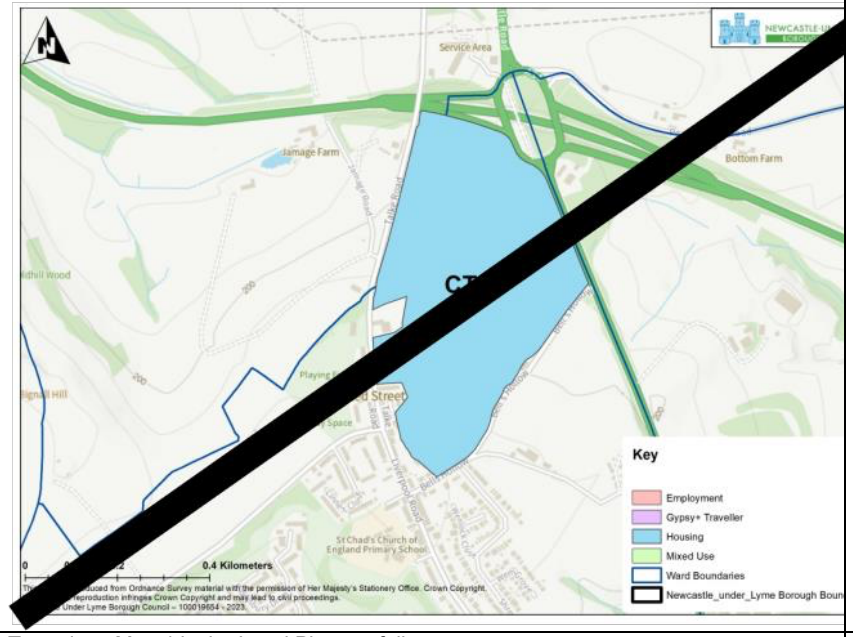
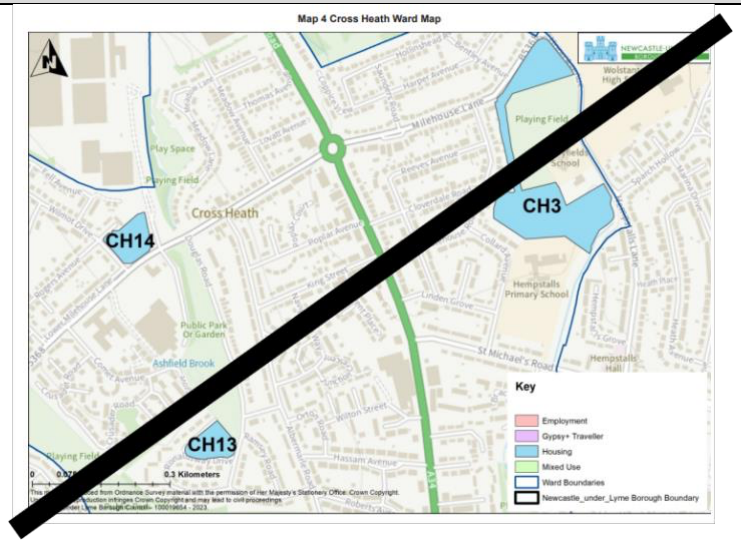
AM15	117	Cross Heath Introduction (Paragraph 13.61)	To amend the text, as follows:- Cross Heath is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. **The site at CH14 Maryhill Day Centre has been allocated to meet the residential development requirements of Newcastle-under-Lyme in the Local Plan.** ~~**following sites are allocated to meet the residential development requirements of Newcastle-under-Lyme in the Local Plan:-**~~ ~~**CH13 Castletown Grange, Douglas Road, Cross Heath**~~ ~~**CH14 Maryhill Day Centre, Wilmott Drive, Cross Heath**~~	To reflect the site allocations in the Plan.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM16	125	Introduction to Knutton (paragraph 13.106)	To amend the paragraph as follows:- Knutton is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. The following sites are allocated to meet future development requirements of Newcastle-under-Lyme:- ~~**KS3 Land at Blackbank Road;**~~ KS11 Knutton Community Centre; KS17 Knutton Recreation Centre; KS18 Land North of Lower Milehouse Lane; KS19 Knutton Lane	To be consistent with the outcomes of the Inspector's Post Examination Hearing Advice	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM17	134	Paragraph 13.164, introduction to section on Silverdale	To amend the text as follows:- Silverdale is a ward which forms part of the Strategic Centre of Newcastle-under-Lyme in Policy PSD2 'Settlement Hierarchy'. The following sites are allocated to meet future development requirements of Newcastle-under-Lyme and the Local Plan:- SP2 Cheddar Drive SP11 Lyme Park SP22 Former Playground off Ash Grove SP23 Land at Cemetery Road / Park Road ~~**G&T Site 8 Land West of Silverdale Business Park**~~	To reflect wider changes in the Local Plan	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM18	138	Paragraph 13.180 (supporting information to Policy SP22 Former Playground off	*To amend Paragraph 13.180, as follows: -* *The first sentence to read '…. urban area.'*	To correct a drafting error.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

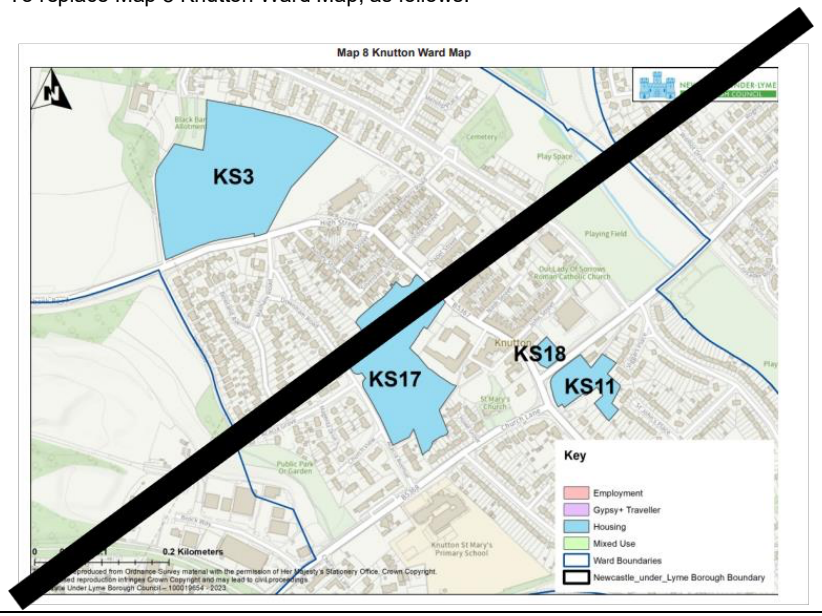
Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
		Ash Grove, Silverdale)				
AM19	148	Paragraph 13.235 (supporting information to site TB6, former Pool Dam Pub site)	To amend 13.235 13.235 Walleys Quarry Landfill site which is currently operational is located in close proximity of the site. No dwellings on site should be occupied until the operation of Walleys Quarry as a landfill site has ceased ~~**which is anticipated in 2027**~~. This will mitigate against potential polluting impacts from the landfill site. The development of the site will also give consideration to the Staffordshire Waste Local Plan and particularly safeguarding policy 2.5.	To ensure the effectiveness of the supporting text to the policy	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM20	159	Paragraph 13.284 (supporting information for Policy TC71 Midway Car Park)	To amend Paragraph 13.284, as follows: - Amend first 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.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM21	161-169	Glossary	To add text to define ancillary use as follows: - '**a secondary activity or building that is connected to and supports the main use of the property, but is not the primary purpose of the property'**. To amend Appropriate Assessment, as follows: - Amend text to separate words 'to' and 'determine'. To amend Critical Drainage Areas, as follows: - Amend text to read Strategic Flood Risk Assessment not SFRA To amend DEFRA's Code of Practice etc., as follows: - Amend text to separate words 'for' and 'developers' To amend Desk Based Assessment, as follows: - Amend text to separate words 'records' and 'and' To amend Development Boundary, as follows: - Amend text to separate words 'development' and 'is' To add text to define energy hierarchy as follows: -	To ensure the effectiveness of the Local Plan. To correct drafting errors. To provide clarity as to what SFRA means.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			"**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**".			
AM22	175-181	Appendix 2 (Saved Policies)	To amend Table 9, as follows: - Add in brackets (2003, 2011)	To clarify which local plan saved policies refer to.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM23	184-185	Appendix 3 (Parking Standards)	To amend Table 12 Additional Parking Standards – Disabled Motorists, as follows: - Amend to un-embolden the current bold text.	To correct a drafting error.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM24	187	Appendix 5 (Design Code for Historic Farmsteads)	To amend Appendix 5, as follows: - 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.	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.
AM25	189	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 1, Audley Ward Map	To replace Map 1 in the Local Plan, as follows:-	To reflect wider changes to the Local Plan	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

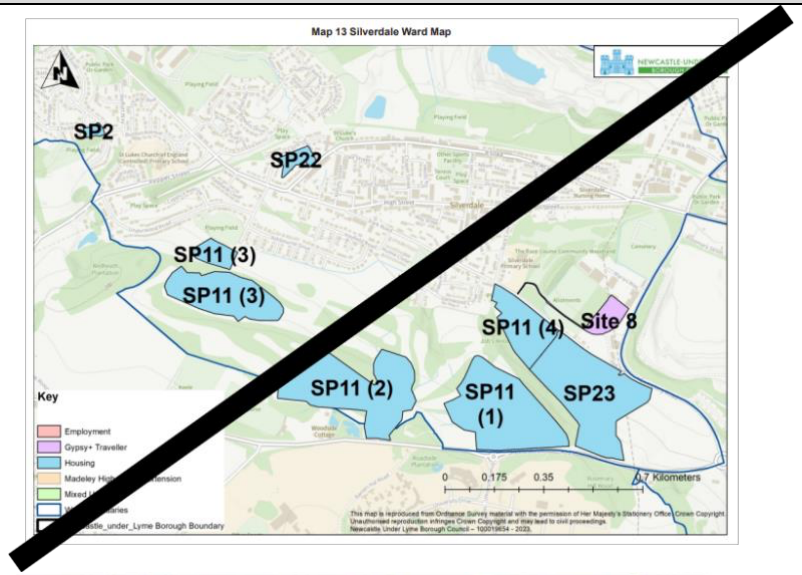
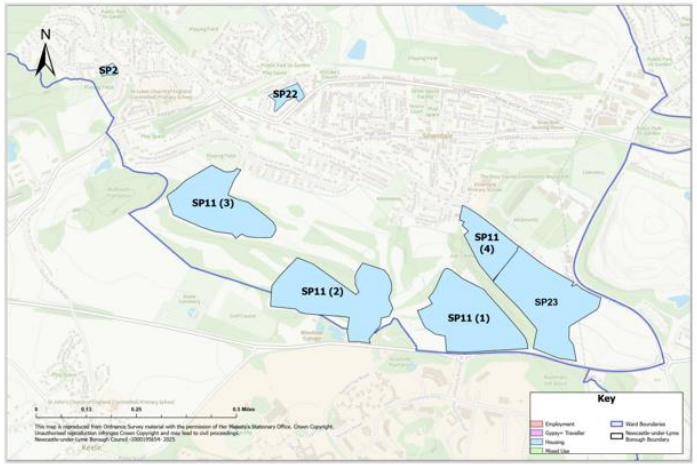
Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			 			
AM26	195	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 3, Crackley and	To delete Map 3 in the Local Plan, as follows:-	To reflect wider changes to the Local Plan	MM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
		Red Street Ward Map				
AM27	196	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 4, Cross Heath Ward Map	To replace Map 4 in the Local Plan, as follows:-	To reflect wider changes to the Local Plan	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			 			

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
AM28	190	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 8, Knutton Ward Map	To replace Map 8 Knutton Ward Map, as follows:- 	To reflect wider changes to the Local Plan	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
AM29	195	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 13, Silverdale Ward Map	To replace Map 13, as follows:-	To reflect wider changes to the Local Plan	AM	No. This modification does not trigger a change to the conclusions of the HRA reports as summarised in **Section 2.1**.

Modification Reference	Page Number	Policy / Para / Map Reference	Main Modification	Reason	Main Modification / Additional Modification	Does the MM trigger a change to the conclusions of the 2023 HRA or a new LSE
			 			

Habitats Regulations Assessment

Sustainability Appraisal

Strategic Environmental Assessment

Landscape Character Assessment

Landscape and Visual Impact Assessment

Green Infrastructure

Expert Witness

Ecological Impact Assessment

Habitat and Ecology Surveys

Biodiversity Net Gain

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