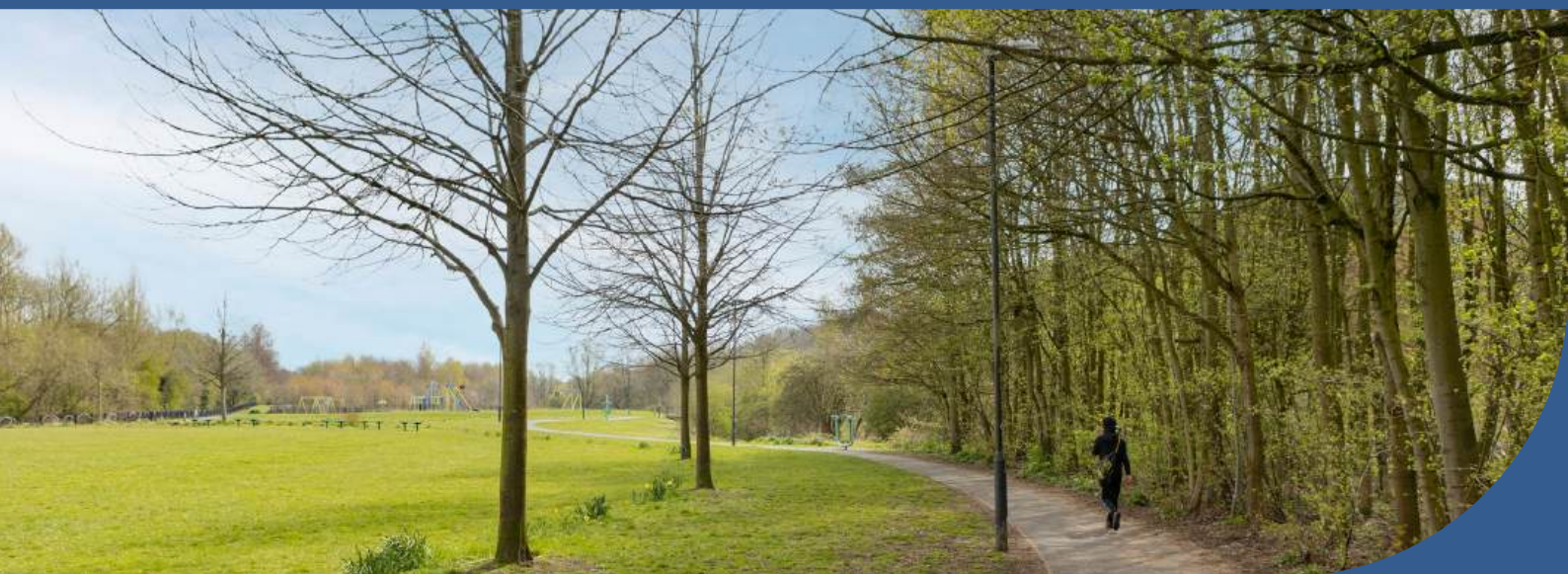


Newcastle-under-Lyme Local Plan 2020-2040 Proposed Main Modifications

Sustainability Appraisal 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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Front cover: Public footpath at Lyme Valley Park Way, Newcastle-under-Lyme

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Contents

Executive summary	iii
1 Introduction	1
1.1 Context.....	1
1.2 Purpose of this report	1
1.3 The Newcastle-under-Lyme Local Plan and SA process	2
1.4 Submission and Examination of the Newcastle-under-Lyme Local Plan	2
1.5 Structure of this report	3
2 Methodology	4
2.1 Introduction	4
2.2 The appraisal process	5
2.3 Significance	6
3 Appraisal of the Main Modifications	8
3.1 Introduction	8
3.2 MM01: Updated Strategic Objectives	8
3.3 MM17: HOU4 (Gypsy, Travellers and Travelling Showpeople)	11
3.4 MM29: Policy RET5 (Kingsgrove Town Centre)	12
3.5 MM54: Policy SE9 (Historic Environment)	14
3.6 MM66: Deleted Policy SA1 (General Requirements)	17
3.7 MM110: Policy TC7 (Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle).....	22
3.8 MM115: Policy TC45 (York Place, Newcastle Town Centre).....	23
3.9 Deleted Site Policies AB12, AB33, CT1, CH13, KS3 and G&T8.....	24
4 Conclusions	26
4.1 Main Modifications	26
4.2 Next steps	27
Appendix A: SA Framework.....	A1
Appendix B: Screening of Main Modifications	Bi

Boxes

Box 2.1: Schedule 1 of the SEA Regulations.....	4
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Tables

Table 2.1: Objectives of the SA Framework	5
Table 2.2: Guide to terms used in the significance matrix	7

Acronyms and abbreviations

ALC	Agricultural Land Classification
AM	Additional Modification
AQMA	Air Quality Management Area
EqIA	Equality Impact Assessment
GI	Green Infrastructure
GTAA	Gypsy and Traveller Accommodation Assessment
HIA	Health Impact Assessment
MIQs	Matters, Issues and Questions
MM	Main Modification
NuLBC	Newcastle-under-Lyme Borough Council
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment

Executive summary

Purpose of this report

- E1 This SA report appraises the Schedules of Proposed Main Modifications to the Newcastle-under-Lyme Local Plan (October 2025) that have been prepared by the Newcastle-under-Lyme Borough Council (NuLBC). The Main Modifications to the Newcastle-under-Lyme Local Plan which will cover the period from 2020 – 2040, have been put forward by NuLBC in response to the Local Plan Inspector's Matters, Issues and Questions (MIQs), notes and letters received throughout the examination process.
- E2 The Council's proposed schedules of Main Modifications are set out in **Appendix B** of this report. This appendix also includes a screening assessment that considers whether each modification requires further assessment through the SA process or not. All proposed modifications have been assessed in the same way. However, those that do not require further appraisal are presented within the screening table in **Appendix B**, while any modifications identified as needing additional appraisal, or involving a significant change to a policy or site proposal, are assessed within the main body of this report to ensure full transparency.
- E3 A Schedule of 'Additional Modifications' and 'Policies Map Modifications' have also been prepared by the NuLBC, the majority of which relate to inconsequential changes such as formatting, grammar and accessibility corrections. Nonetheless, for completeness, all proposed modifications have been screened in **Appendix B**.
- E4 The methodology for the assessment process is the same as that used at all earlier stages in the SA of the submitted Newcastle-under-Lyme Local Plan.

Assessment findings

- E5 NuLBC have proposed a total of 121 Main Modifications, 29 Additional Modifications and five Policies Map Modifications to the Newcastle-under-Lyme Local Plan. This includes one modification to the Plan Objectives, 48 modifications to strategic/non-strategic policies and 45 modifications to site allocation policies.
- E6 Each proposed modification has been screened to understand whether or not fresh or further appraisal is required as part of this current stage of plan making or alternatively if the modification does not require assessment through the SA process, for example the modification relates to a narrative change that merely clarifies a point rather than introduces a new component to the plan, such as a policy or a site. **Appendix B** presents the results of the screening process.
- E7 The following 13 modifications have been screened as requiring fresh or further appraisal through the SA process:

Updated Policies and Strategic Objectives

- MM01: Strategic Objectives
- MM17: Policy HOU4 (Gypsy, Travellers and Travelling Showpeople)
- MM29: Policy RET5 (Kingsgrove Town Centre)
- MM54: Policy SE9 (Historic Environment)
- MM110: Policy TC7 (Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle)
- MM69: Policy AB12 (Land East of Diglake Street)
- MM115: Policy TC45 (York Place, Newcastle Town Centre)

Deleted Policies:

- MM66: Policy SA1 (General Requirements)
- MM71: Policy AB33 (Land off Nantwich Road/Park Land Audley)
- MM73: Policy CT1 (Crackley and Red Street)
- MM74: Policy CH13 (Castletown Grange, Douglas Road, Cross Heath)
- MM81: Policy KS3 (Land at Blackbank Road, Knutton)
- MM95: Policy G&T8 (Land West of Silverdale Business Park)

E8 The SA findings for each of the components listed above (in **paragraph E7**) are presented in the main body of this report. The appraisal has identified that the Main Modifications are unlikely to result in any significant effects.

E9 However, the proposed modifications to the Newcastle-under-Lyme Local Plan Strategic Objectives resulted in positive effects on sustainability, with three identified major positive effects as a result of the modifications. Similarly, the modifications to Policy TC7 (Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle) resulted in one additional major positive effect on sustainability.

E10 Additionally, the proposed modifications to Policy HOU4 (Gypsy, Travellers and Travelling Showpeople) resulted in two negligible effects identified as a result of the modifications, stemming from minor negative effects.

E11 The proposed modifications to Policy RET5 (Kingsgrove Town Centre) resulted in one negligible to minor positive effect on sustainability.

Summary

E12 Overall, the amended policies introduced through the Main Modifications would be expected to improve the sustainability performance of the Plan, or result in no significant change with regard to sustainability.

E13 The modifications would not be expected to alter the overall residual effects of the Newcastle-under-Lyme Local Plan identified in the Regulation 19 SA report.

1 Introduction

1.1 Context

- 1.1.1 Lepus Consulting Ltd (Lepus) has prepared this Sustainability Appraisal (SA) report, incorporating the requirements of Strategic Environmental Assessment (SEA) and Equality Impact Assessment (EqIA), of the proposed Main Modifications to the Newcastle-under-Lyme Local Plan¹ (2020-2040) as submitted, on behalf of the Newcastle-under-Lyme Borough Council (NuLBC).
- 1.1.2 This SA Report has appraised the Main Modifications as presented within the 'Schedule of Proposed Main Modifications to the Submitted Newcastle-under-Lyme Local Plan' (October 2025).

1.2 Purpose of this report

- 1.2.1 This Main Modifications SA Report supplements the earlier SA outputs prepared throughout the iterative SA process alongside the preparation of the Newcastle-under-Lyme Local Plan. Besides other purposes, such an approach enables the Council to demonstrate that it has identified, described and evaluated reasonable alternatives during the making of the Local Plan.
- 1.2.2 This report follows on from the Regulation 19 SA Report (Lepus, 2024)², the Regulation 18 SA Report (Lepus, 2023)³, and the SA Scoping Report (NuLBC, 2021)⁴. Further details about these reports are provided in **section 1.3**.
- 1.2.3 This SA Report has been prepared in order to consider the Main Modifications to the Newcastle-under-Lyme Local Plan, put forward by the NuLBC in response to the Inspector's Matters, Issues and Questions (MIQs), notes and letters received throughout the examination process. This SA Report focuses on whether the proposed Main Modifications will change the assessment of effects as described in the earlier SA reports and whether the conclusions of the previous SA reports remain valid in light of the proposed modifications.
- 1.2.4 This SA Report does not reproduce the contents of the earlier SA reports and should be read in conjunction with them. All proposed modifications have been assessed against the SA Framework set out in **Appendix A**. The methodology for the appraisal process is the same as that used at all earlier stages. This report does not reproduce the full SA methodology for undertaking the assessment of potential effects; however, a summary of the SA methodology is provided in **Chapter 2** for ease of reference.
- 1.2.5 All Main Modifications have been screened through the SA process and the findings are set out in **Appendix B** of this report. Further assessment has been undertaken where necessary.

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) Sustainability Appraisal of the Newcastle-under-Lyme Local Plan. Volume 1 of 3. July 2024. Available at <https://www.newcastle-staffs.gov.uk/downloads/file/2606/newcastle-under-lyme-sustainability-appraisal-regulation-19-stage-> [Accessed: 23/10/25]

³ Lepus Consulting (2023) Sustainability Appraisal of the Newcastle-under-Lyme Local Plan. Volumes 1-3. May 2023. Available at: <https://consult.newcastle-staffs.gov.uk/kse/event/37504> [Date accessed: 31/01/24]

⁴ Newcastle-under-Lyme Borough Council (2021). Newcastle-under-Lyme Borough Council Local Plan (2020-2040). SA Scoping Report. Available at: <https://www.newcastle-staffs.gov.uk/planning-policy/local-plan/2> [Date accessed: 22/01/24]

1.3 The Newcastle-under-Lyme Local Plan and SA process

- 1.3.1 The preparation of a Scoping Report was the first phase of the SA process. The scoping process set the criteria for assessment and established the baseline data and other information, including a review of relevant policies, programmes and plans. The scoping process involved an overview of key issues for the local area, highlighting areas of potential conflict with the emerging Plan. The output of the scoping phase was the SA Scoping Report prepared by NuLBC in 2021⁵.
- 1.3.2 Following the scoping and evidence gathering stages, the Regulation 18 SA was prepared by Lepus in 2023⁶, the purpose of which was to assess the sustainable development implications of proposals presented in the 'First Draft Local Plan' for Newcastle-under-Lyme Borough. NuLBC identified a suite of 141 reasonable alternative development sites, and a set of 23 draft policies, which were assessed in the SA process and presented in the Regulation 18 SA Report. The Regulation 18 SA also included an assessment of 'options' that were identified by NuLBC through the previous plan-making phase known as 'Issues and Strategic Options'⁷, including three housing growth options, three employment growth options, and six growth direction options.
- 1.3.3 Public consultation of the Draft Local Plan resulted in comments and feedback, which were considered during the preparation of the Regulation 19 SA Report. The Regulation 19 SA was prepared to help inform the examination stage of the preparation of the Newcastle-under-Lyme Local Plan and meet the requirements of an SEA Environmental Report as per the SEA Regulations 2004 (SI1633). It also set out the assessment of reasonable alternatives that were identified by NuLBC since the Regulation 18 stage, taking into account the latest available evidence and consultation responses received: 36 new/amended reasonable alternative sites, six housing and employment growth options, one 'growth direction option', four 'growth scenario options' and three safeguarded land options.

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

- 1.4.1 The Newcastle-under-Lyme Local Plan (2020-2024) was submitted to the Secretary of State for public examination on 20th December 2024⁸.
- 1.4.2 The Local Plan examination hearing sessions were held between the 20th May and 26th June 2025.

⁵ Newcastle-under-Lyme Borough Council (2021) Newcastle-under-Lyme Local Plan Sustainability Appraisal Scoping Report. Available at: <https://moderngov.newcastle-staffs.gov.uk/documents/s35932/SA%20Scoping%20Final%20002.pdf> [Date accessed: 30/10/25]

⁶ Lepus Consulting (2023). Newcastle-under-Lyme Local Plan. Newcastle-under-Lyme Regulation 18 Sustainability Appraisal Report. Available at: <https://www.newcastle-staffs.gov.uk/downloads/file/2607/newcastle-under-lyme-sustainability-appraisal-regulation-18-stage-> [Date accessed: 31/10/25]

⁷ Newcastle-under-Lyme Borough Council (2021) Newcastle-under-Lyme Local Plan 2020 – 2040 Issues and Strategic Options. Available at: <https://www.newcastle-staffs.gov.uk/downloads/file/2685/issues-and-strategic-options-document> [Date accessed: 31/10/25]

⁸ Newcastle-under-Lyme Borough Council (2025) Local Plan Examination. Available at: <https://www.newcastle-staffs.gov.uk/planning-policy/local-plan-examination> [Date accessed: 30/10/25]

- 1.4.3 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 SA assessment of these proposed modifications.
- 1.4.4 The Schedules of proposed Main Modifications are listed in **Appendix B**.

1.5 Structure of this report

- 1.5.1 This report is structured as follows:
- **Chapter 1:** Introduction;
 - **Chapter 2:** Summary methodology;
 - **Chapter 3:** Evaluation of the Main Modifications;
 - **Chapter 4:** Conclusions;
 - **Appendix A:** SA Framework; and
 - **Appendix B:** Screening of the Schedules of Main, Additional and Policy Map Modifications.

2 Methodology

2.1 Introduction

- 2.1.1 This chapter provides an overview of the SA methodology used to inform the identification and assessment of potential effects in the SA process. The detailed SA Methodology is provided in the SA reports which accompanied the previous stages of the Newcastle-under-Lyme Local Plan's preparation.
- 2.1.2 The SA process uses geographic information, the SA Framework (**Appendix A**) and established standards (where available) to help make the assessment decisions transparent and robust.
- 2.1.3 The appraisal process considers the level of significance of the effects identified. To do so, it draws on criteria for determining significance of effects in Schedule 1 of the SEA Regulations⁹ (Annex II of the SEA Directive) (see **Box 2.1**). Any assessment rated as 'negligible' cannot constitute a significant effect.

Box 2.1: Schedule 1 of the SEA Regulations

Criteria for determining the likely significance of effects referred to in the SEA Regulations

The characteristics of plans and programmes, having regard, in particular, to

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- environmental problems relevant to the plan or programme; and
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste- management or water protection).

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects;
- the cumulative nature of the effects;
- the transboundary nature of the effects;
- the risks to human health or the environment (e.g. due to accidents);
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage;
 - exceeded environmental quality standards or limit values;
 - intensive land-use; and
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

⁹ The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). Available at: <https://www.legislation.gov.uk/uksi/2004/1633/contents/made> [Date accessed: 30/10/25]

2.2 The appraisal process

- 2.2.1 The first stage in the assessment process is to screen each proposed Main Modification against the earlier findings of the SA process in order to reach conclusions about whether the modification is likely to result in a change to the previous assessment findings. The findings of this process are presented in **Appendix B**.
- 2.2.2 Professional judgement has been applied to the screening exercise. All proposed modifications have been assessed in the same way. However, those modifications that do not require further detailed appraisal are presented within the screening table in **Appendix B**, while any modifications identified as needing additional appraisal, or involving a significant change to a policy or site proposal (even if the high-level SA scoring is unchanged), are presented within **Chapter 3** of this report to ensure full transparency.
- 2.2.3 The Local Plan has been assessed against the SA Framework, which is presented in full in **Appendix A**. The SA Framework is comprised of SA Objectives and decision-making criteria. Acting as yardsticks of sustainability performance, the SA Objectives are designed to represent the topics identified in Schedule 2 of the SEA Regulations¹⁰ (Annex 1(f) of the SEA Directive). Including the SEA topics in the SA Objectives helps ensure that all of the environmental criteria of the SEA Directive are included. Consequently, the SA Objectives reflect all subject areas to ensure that the assessment process is transparent, robust and thorough.
- 2.2.4 For the SA of the Newcastle-under-Lyme Local Plan, the SA Framework comprises 12 SA Objectives. For ease of reference, the SA Objectives and their relevance to the SEA topics are set out in **Table 3.1**.
- 2.2.5 Each SA Objective is considered when appraising every site, policy and reasonable alternative in the SA process. It is important to note that the order of SA Objectives in the SA Framework does not infer prioritisation. The SA Objectives are at a strategic level and can potentially be open-ended. In order to focus each objective, decision making criteria are presented in the SA Framework to be used during the appraisal of policies and sites (see the full SA Framework in **Appendix A**).

Table 2.1: Objectives of the SA Framework

No.	SA Objective	Relevance to SEA Regulations
1	Climate Change: To contribute to the reduction of greenhouse gases and adapt to a changing climate, including increasing the use of renewable energy and energy efficiency in existing, new development and redevelopment.	Climatic factors
2	Air: To improve air quality, creating cleaner and healthier air.	Air
3	Biodiversity, Flora and Fauna: Protect, enhance and restore biodiversity ensuring that there is an overall net gain in the extent and quality of biodiversity.	Biodiversity, flora and fauna
4	Natural Resources and Waste: To reduce contamination, regenerate degraded environments, re-use materials, and maintain soil, geological and land resources, ensure the efficient use of mineral resources and reduce waste.	Soil and material assets

¹⁰ Schedule 2 of the SEA Regulations identifies the likely significant effects on the environment, including “issues such as (a) biodiversity, (b) population, (c) human health, (d) fauna, (e) flora, (f) soil, (g) water, (h) air, (i) climatic factors, (j) material assets, (k) cultural heritage including architectural and archaeological heritage, (l) landscape and (m) the interrelationship between the issues referred to in sub-paragraphs (a) to (l).”

No.	SA Objective	Relevance to SEA Regulations
5	Flooding: To reduce the amount of development within locations at risk of flooding and promote the use of sustainable drainage systems (SuDS).	Water, human health and material assets
6	Water: To increase the efficient use of water resources, improve water quality and meet the requirements of the Water Framework Directive.	Water
7	Cultural Heritage: To conserve, enhance and promote interest in local distinctiveness, the historic environment and landscapes, heritage, cultural assets and their settings.	Cultural heritage
8	Landscape: To strengthen the quality of the landscape and urban townscape and deliver well designed development which respects local character and distinctiveness.	Landscape
9	Health and Wellbeing: To increase life expectancy and improve the health and mental wellbeing of the population overall; and to maintain and enhance the quality, accessibility and connectivity of open space and blue-green infrastructure.	Human health
10	Equality: To provide a more equitable society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities, including availability of a warm, safe home are available to all sectors of the population with particular emphasis on deprived neighbourhoods.	Population
11	Transport and Accessibility: To reduce the need to travel while increasing transport choice including the promotion of safe and efficient public transport and active travel options at the heart of a transport network that provides accessibility for all.	Population and climatic factors
12	Economy: To protect and enhance the vitality and viability of centres and ensure the provision of a range of employment land and premises that meets the needs of the business community and provides retail opportunities for local communities.	Population

2.3 Significance

- 2.3.1 The extent to which an effect is significant is expressed by orders of magnitude. Determining the order of magnitude of significance is based on the *geographic significance* of the effect (i.e. the sensitivity of where it is happening and the scale of the effect) in conjunction with the *impact magnitude* (i.e. the degree of change the receptor will experience, including the probability, duration, frequency and reversibility of the impact). A judgement is made about the likely level and nature of the effects. Each assessment is then assigned a colour and corresponding symbol to reflect whether it is uncertain, negligible, positive or negative and the extent to which it is significant.
- 2.3.2 A single value from **Table 2.2** is allocated to each SA Objective for each site, policy and reasonable alternative and explained in the supporting narrative. When selecting a single value to best represent the sustainability performance of the relevant SA Objective, the 'Precautionary Principle' is used¹¹.

¹¹ The European Commission describes the precautionary principle as follows: "If a preliminary scientific evaluation shows that there are reasonable grounds for concern that a particular activity might lead to damaging effects on the environment, or on human, animal or plant health, which would be inconsistent with protection normally afforded to these within the European Community, the Precautionary Principle is triggered".

- 2.3.3 The level of effects can be categorised as negligible, minor or major. The nature of the effect can be either beneficial or adverse depending on the type of development and the mitigation measures proposed. The appraisal combines *impact magnitude* with *receptor sensitivity* and *geographic scale*, in order to arrive at a judgement of the likely level of *significance*. Each site, policy or reasonable alternative is assessed against each SA Objective in the framework and an assessment of effects is recorded using the notation in **Table 2.2**.
- 2.3.4 By assessing impacts against each SA Objective for every site, policy and reasonable alternative in this way, the environmental, social and economic sustainability of each can be understood and expressed. An adverse impact against one or more SA Objectives does not render that site or policy as unsustainable or unsuitable. All impacts should be taken together as a whole to truly understand the site or policy's sustainability performance.
- 2.3.5 It is important to note that this method of assessing and presenting a site or policy's sustainability performance is supported in every case with a narrative which details the key decision-making criteria.

Table 2.2: Guide to terms used in the significance matrix

Significance	Definition (not necessarily exhaustive)
Major Negative --	The size, nature and location of a reasonable alternative would be likely to: <ul style="list-style-type: none"> Permanently degrade, diminish or destroy the integrity of a quality receptor, such as a feature of international, national or regional importance; Cause a very high-quality receptor to be permanently diminished; Be unable to be entirely mitigated; Be discordant with the existing setting; and/or Contribute to a cumulative significant effect.
Minor Negative -	The size, nature and location of a reasonable alternative would be likely to: <ul style="list-style-type: none"> Not quite fit into the existing location or with existing receptor qualities; and/or Affect undesignated yet recognised local receptors.
Negligible 0	Either no impacts are anticipated, or any impacts are anticipated to be negligible.
Uncertain +/-	It is entirely uncertain whether impacts would be positive or adverse.
Minor Positive +	The size, nature and location of a reasonable alternative would be likely to: <ul style="list-style-type: none"> Improve undesignated yet recognised receptor qualities at the local scale; Fit into, or with, the existing location and existing receptor qualities; and/or Enable the restoration of valued characteristic features.
Major Positive ++	The size, nature and location of a reasonable alternative would be likely to: <ul style="list-style-type: none"> Enhance and redefine the location in a positive manner, making a contribution at a national or international scale; Restore valued receptors which were degraded through previous uses; and/or Improve one or more key elements/features/characteristics of a receptor with recognised quality such as a specific international, national or regional designation.

3 Appraisal of the Main Modifications

3.1 Introduction

- 3.1.1 All proposed Main Modifications to the Newcastle-under-Lyme Local Plan have been screened through the SA process and the findings are set out in **Appendix B** of this SA Report. Lepus has considered if each Main Modification would require further assessment as part of the SA process. Where the requirement for further SA work has been identified, reference to where this assessment can be found has been stated. If further SA work is not deemed to be required, a reason for this has been stated.
- 3.1.2 All appraisals have been prepared using the SA Framework set out in **Appendix A**. The methodology for the appraisal process is the same as that used at all earlier stages and a summary of the SA methodology for undertaking the assessment of potential effects is provided in **Chapter 2**.
- 3.1.3 The appraisals should be read alongside the assessment information provided with the Regulation 19 SA Report available from the Local Plan Submission document library¹².

3.2 MM01: Updated Strategic Objectives

Strategic Objectives

SO-1 (I) Create development with a sense of place and character, which naturally enhances human health and well-being through utilising sustainable construction methods, facilitating healthy lifestyle choices and supporting sustainable transport connections.

SO-2 (II) Diversify the Borough's employment base and deliver employment sites which will benefit economic growth for the region focusing on sectors: advanced manufacturing, distribution and logistics, supporting technology and the green economy to generate more skilled jobs for local people.

SO-3 (III) Further investment in the regeneration and renewal of the distinctive market towns of Newcastle-under-Lyme and Kidsgrove to promote attractive public spaces, improvement and enhancement of the streetscape, independent stores, great restaurants, bars and cafes, a higher mix of residential and more alternative uses which draw in visitors and create safe vibrant centres. To support visitors and residents with access to healthier food choices and accessible, sustainable green spaces and active travel options to support health and wellbeing.

SO-4 (IV) Reduce the Borough's carbon footprint and mitigate the impact of climate change in the Borough ensuring local policies promote sustainability and harness opportunities for renewable energy generation, carbon sequestration, and greener construction.

SO-5 (V) Provide a mix of housing types **and tenures** which are attractive to people who want to live and work in the Borough and to provide aspirational housing which is well designed, safe, secure and adaptable.

SO-6 (VI) Support the vitality of rural villages, preserving and enhancing the special character which is valuable to each local community whilst enabling sustainable growth to improve affordability and to provide choice in housing types for local people.

SO-7 (VII) Support and enable active and sustainable travel across the Borough with connections between our towns and villages. This will include raising the profile and improving the facilities of Kidsgrove Railway Station and improving connectivity as a significant sustainable transport hub in the Borough.

SO-8 (VIII) Provide a clear local strategic planning framework to support the development of Neighbourhood Plans which will set out the more detailed policies to guide development in the Borough.

¹² Lepus Consulting (2024) Sustainability Appraisal of the Newcastle-under-Lyme Local Plan. Volume 1 of 3. July 2024. Available at <https://www.newcastle-staffs.gov.uk/downloads/file/2606/newcastle-under-lyme-sustainability-appraisal-regulation-19-stage-> [Accessed: 23/10/25]

Strategic Objectives

SO-9 (IX) Support physical activity, including sport and recreation. Maintain ~~and improve the vast majority of~~ the wide variety of open spaces ~~in urban areas~~ and improve green corridor linkages, one of the Borough's greatest unique assets to help enhance health and wellbeing. To support waterways, as a significant blue and green infrastructure in the Borough.

SO-10 (X) Enable the growth of Keele University to support its vision for increasing student numbers and expanding its capacity for research and development; supporting its role as a centre for innovation and as an economic asset for North Staffordshire, whilst preserving and enhancing the character of the surrounding area.

SO-11 (XI) Deliver targeted development seeking a balance between growth and conservation to ensure that the Borough retains its identity as both an urban and rural Borough which provides the ideal setting for people wanting to enjoy countryside, village and town life in the West Midlands. To provide targeted infrastructure improvements which are resilient and adaptable to support sustainable development in our towns and villages.

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~~

SO-13 (XX) Protect and enhance the historic environment of our Borough.

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

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy Reference	Climate Change	Air	Biodiversity, Flora & Fauna	Natural Resources & Waste	Flooding	Water	Cultural Heritage	Landscape	Health & Wellbeing	Equality	Transport & Accessibility	Economy
Objectives (R19 SA)	++	+	+	+	+	+	+	++	++	++	++	++
Objectives (MM)	++	++	++	++	+	+	+	++	++	++	++	++

- 3.2.1 The Strategic Objectives were assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the objectives with the revised text according to MM01.
- 3.2.2 The proposed modifications include the introduction of three new objectives (SO-XIV, SO-XV and SO-XVI) which strengthen the performance of the objectives with regard to SA Objectives 2, 3 and 4. In total, the Council have proposed a set of 16 strategic objectives which the emerging Local Plan will seek to meet, in order to deliver the Vision for the future of Newcastle-under-Lyme Borough.
- 3.2.3 SO-I promotes place-making, seeking to ensure that new development is distinctive and well-connected. SO-III promotes the development of attractive and vibrant public spaces within the main towns of Newcastle-under-Lyme and Kidsgrove, supporting a mix of land uses and encouraging higher footfall, with likely benefits to the economy in addition to the townscape character. Furthermore, SO-VI seeks to conserve and enhance the special character and vitality of the borough's rural villages. SO-XII sets out the intention to protect the Green Belt from inappropriate development. Together, these Strategic Objectives will set out a strong framework for the conservation and enhancement of the landscape, with a major positive impact identified under SA Objective 8.

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- 3.2.4 SO-XX focuses on the protection and enhancement of the borough's historic assets. SO-I and SO-VI focus on conserving and enhancing the character of the borough's towns and villages. A minor positive impact on cultural heritage (SA Objective 7) is identified.
- 3.2.5 SO-II focuses on the economy, seeking to support economic growth and innovation with particular reference to supporting the green economy and creating more jobs. SO-X sets out the Council's support for growth and innovation of higher education in the borough at Keele University, with a likely positive effect on access to educational opportunities and development of a skilled workforce (SA Objective 10), in addition to economic benefits. A major positive impact on SA Objective 12 is therefore identified.
- 3.2.6 SO-IV emphasises the Council's commitment to reducing the borough's carbon footprint, ensuring opportunities are sought for mitigating the effects of climate change including use of renewable energy, sustainable construction techniques and carbon sequestration. A major positive impact on climate change could be achieved (SA Objective 1).
- 3.2.7 SO-V aims to ensure an appropriate mix of high-quality housing types and tenures is delivered through the Local Plan, taking into consideration the needs and desires of the local population. SO-VI also seeks to ensure a good choice of housing is provided including affordable homes. A major positive impact on equality is identified (SA Objective 10).
- 3.2.8 SO-VII focuses on transport, aiming to support active travel (alongside SO-III) and a range of sustainable transport methods including improved connections to Kidsgrove Town Centre, including the railway station. By seeking to improve sustainable transport connections across the borough, a major positive impact on transport and accessibility could be achieved (SA Objective 11). Improved sustainable transport uptake could also lead to a secondary benefits for air quality, supported by SO-XIV's objective to reduce local sources of pollution. A major positive impact on air is identified (SA Objective 2).
- 3.2.9 Alongside SO-VII's support for active travel improvements, SO-IX seeks to encourage more active lifestyles for local residents through maintaining open spaces and green links, and providing opportunities for sports and recreation. SO-III also aims to improve the health of town centres including through offering healthier food options. SO-I seeks to facilitate healthy lifestyle choices through delivering well-connected places. These measures will be likely to support healthier living and encourage outdoor exercise, with potential for a major positive impact on human health and wellbeing (SA Objective 9).
- 3.2.10 Conserving and enhancing green corridors, waterways, and blue and green infrastructure, as outlined under SO-IX, could potentially lead to multi-functional benefits beyond health and wellbeing, including for biodiversity, soil and water resources, air quality, flooding and adaptation to climate change. Additionally, SO-XV supports the implementation of the Nature Recovery Network, helping to restore habitats and enhance ecological resilience. SO-XVI aims to avoid, where possible, the loss of best and most versatile land and valued soils, ensuring the protection of key environmental assets, supported by SO-XIV that aims to address local causes of pollution and the contamination of land. SO-XI strives to balance growth with conservation of the borough's natural and built assets, recognising the strong urban and rural aspects of Newcastle-under-Lyme which characterise the borough. Overall, a major positive impact has been identified for SA Objectives 3 and 4, and a minor positive impact has been identified for SA Objectives 5 and 6.
- 3.2.11 SO-VIII refers to the preparation of Neighbourhood Plans to guide development at the local level via a suite of detailed development management policies. This objective will be likely to benefit a range of SA Objectives.
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- 3.2.12 In summary, the modified Strategic Objectives strengthen the Local Plans performance across multiple SA objectives, including air, biodiversity and natural resources.

3.3 MM17: HOU4 (Gypsy, Travellers and Travelling Showpeople)

Policy HOU4: Gypsy, Travellers and Travelling Showpeople

- 1) Sites will be approved to meet the needs set out in the most recent Gypsy and Traveller Accommodation Needs Assessment (GTAA), this will include: -
 - a) ~~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~~
 - b) The site at G & T 11 Land at Hardings Wood Road, Kidsgrove as shown on the adopted policies map is suitable for an intensification of uses for Travelling Showpeople
- 2) Proposed Gypsy, Traveller and Travelling Showperson sites should **ensure make sure** that they: -
 - a) Respect the scale of, and do not dominate, the nearest settled community when located in rural areas;
 - b) Avoid placing an undue pressure on the local infrastructure, highways and services;
 - c) Are well planned, including clearly marked site and pitch/plot boundaries and appropriate boundary treatment;
 - d) Provide a safe environment for intended occupants through access, layout, design and lighting;
 - e) Provide adequate space for parking, turning and servicing;
 - f) Provide for an appropriate level of essential services and utilities to service the site
 - g) Make provision for waste to be stored appropriately for disposal and be collected/recycled in an efficient manner.
- 3) Alongside the consideration of criteria **2 4** above, proposals for Gypsy and Traveller and Travelling Showperson sites should not conflict with other local or national policies relating to flood risk, contamination, landscape character, protection of the natural and built environment, heritage assets or agricultural land quality unless mitigation is possible. A proposal should be located within reasonable travelling distance to local amenities, urban services and both primary health care facilities and schools, preferably by walking, cycling or public transport.
- 4) There will be a presumption against the loss of existing permanent consented Gypsy, Traveller and Travelling Showperson sites where this would result in an identified shortfall in the Borough, unless suitable replacement provision of equal or enhanced value are provided.
- 5) Opportunities for the intensification and extension of existing Gypsy and Traveller and Travelling Showperson sites will be supported when the policy requirements outlined above are satisfactorily addressed.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy Reference	Climate Change	Air	Biodiversity, Flora & Fauna	Natural Resources & Waste	Flooding	Water	Cultural Heritage	Landscape	Health & Wellbeing	Equality	Transport & Accessibility	Economy
HOU4 (R19 SA)	0	-	0	-	0	-	0	0	-	+	+	0
HOU4 (MM)	0	-	0	0	0	-	0	0	0	+	+	0

- 3.3.1 Policy HOU4 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM17. The proposed amendment removes the allocated site G&T8 (Land Wet of Silverdale Business Park).

- 3.3.2 Policy HOU4 sets out the Council's intention to deliver development sites to meet the needs of the local Gypsy, Traveller and Travelling Showpeople populations, in line with the findings of the Gypsy and Traveller Accommodation Assessment (GTAA). Through seeking to meet the accommodation needs of these communities, a minor positive impact on equality and housing provision is likely (SA Objective 10).
- 3.3.3 Policy HOU4 sets out one site for allocation, G&T Site 11 for Travelling Showpeople. It should be noted that this site has been assessed individually as part of the reasonable alternative site assessments (see Appendix F and H of the Regulation 19 SA). The evaluation of site allocation policies, including the proposed Gypsy and Traveller site, is presented in Appendix J of the Regulation 19 SA.
- 3.3.4 In line with Policy HOU4, development proposals should be located "*within reasonable travelling distance to local amenities, urban services and both primary health care facilities and schools, preferably by walking, cycling or public transport*". Therefore, the policy could potentially lead to a minor positive impact on accessibility (SA Objective 11).
- 3.3.5 The policy sets out criteria to ensure that future development proposals for pitches/plots will not result in significant adverse effects on the local landscape and highways and that adequate space and utilities infrastructure is provided.
- 3.3.6 Site 11 is located within 200m of Kidsgrove AQMA, where site end users could potentially be exposed to higher levels of air pollution, and the proposed development could contribute towards an increase in traffic with implications for air quality. A minor negative impact on air (SA Objective 2) is therefore identified.
- 3.3.7 Site 11 coincides with small extents of surface water flood risk, and a small proportion of Flood Zones 2 and 3. In accordance with Policy HOU4 and national policy on flood risk, it is anticipated that new residents' dwellings will not be located in areas at risk of flooding. An overall negligible impact on SA Objective 5 is therefore likely.
- 3.3.8 Given the proximity of the allocation Site 11 to the adjacent Trent and Mersey Canal, there is potential for Policy HOU4 to lead to a minor negative impact on water quality owing to increased runoff of pollutants during both construction and occupation of the site (SA Objective 6).
- 3.3.9 Site 11 lies within the 'Trent and Mersey Canal, Hardings Wood' Conservation Area. Policy HOU4 seeks to ensure that allocated sites do not conflict with other local or national policies regarding heritage assets. As such, a negligible impact on cultural heritage (SA Objective 7) is identified.
- 3.3.10 The previous assessment identified a potential minor negative impact on health and wellbeing (SA Objective 9) and on natural resources (SA Objective 4) associated with Site 8, which was located at 'The Acre Allotments' and comprised ALC Grade 3 agricultural land. However, with Site 8 now removed from the policy, the remaining allocation at Site 11 will have a negligible effect on these objectives. This is due to the absence of similar concerns at Site 11, ensuring that the overall impact on health, wellbeing, and natural resources is minimal.

3.4 MM29: Policy RET5 (Kidsgrove Town Centre)

Policy RET5: Kidsgrove Town Centre

- 1) The Council will, in principle, support opportunities for improving and regenerating Kidsgrove Town Centre and its immediate environs including:-
 - a) The enhancement and refurbishment of Kidsgrove Train Station to include

Policy RET5: Kidsgrove Town Centre

- Improved facilities for parking, including cycle parking.
 - Potential improvements to car parking provision for the benefit of the town and passengers, to include electric car parking provision
 - Improved wayfinding and links to the town centre and dedicated provision for taxis and buses (with real time bus passenger information)
- b) Enhancement of and improved access to the Trent & and Mersey Canal
- c) Provision for a shared services hub in the town centre
- d) Support for public realm improvements in the town centre including schemes that improve the pedestrian experience and local road network provided that they are consistent with the Kidsgrove Air Quality Management Area Management Plan.
- e) Provision of green routes and pocket parks in and around the town centre

2) **Development should conserve and enhance heritage assets in the town centre**

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy Reference	Climate Change	Air	Biodiversity, Flora & Fauna	Natural Resources & Waste	Flooding	Water	Cultural Heritage	Landscape	Health & Wellbeing	Equality	Transport & Accessibility	Economy
RET5 (R19 SA)	+	+	+	0	+	0	0	+	+	0	+	+
RET5 (MM)	+	+	+	0	+	0	+	+	+	0	+	+

- 3.4.1 Policy RET5 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM29. The proposed amendment adds a new criterion relating to cultural heritage.
- 3.4.2 Policy RET5 outlines measures to improve and enhance the Kidsgrove Town Centre. The enhancement of the Kidsgrove Train Station, including improving accessibility, cycle parking provision, and improving wayfinding links to the town centre will encourage the use of the railway network to and from the town centre. Under the policy, support to the pedestrian experienced will be provided, encouraging active modes of travel around the town centre. Overall, improvements to the railway infrastructure and greater accessibility by foot within the town centre is expected to have a minor positive impact on sustainable transport and accessibility (SA Objective 11).
- 3.4.3 The policy will also support the provision of green routes and pocket parks around the town centre, which could encourage more active lifestyles and provide associated health benefits with green space. Additionally, the associated GI could provide several ecosystem services which include carbon storage, flood risk reduction, filtration of air pollutants and the creation of new habitats and enhancement of wildlife corridors throughout the urban area. Overall, a minor positive impact is identified for SA Objectives 1, 2, 3, 5 and 9.
- 3.4.4 Under the policy, support will be given to improve the public realm within the town centre. Improvements to the public realm, in addition to new GI, is likely to have a minor positive impact on the local townscape character (SA Objective 8) and may serve to improve the vibrancy and economic vitality of the town centre leading to a minor positive effect on the local economy (SA Objective 12). The requirement for development to conserve and enhance heritage assets in the town centre will be likely to result in a minor positive impact on local historic character and cultural heritage (SA Objective 7).

3.5 MM54: Policy SE9 (Historic Environment)

Policy SE9: Historic Environment

- 1) All development proposals should respond positively to local character and distinctiveness and should conserve and, where possible, enhance the significance of all heritage assets and their settings and, where possible, be designed so as to better reveal their significance. Specifically, proposals will be expected to:
 - a) Take account of the immediate and wider setting, including the grain, height and mass of surrounding development (in particular, historic development) and the visual impact of proposals on views and the character and setting of settlements.
 - b) Be informed by the historic landscape character mapping provided by the Staffordshire Historic Landscape Characterisation Project in accordance with Policy SE10 (Landscape).
 - c) Deliver a high quality development that includes architectural design, features and detailing distinctive to the local area. Materials should be high quality and reflect those traditionally characteristic of the area, such as timber framing, local stone, red brick, Staffordshire blue brick and clay roof tiles. Where a proposal is of a contemporary or innovative design, this part of the policy will still be expected to be complied with in relation to some elements of the scheme, to help integrate the development with the local area.
 - d) Where development is proposed within the urban area of Newcastle-under-Lyme Take account of the character and significance of any Historic Urban Character Areas (HUCAs) affected by the proposals, including any important positive, negative or neutral architectural or historic elements or features within these areas, along with any recommendations for the affected HUCAs, as identified in the Newcastle-under-Lyme Historic Character Assessment (2009).
 - e) Where development is proposed within, or within the setting of, a designated Conservation Area Take account of the character and significance of the area, including any important positive, negative or neutral architectural or historic elements or features within the area, as identified in the relevant Conservation Area Appraisal, Management Plan and / or Summary Statement.
 - f) Take account of the local character assessments, heritage and design policies included in any relevant adopted Neighbourhood Plans, along with any locally identified non-designated heritage assets, such as historically important local buildings, landmarks and key views etc.
- 2) Proposals that will lead to harm to, or loss of the significance of a heritage asset (from its alteration or destruction, or from development within its setting), will require clear and convincing justification. Where proposals will lead to:
 - a) Any direct or indirect impact on the significance of buildings associated (or formerly associated) with historic farmsteads: Proposals will be assessed having regard to the significance of the buildings and their contribution to the farmstead and character of the area and wider landscape. Where buildings and / or farmsteads are considered to have high heritage value, loss of buildings will be resisted and the significance of the buildings, farmstead and its setting will be expected to be conserved and, where possible, enhanced in accordance with the Design Code in Appendix 5.
 - b) Any direct or indirect impact on the significance of other forms of non-designated heritage asset: A balanced judgement will be made having regard to the significance of the heritage asset, any mitigation proposed and the scale of any residual harm or loss.
 - c) Less than substantial harm to the significance of a designated heritage asset: The proposals will be assessed having regard to the significance of the heritage asset, any mitigation proposed and the scale of any residual harm, with any harm weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
 - d) Substantial harm to (or total loss of significance of) a designated heritage asset: The proposals will be refused unless it can be demonstrated that the substantial harm or total loss has been mitigated against, as far as is reasonable, and that the residual harm is necessary to achieve substantial public benefits that outweigh the harm or loss, OR, all of the following apply:
 - The nature of the heritage asset prevents all reasonable uses of the site;
 - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - Conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - The harm or loss is outweighed by the benefit of bringing the site back into use.
 - e) Substantial harm to, or loss of Grade II listed buildings or Grade II Registered Parks and Gardens: Proposals will be refused except in exceptional circumstances.
 - f) Substantial harm to, or loss of Scheduled Monuments, Registered Battlefields, Grade I or Grade II* listed buildings, or Grade I or Grade II* Registered Parks and Gardens: Proposals will be refused except in wholly exceptional circumstances. Applications involving Scheduled Monuments will also require Scheduled Monument Consent from the Secretary of State

Policy SE9: Historic Environment

- ~~g) The loss of the whole, or part of a heritage asset (and have passed the tests at criteria (d) above):
Proposals will be refused unless~~
- ~~• Robust evidence is submitted to demonstrate that a new development will proceed after the loss has occurred; and~~
 - ~~• Developers record and advance understanding of the significance of the heritage asset prior to its loss in a manner proportionate to its importance and the Record is submitted to the Historic Environment Record.~~
- ~~3) All proposals that have the potential to impact a designated or non-designated heritage asset or its setting should be accompanied by a Heritage Assessment (HA). The level of detail and expertise involved in the preparation of the HA should be proportionate to the assets' importance. As a minimum, the HA should be informed by the Historic Environment Record (HER) and should:~~
- ~~a) Describe the significance of the heritage asset/s affected, including any contribution made by their settings;~~
 - ~~b) Describe and assess the likely impacts of the proposals on the significance of the heritage asset/s (positive, negative or neutral) and how the proposals will conserve and, where possible, enhance or better reveal significance;~~
 - ~~c) Include an assessment of the cumulative impacts of the proposals alongside any other planned or committed developments (where applicable);~~
 - ~~d) Where necessary, justify any identified harm to the significance of the heritage asset/s; and~~
 - ~~e) Where the proposals include (or have the potential to include) heritage assets with archaeological interest, include an appropriate desk-based assessment and, where necessary, a field evaluation.~~
- ~~4) In accordance with the Council's positive approach to the conservation, enjoyment and understanding of the historic environment, the following types of development will be supported where they conserve, enhance and / or better reveal the significance of the Borough's designated and non-designated heritage assets:~~
- ~~a) New development within Conservation Areas (or within the settings of other heritage assets) that conserve and enhance and / or better reveal their significance and conserve those elements of their setting that make a positive contribution to significance.~~
 - ~~b) Enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, where the benefits of the proposals would outweigh the dis-benefits of departing from those policies. Such proposals will be particularly favourably considered in relation to the two heritage assets listed below, both of which are Grade II* listed buildings and are listed on the Historic England Heritage at Risk Register:~~
 - ~~• Model farm complex southwest of Betley Old Hall, Main Street, Betley, Newcastle-under-Lyme (List Entry Number 1188395); and~~
 - ~~• Gatehouse, walls and bollards to Maer Hall, Maer, Newcastle-under-Lyme (List Entry Number 1027834).~~
 - ~~c) Proposals for visitor-related / tourism infrastructure that better reveal the significance of the Battle of Blore Heath Registered Battlefield, or any of the Borough's designated Scheduled Monuments, subject to the character, integrity and significance of the affected heritage asset and its setting being conserved in a manner appropriate to its significance and in compliance with Policy EMP3 (Tourism), where applicable.~~
 - ~~d) Proposals that retain and interpret, in situ, the historic or social importance of historic features, such as plaques, memorials, statues and monuments (whether listed or not). Conversely, proposals to relocate or alter such features will be refused except in exceptional circumstances.~~
~~Proposals for shopfronts, awnings, canopies and blinds in Conservation Areas should use traditional materials and be carefully designed to complement the character of the Conservation Area. Security shutters in Conservation Areas should be avoided unless visually discreet and compatible with the character of the Conservation Area.~~
- 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**

Policy SE9: Historic Environment

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.**
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.**

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy Reference	Climate Change	Air	Biodiversity, Flora & Fauna	Natural Resources & Waste	Flooding	Water	Cultural Heritage	Landscape	Health & Wellbeing	Equality	Transport & Accessibility	Economy
SE9 (R19 SA)	0	0	0	0	0	0	++	+	0	0	0	+
SE9 (MM)	0	0	0	0	0	0	++	+	0	0	0	+

- 3.5.1 Policy SE9 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM54.
- 3.5.2 The proposed modifications to SE9 simplify the structure and wording of the policy to better align with national guidance. The revised policy provides clearer guidance on how to assess harm to designated and non-designated heritage sites, specifying that proposals which conserve or enhance heritage assets will be supported, and that great weight is given to the conservation of designated assets. Proposals that would lead to harm or loss of a heritage asset must be clearly justified, with less than substantial harm weighed against public benefits and substantial harm or total loss only permitted where outweighed by substantial benefits. The revised policy does not alter the intent on conserving and enhancing heritage assets; as such, the scoring remains unchanged.
- 3.5.3 Newcastle-under-Lyme Borough supports a range of designated and non-designated cultural heritage features, which provide a sense of place and character to their surroundings. Policy SE9 sets out the requirement for development proposals to “conserve and, where appropriate, enhance the significance of the Borough’s heritage assets and their settings” and will ensure Heritage Assessments are carried out where there is potential for adverse effects to occur. The supporting information highlights that heritage assessments are required for proposals affecting designated or non-designated assets, and that desk-based and archaeological assessments must accompany proposals for sites with archaeological potential. The policy therefore continues to have a major positive impact on cultural heritage (SA Objective 7).
- 3.5.4 Policy SE9 requires proposals to respond positively to local character, the historic environment, and the significance of heritage assets. This helps to protect and enhance the visual and historic character of settlements, leading to a minor positive impact on the local landscape (SA Objective 8).

- 3.5.5 The conservation and enhancement of cultural heritage assets could lead to an indirect minor positive impact on the local economy (SA Objective 12) through potentially encouraging tourism and supporting the visitor economy.

3.6 MM66: Deleted Policy SA1 (General Requirements)

Policy SA1: General Requirements

1. ~~There are a number of sites proposed to be allocated in the Plan at various spatial scales, some of strategic significance. Irrespective of the type and nature of intended end use, all sites allocated in the Plan and proposals that subsequently come forward will need to conform to the general requirements outlined in Table 5 below.~~

Strategic Requirements

Master Plans	<ul style="list-style-type: none"> For major sites of 10 or more dwellings or 0.5 hectares or more site wide master plans will be prepared by the applicant and agreed with the Council to deliver high quality, sustainable and policy compliant developments. Masterplans will also be required for major commercial sites. Master Plans will cover broad location, quantum of development, range of uses, layout and design of development, transport / access and key infrastructure. Master Plans should set out the approach to achieving sustainable modes of access including reducing the need to travel by private car in accordance with Policies IN2 and IN3. Master Plans should also demonstrate how the design and layout of development incorporates infrastructure to accommodate active travel. A hierarchy approach will be adopted to site access where priority is given to establishing pedestrian, cycle and public transport access and connections. Master Plans should also have regard to relevant guidance prepared by Staffordshire County Council.
Neighbourhood Plans	<ul style="list-style-type: none"> Site allocations will have consideration to the aims, objectives and relevant policies of 'Made' Neighbourhood Plans.

Housing

Affordable Housing	<ul style="list-style-type: none"> Major residential development sites of 10 or more dwellings or 0.5 hectares or more will provide affordable housing in accordance with Policy HOU1: <ul style="list-style-type: none"> 30% on Greenfield Sites 15% on Brownfield Sites in the 'Low Value Zone'. 25% on Brownfield Sites in the 'High Value Zone'.
Housing Mix and Density	<ul style="list-style-type: none"> Residential development will deliver an appropriate mix of housing and densities in line with Policy HOU2.

Design

Design Quality	<ul style="list-style-type: none"> New development will be delivered to a high quality of design in accordance with the National Design Code, National Design Guidance, local design guides / codes and in accordance with criteria set out in PSD7.
Housing Standards	<ul style="list-style-type: none"> Housing will be designed and delivered in accordance with the space and accessibility standards set out in Policy HOU3.
Sustainable Standards of Construction, Water and Energy Use	<ul style="list-style-type: none"> Residential and non-residential development will be designed and delivered in accordance with the standards for sustainable construction, water and energy efficiency set out in Policy CRE1. Developments must consider the capacity limitations outlined in the Water Cycle Study (WCS). Where constraints exist mitigation measures must be implemented in accordance with Policy SE5. Developments are encouraged to incorporate water re-use strategies in accordance with Policy SE5 to reduce demand on water supplies.
Renewable Energy	<ul style="list-style-type: none"> Developments should optimise the use of decentralised, renewable or low carbon energy sources in accordance with Policy CRE2. Major developments should provide an energy statement which demonstrates the maximum feasible and viable use of onsite renewable energy for at least 10% of energy needs in accordance with Policy CRE2.

Historic Environment

Policy SA1: General Requirements

Heritage Assets	<ul style="list-style-type: none"> Development should conserve and enhance designated and non-designated heritage assets and their settings in accordance with Policy SE9.
Heritage Impact Assessments	<ul style="list-style-type: none"> Developments that have the potential to impact a designated or non-designated heritage asset will be accompanied by a Heritage Impact Assessment prepared in accordance with Policy SE9.
Heritage Assets with Archaeological Interest	<ul style="list-style-type: none"> Where development includes or has the potential to include heritage assets with archaeological interest (below or above ground), an assessment of the archaeological potential of the site will be required. This will include an appropriate desk-based assessment, and where necessary, a field evaluation. The scope of any field evaluation should be agreed with the Council in advance, and a Written Scheme of Investigation provided prior to any site investigations taking place.

Social and Community Facilities

Community Facilities	<ul style="list-style-type: none"> New development will contribute towards and where appropriate provide new community facilities and associated infrastructure in accordance with Policy IN1.
Education	<ul style="list-style-type: none"> Residential development will be required to contribute towards enhancing education capacity (early needs, special education needs, primary and secondary) in accordance with Policy IN1.
Health Care Provision	<ul style="list-style-type: none"> Residential development will contribute towards healthcare and leisure provision in accordance with Policies IN1 and PSD6.
Health and Wellbeing	<ul style="list-style-type: none"> New development will support safe, healthy and active lifestyles through appropriate design of development and access to facilities in accordance with Policy PSD6.
Open Space and Recreation Facilities	<ul style="list-style-type: none"> New residential development will provide public open space and recreation facilities in accordance with Policy SE6.

Landscape and Green Infrastructure

Landscape Assessments	<ul style="list-style-type: none"> A proportionate Landscape Appraisal (LVA) will be required where appropriate. Where an Environmental Impact Assessment requires, a Landscape and Visual Impact Assessment will be required in accordance with Policy SE10. The Council's Landscape and Settlement Character Study (2022) will be considered including guidance as it applies to respective site allocations.
Green and Blue Infrastructure	<ul style="list-style-type: none"> Development will provide green and blue infrastructure and contribute to enhancing the wider network in accordance with Policy SE14 and Policy IN1. Development will seek opportunities to enhance watercourses (rivers, streams and canals) and their associated habitats in accordance with Policy SE5.
Trees, Hedgerows and Woodlands	<ul style="list-style-type: none"> Where trees, hedgerows or woodlands are likely to be affected by a development, Arboricultural Impact Assessments, hedgerow surveys will be required. Appropriate mitigation measures will also be required in accordance with Policy SE11. The design, layout and maintenance of developments and the provision of new planting should be in accordance with Policy SE11. Development adjacent to existing woodlands will consider impacts and appropriate mitigation measures (including relevant buffer zones) in line with Policy SE11.

Biodiversity and Goodiversity

Policy SA1: General Requirements

Habitats and Species Surveys	<ul style="list-style-type: none"> Relevant habitats and species surveys will be required in accordance with Policy SE8.
International Designations	<ul style="list-style-type: none"> Appropriate mitigation will be delivered in accordance with Policy SE8 to mitigate the impact of air pollution on SAC / RAMSAR sites, water quality and quantity on riverine habitats and recreational pressure on Ramsar habitats. Appropriate mitigation will be secured to address likely significant effects on international nature conservation designations in accordance with Policy SE8.
National, local designations and irreplaceable habitats	<ul style="list-style-type: none"> Appropriate mitigation will be required (including relevant buffer zones) for development that is near to or could adversely affect Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNRs), Biodiversity Opportunity Areas (BOA) / Nature Recovery Networks (NRN), Sites of Importance to Nature Conservation (SINC) and irreplaceable habitats including Ancient Woodland in accordance with Policy SE8.
Water Quality, Pollution, and Nutrient Neutrality	<ul style="list-style-type: none"> Developments will demonstrate a commitment to water management and mitigate adverse impacts on water quality including pollution risks to groundwater, surface water and associated eco systems in accordance with Policy SE5. Developments located within designated nitrate vulnerable zones or in close proximity to sensitive water bodies should achieve nutrient neutrality in accordance with Policy SE5.
Biodiversity Net Gain	<ul style="list-style-type: none"> Development will deliver a minimum of 10% net gain in biodiversity in accordance with Policy SE7.

Highways Transport and Travel

Local Plan Transport Study and Mitigation	<ul style="list-style-type: none"> A transport study and associated modelling has been undertaken to assess the cumulative impact of the proposed Local Plan allocations on the transport network. Overall, the study has concluded that the cumulative impact of development is not significant. Strategic transport mitigation measures that are necessary are set out in site-specific allocation policies.
Transport Assessments and Travel Plans	<ul style="list-style-type: none"> Transport assessments and Travel Plans will be required for developments likely to generate significant travel movements in accordance with the requirements set out in Policy IN2.
Transport Infrastructure	<ul style="list-style-type: none"> Improvements in transport infrastructure will be required in accordance with Policies IN1, IN2 and IN3. This may require delivery of transport infrastructure improvements or financial contributions where appropriate.
Access and Parking	<ul style="list-style-type: none"> The layout and design of developments will accord with the principles in Policies IN2 and IN3 incorporating sufficient levels of parking and associated infrastructure. This will accord with parking standards set out in Appendix 3 of this Plan.
Cycleways, Bridleways and Public Rights of Way	<ul style="list-style-type: none"> In accordance with Policies IN2 and IN4 developments will be required to establish and enhance connections to footpaths, cycleways, Public Rights of Way and wider networks.
Waterways	<ul style="list-style-type: none"> Development affecting waterways will include environmental improvements and support active travel links in accordance with Policy IN2.

Environmental Health

Pollution and Air Quality	<ul style="list-style-type: none"> Developments will incorporate mitigation measures that prevent or minimise pollution and impacts on air quality in accordance with Policy SE1.
Land Contamination	<ul style="list-style-type: none"> Development on land that is contaminated (or suspected of being contaminated associated with an historical land use) will require appropriate site investigation surveys and land contamination assessments in accordance with Policy SE2. Appropriate land remediation / mitigation measures and long-term monitoring plan will be required in accordance with Policy SE2. Development proposals in a Coal Mining Referral Area will prepare a risk assessment and mitigation plan in accordance with Policy SE2.
Amenity	<ul style="list-style-type: none"> Where relevant, noise impact assessments and or light pollution studies will be undertaken, and appropriate mitigation delivered in accordance with Policy SE12.
Construction Environmental Management Plan	<ul style="list-style-type: none"> For major development schemes, a construction management plan will be required to manage the construction activities associated with the development.

Flood Risk

Policy SA1: General Requirements

Flood Assessments / Surface Water Drainage Strategies	Risk	<ul style="list-style-type: none"> Developments will be required to undertake Flood Risk Assessments and Surface Water Drainage Strategies using the latest Strategic Flood Risk Assessment or latest Environment Agency mapping (in accordance with guidance from the Council and the Lead Local Flood Authority) and the requirements of Policy SE3. At the pre-application stage, the Council encourages engagement with the Environment Agency and the Lead Local Flood Authority where Flood Risk Assessments and Surface Water Drainage Strategies' are required.
		<ul style="list-style-type: none"> Where required, mitigation measures should be delivered in accordance with the SFRA / Environment Agency guidance and Policy SE3.
Flood Infrastructure	Risk	<ul style="list-style-type: none"> Where appropriate and in accordance with SFRA guidance, developer contributions may be required to support flood defence infrastructure improvements and implementation of flood warning systems in accordance with Policy SE3.
Sustainable Drainage		<ul style="list-style-type: none"> Developments will manage and discharge surface water through a sustainable drainage system in accordance with the approach set out in Policy SE4. SuDs drainage strategies and maintenance plans must be prepared and submitted with planning applications in accordance with Policy SE4. As part of the pre-app process the Council encourages early engagement with the Lead Local Flood Authority and United Utilities / Seven Trent Water (and where relevant, Canal and Rivers Trust) regarding SuDs feasibility and design. Financial contributions may be required toward the long-term maintenance of SuDs in accordance with Policy SE4.

Utilities

Utilities Masterplan		<ul style="list-style-type: none"> Major developments will require a site-wide 'Utilities Masterplan' setting out the phasing of provision and co-ordinated engagement with service providers in accordance with Policy IN7.
Water and Wastewater		<ul style="list-style-type: none"> Developments will demonstrate sufficient infrastructure capacity / appropriate connections for surface water disposal, water supply and wastewater treatment in accordance with Policy IN7 and through engagement with relevant water companies. The Water Cycle Study (2024) includes evidence regarding where improvements in infrastructure capacity will be required.
Gas, Electricity and telecommunications		<ul style="list-style-type: none"> Developments will demonstrate sufficient infrastructure capacity / appropriate connections for gas, electricity and telecommunications in accordance with Policy IN7 and through engagement with providers. .
Digital Infrastructure		<ul style="list-style-type: none"> Developers will be required to work with providers to ensure necessary digital infrastructure is delivered including broadband and associated infrastructure in accordance with Policy IN7.
Infrastructure Delivery		<ul style="list-style-type: none"> Where new or upgraded infrastructure is required to support development the Council will require developer contributions secured in accordance with Policies IN1 and IN7.
Water Mains		<ul style="list-style-type: none"> Where water mains cross a development site an assessment of condition and status will be required to inform an appropriate strategy regarding easements or diversion.
Overhead Pylons		<ul style="list-style-type: none"> Where overhead pylons cross a development site this will influence the layout and design of development. Submission of an appropriate strategy regarding approach to power lines will be required.

Infrastructure

Delivering Infrastructure		<ul style="list-style-type: none"> Development will contribute to the provision of new infrastructure required to support sustainable development in accordance with Policy IN1.
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Minerals

Mineral Safeguarding Areas		<ul style="list-style-type: none"> Development located partially or wholly within a Mineral Safeguarding Area should undertake a minerals resource assessment. Consideration should be given to the requirements of the Staffordshire Minerals Plan and Policy 3 Safeguarding Minerals of Local and National Importance and Important Infrastructure. Engagement will be required with Staffordshire County Council.
Coal Mining		<ul style="list-style-type: none"> A Coal Mining Risk Assessment will be required for sites in identified Development High Risk Area. This should identify coal mining features present and the risks posed. It should also set out any investigatory works and the remedial or mitigation measures needed.

Green Belt

Policy SA1: General Requirements

Green Belt Compensatory Measures / Green Belt Boundaries	<ul style="list-style-type: none"> Site allocations that involve removing land from the Green Belt will provide compensatory improvements to the remaining Green Belt. These sites will also establish a recognisable and permanent new boundary to the Green Belt. These measures will be agreed with the Council as part of the preparation of site wide master planning and informed by the Green Belt Study, Landscape Study / landscape assessments, Open Space and Green Infrastructure Strategy, and biodiversity / recreational needs assessments. The scope of compensatory improvements will also be informed through early engagement with relevant landowners, key stakeholders and the local community. Compensatory measures will be secured as appropriate through the use of conditions / section 106 obligations and the community infrastructure levy. Compensatory improvements to the environmental quality and accessibility of remaining Green Belt land may include: <ul style="list-style-type: none"> New or enhanced green infrastructure; Woodland planting; Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal); Improvements to biodiversity, habitat connectivity and natural capital; New or enhanced walking and cycle routes; and Improved access to new, enhanced or existing recreational and playing field provision.
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	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy Reference	Climate Change	Air	Biodiversity, Flora & Fauna	Natural Resources & Waste	Flooding	Water	Cultural Heritage	Landscape	Health & Wellbeing	Equality	Transport & Accessibility	Economy
SA1 (R19 SA)	+	+	++	+	++	++	+	+	+	++	+	0

3.6.1 Policy SA1 (General Requirements) was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings. The proposed modification deletes Policy SA1, to remove duplication from the plan.

3.6.2 The policy was identified to result in potential minor positive effects on climate change, air, natural resources, cultural heritage, landscape, health and transport (SA Objectives 1, 2, 4, 7, 8, 9 and 11) and potential major positive impacts on biodiversity, flooding, water and equality (SA Objectives 3, 5, 6 and 10). While the Regulation 19 SA identified a number of potential positive effects associated with Policy SA1, these effects largely reflected its role in signposting or reiterating requirements already established through other policies in the Plan. The proposed deletion of Policy SA1 is therefore intended to avoid duplication. As the substantive policy provisions that underpin the identified positive effects remain elsewhere in the Plan, the overall sustainability performance of the Plan in relation to the relevant SA Objectives is unaffected.

3.7 MM110: Policy TC7 (Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle)

Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle

Land at Ryecroft is allocated for residential ~~and commercial uses of around 75 228~~ dwellings ~~and 1.63 hectares of gross employment land~~. Development will be permitted subject to:-

- 1) ~~Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements)~~
- 2) Access to the development via Corporation Street and Ryecroft
- 3) Contaminated land assessment and mitigation strategy required,
- 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) Heritage Impact Assessment required demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 6) Air quality assessment and mitigation strategy required in relation to the Newcastle-under-Lyme Town Air Quality Management Area,
- 7) Noise assessment and mitigation strategy required in relation to nearby commercial uses and impact of road noise from A34, A52, A53,
- 8) Off-site footway/cycleway infrastructure improvements required along Corporation Street to enhance sustainable travel links in accordance with LCWIP,
- 9) Direct pedestrian/cycle route between A52 Ryecroft Toucan Crossing and Merrial Street/ Corporation Street to be secured by the internal layout to improve connectivity to the town centre.
- 10) Financial contributions to improvements in the capacity of local schools and health facilities.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy Reference	Climate Change	Air	Biodiversity, Flora & Fauna	Natural Resources & Waste	Flooding	Water	Cultural Heritage	Landscape	Health & Wellbeing	Equality	Transport & Accessibility	Economy
TC7 (R19 SA)	0	-	0	++	+	0	0	+	++	+	0	+
TC7 (MM)	0	-	0	++	+	0	0	+	++	++	0	+

- 3.7.1 Policy TC7 (Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle) was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM110.
- 3.7.2 Site TC7 has been assessed as a reasonable alternative site with the full pre-mitigation assessment presented in Appendix D of the Regulation 18 SA Report, and the post-mitigation assessment presented in Appendix H of the Regulation 19 SA Report.
- 3.7.3 The proposed modification removes reference to the now deleted Policy SA1, which in itself is unlikely to change the sustainability effects of the site (as explained in relation to MM66). However, the modification also increases the number of homes proposed on site from 75 to 228. This uplift in housing is expected to secure further benefits for housing delivery in the local area, leading to a major positive effect on equality (SA Objective 10).

- 3.7.4 The policy requires an air quality assessment and mitigation strategy to be implemented, in order to avoid adverse impacts related to the Newcastle-under-Lyme AQMA. However, the site is located adjacent to the A52. A minor negative impact on air (SA Objective 2) is identified overall.
- 3.7.5 A land contamination assessment will be required in order to take account of potential ground pollution. Due to the location of the site on previously developed land, as well as the nearby location of a waste management facility, a major positive impact will be expected for natural resources (SA Objective 4).
- 3.7.6 Areas with the lowest risk of flooding will be prioritised for development in order to direct development away from areas of high flood risk. A minor positive impact is identified for flooding (SA Objective 5).
- 3.7.7 An HIA will be required to avoid adverse impacts on nearby heritage assets including the Newcastle Town Centre Conservation Area. The HIA will be implemented through the layout and design of development in order to respond sensitively to these assets. A negligible impact will be expected for cultural heritage (SA Objective 7).
- 3.7.8 It will be a requirement for the developer to provide financial contributions to local schools and health facilities. The site is located in close proximity to sustainable and active modes of travel including bus routes, and the proposals include improved pedestrian and cycling infrastructure to enhance sustainable travel links in and around the town centre. A GP surgery and leisure centre is also located within 200m of the site. On balance, health (SA Objective 9) is expected to have a major positive impact and transport and accessibility (SA Objective 11) will be expected to have a negligible impact.
- 3.7.9 The assessments against the remaining SA objectives are unchanged from the post-mitigation site assessments.

3.8 MM115: Policy TC45 (York Place, Newcastle Town Centre)

York Place, Newcastle Town Centre

Land at York Place is allocated for **residential development for 42 dwellings and** commercial uses. Development will be permitted subject to:-

- 1) ~~Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements)~~
- 2) Access to the development via Merrial Street
- 3) Heritage Impact Assessment required to demonstrate how the layout and design of the development will respond sensitively to the significance of nearby heritage assets giving consideration to the HIA for the site prepared by the Council,
- 4) Delivery/ Service Management Strategy required to support development to permit off-peak loading / unloading on Merrial Street,
- 5) Air quality assessment and mitigation strategy required in relation to the Newcastle-under-Lyme Town Air Quality Management Area,
- 6) Financial contributions to improvements in the capacity of local schools and health facilities.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy Reference	Climate Change	Air	Biodiversity, Flora & Fauna	Natural Resources & Waste	Flooding	Water	Cultural Heritage	Landscape	Health & Wellbeing	Equality	Transport & Accessibility	Economy
TC45 (R19 SA)	+/-	-	0	++	+	0	0	+	++	+	0	0

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy Reference	Climate Change	Air	Biodiversity, Flora & Fauna	Natural Resources & Waste	Flooding	Water	Cultural Heritage	Landscape	Health & Wellbeing	Equality	Transport & Accessibility	Economy
TC45 (MM)	+/-	-	0	++	+	0	0	+	++	+	0	0

3.8.1 Policy TC45 (York Place, Newcastle Town Centre) was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM115.

3.8.2 Site TC45 has been assessed as a reasonable alternative site with the full pre-mitigation assessment presented in Appendix D of the Regulation 18 SA Report, and the post-mitigation assessment presented in Appendix H of the Regulation 19 SA Report.

3.8.3 The proposed modification removes reference to the now deleted Policy SA1, which in itself is unlikely to change the sustainability effects of the site (as explained in relation to **MM66**). However, the site is also now proposed for residential development of 42 dwellings, as well as commercial use. This uplift in housing is expected to secure further benefits for housing delivery in the local area, although remains recorded as a minor positive effect on equality overall (SA Objective 10).

3.8.4 The policy requires an air quality assessment and mitigation strategy to be implemented, in order to avoid adverse impacts related to the Newcastle-under-Lyme AQMA. However, the site is located in close proximity to the A52. A minor negative impact on air (SA Objective 2) is identified overall.

3.8.5 An HIA will be required to avoid adverse impacts on nearby heritage assets including the Newcastle Town Centre Conservation Area. The HIA will be implemented through the layout and design of development in order to respond sensitively to these assets. A negligible impact will be expected for cultural heritage (SA Objective 7).

3.8.6 It will be a requirement for the developer to provide financial contributions to local schools and health facilities. The site is located outside of a sustainable distance to railway stations, however this has potential to be mitigated as it is located in close proximity to frequent bus routes. Leisure centres are located within 400m of the site and the site lies in close proximity to other health facilities including and NHS hospital with A&E services, and GP surgeries. Health (SA Objective 9) is expected to have a major positive impact and transport and accessibility (SA Objective 11) will be expected to have a negligible impact.

3.8.7 The assessments against the remaining SA objectives are unchanged from the post-mitigation site assessments.

3.9 Deleted Site Policies AB12, AB33, CT1, CH13, KS3 and G&T8

3.9.1 The following six site policies are proposed to be deleted from the Local Plan through the Main Modifications:

- **MM69:** AB12 Land East of Diglake Street
- **MM71:** AB33 Land off Nantwich Road/Park Land Audley
- **MM73:** CT1 Crackley and Red Street
- **MM74:** CH13 Castletown Grange, Douglas Road, Cross Heath
- **MM81:** KS3 Land at Blackbank Road, Knutton

- **MM95: G&T8 Land West of Silverdale Business Park**

3.9.2 Policies for these six site allocations were assessed in the Regulation 19 SA. The below assessment matrix table illustrates the previous findings for each site policy.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy Reference	Climate Change	Air	Biodiversity, Flora & Fauna	Natural Resources & Waste	Flooding	Water	Cultural Heritage	Landscape	Health & Wellbeing	Equality	Transport & Accessibility	Economy
AB12	0	0	0	0	+	0	0	-	-	++	-	0
AB33	0	0	0	0	+	0	0	-	-	+	-	0
CT1	+	-	0	++	+	0	0	-	-	++	+	0
CH13	+/-	0	0	+	0	0	0	+	0	0	0	0
KS3	0	0	0	+	+	0	0	+	0	++	0	0
G&T8	+/-	-	0	+	0	0	0	+	-	++	++	0

3.9.3 Five of these site policies to be deleted were previously proposed for new residential development. Policies AB33, AB12, KS3 and CT1 set out the delivery of between 55 and 520 dwellings, whilst Policy CH13 previously set out the delivery of seven dwellings. Policy G&T 8 was allocated for five Gypsy and Traveller pitches. By deleting these seven policies from the Local Plan, the potential adverse effects identified associated with the construction and occupation of new dwellings would be removed. Conversely, the identified positive effects associated with the delivery of new housing development in areas with good access to services and facilities would also be removed.

3.9.4 Through MM04 (modification to Policy PSD1 - Overall Development Strategy), NuLBC makes clear that despite the removal of these sites, the Plan as a whole makes provision for a supply buffer of c.5% over the housing requirement, delivering a total of 8,425 homes.

4 Conclusions

4.1 Main Modifications

4.1.1 The Main Modifications to the Newcastle-under-Lyme Local Plan as proposed by NuLBC have been screened in **Appendix B** of this report to determine whether the proposed modifications are likely to lead to changes in the sustainability performance of the related part of the plan.

4.1.2 NuLBC have proposed a total of 121 Main Modifications to the Newcastle-under-Lyme Local Plan. Of these, the following 13 modifications have been screened as requiring fresh or further appraisal through the SA process:

Updated Policies and Strategic Objectives

- MM01: Strategic Objectives
- MM17: Policy HOU4 (Gypsy, Travellers and Travelling Showpeople)
- MM29: Policy RET5 (Kidsgrove Town Centre)
- MM54: Policy SE9 (Historic Environment)
- MM110: Policy TC7 (Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle)
- MM69: Policy AB12 (Land East of Diglake Street)
- MM115: Policy TC45 (York Place, Newcastle Town Centre)

Deleted Policies:

- MM66: Policy SA1 (General Requirements)
- MM71: Policy AB33 (Land off Nantwich Road/Park Land Audley)
- MM73: Policy CT1 (Crackley and Red Street)
- MM74: Policy CH13 (Castletown Grange, Douglas Road, Cross Heath)
- MM81: Policy KS3 (Land at Blackbank Road, Knutton)
- MM95: Policy G&T8 (Land West of Silverdale Business Park)

4.1.3 The appraisal has identified that these modified policies are unlikely to result in any significant changes.

4.1.4 However, the proposed modifications to the Newcastle-under-Lyme Local Plan Strategic Objectives resulted in positive effects on sustainability, with three identified major positive effects as a result of the modifications. Similarly, the modifications to Policy TC7 (Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road, Newcastle) resulted in one additional major positive effect on sustainability.

4.1.5 Additionally, the proposed modifications to Policy HOU4 (Gypsy, Travellers and Travelling Showpeople) resulted in two negligible effects identified as a result of the modifications, stemming from minor negative effects.

4.1.6 The proposed modifications to Policy RET5 (Kidsgrove Town Centre) resulted in one negligible to minor positive effect on sustainability.

4.1.7 Overall, the amended policies introduced through the Main Modifications to the Newcastle-under-Lyme Local Plan would be expected to improve the sustainability performance of the Newcastle-under-Lyme Local Plan, or result in no significant change with regard to sustainability. The modifications would not be expected to alter the overall residual effects of the Newcastle-under-Lyme Local Plan identified in the Regulation 19 SA report.

4.2 Next steps

- 4.2.1 Once the Newcastle-under-Lyme Local Plan has been adopted, a post-adoption (environmental) statement must be published. This statement will provide information on how the sustainability considerations have been incorporated into the Plan, how the SA report consultation responses have been taken into account and an outline of the reasons for choosing the Local Plan as adopted.

Appendix A: SA Framework

No.	SA Objective	Decision making criteria: Will the option/proposal...	Indicators (this list is not exhaustive)
1	Climate Change: To contribute to the reduction of greenhouse gases and adapt to a changing climate, including increasing the use of renewable energy and energy efficiency in existing, new development and redevelopment.	<ul style="list-style-type: none"> Help reduce the per capita carbon footprint of Newcastle-under-Lyme? Help to facilitate and encourage the use and generation of renewable energy? Promote use of technologies and techniques to adapt to the impacts of climate change? Protect and enhance the quantity and connectivity of green and blue infrastructure assets that deliver climate change benefits? 	<ul style="list-style-type: none"> Energy efficiency of buildings and transport. Percentage of energy in the area generated from renewable sources. Greenhouse gas / carbon emissions.
2	Air: To improve air quality, creating cleaner and healthier air.	<ul style="list-style-type: none"> Reduce air pollution and help to improve air quality? Reduce pollution from traffic? Protect and enhance the quantity and connectivity of green and blue infrastructure assets that deliver air quality benefits? 	<ul style="list-style-type: none"> Development with potential to generate a significant increase in road traffic emissions or other air pollutants. Proximity to pollutants (e.g. busy roads). Proximity to AQMAs and current AQMA status.
3	Biodiversity, Flora and Fauna: Protect, enhance and restore biodiversity ensuring that there is an overall net gain in the extent and quality of biodiversity.	<ul style="list-style-type: none"> Maintain and enhance features and assets of nature conservation value including biodiversity and geodiversity designations? Ensure that there is an overall net gain in the extent and quality of biodiversity? Link up areas of fragmented habitat contribute to habitat connectivity? Increase awareness of biodiversity assets? Protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver biodiversity benefits? Optimise benefits from nature? Protect and enhance ecosystem services? Protect, enhance or restore the ecological network? Protect, enhance or restore natural capital? 	<ul style="list-style-type: none"> Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance. Number and diversity of European Protected Species, and NERC Act Section 41 species in the area. Area and condition of priority habitats. Area and condition of sites designated for biological and geological interest. Quantity of biodiversity net gain delivered through Defra Metric. Condition of the Local Nature Recovery Network Percentage of major developments generating overall biodiversity enhancement.

No.	SA Objective	Decision making criteria: Will the option/proposal...	Indicators (this list is not exhaustive)
4	Natural Resources and Waste: To reduce contamination, regenerate degraded environments, re-use materials, and maintain soil, geological and land resources, ensure the efficient use of mineral resources and reduce waste.	<ul style="list-style-type: none"> • Utilise previously developed, degraded and under-used land? • Lead to the loss of the best and most versatile agricultural land? • Maintain soil quality or help to remediate land affected by ground contamination? • Lead to the loss or sterilisation of mineral resources, or affect mineral working? • Encourage recycling/re-use/composting of waste? • Minimise and where possible eliminate generation of waste? 	<ul style="list-style-type: none"> • Number and capacity of waste management facilities. • Re-use of recycled materials. • Management of local authority collected waste. • Agricultural Land Classification. • Re-use of contaminated land. • Mineral Safeguarding Areas. • The amount of soil sealed.
5	Flooding: To reduce the amount of development within locations at risk of flooding and promote the use of sustainable drainage systems (SuDS).	<ul style="list-style-type: none"> • Avoid development in areas at high risk of flooding? • Reduce the risk of fluvial, surface water, groundwater and sewer flooding to existing and new developments? • Protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver climate change adaptation and flood-relief benefits? • Promote the use of SuDS? • Help to reduce the rate of run-off from new developments? 	<ul style="list-style-type: none"> • Number of properties at risk of flooding. • Surface water flood risk. • Area and connectivity of GI. • Implementation of adaptive techniques, such as SUDS and passive heating/cooling.
6	Water: To increase the efficient use of water resources, improve water quality and meet the requirements of the Water Framework Directive	<ul style="list-style-type: none"> • Maintain and improve water quality to WFD standards? • Ensure efficient use of water and encourage water to be stored for re-use? • Reduce the demand for water and maintain a sufficient water supply? • Reduce pollution of groundwater, watercourses and rivers from run-off, including nitrates/phosphates? • Provide adequate utilities infrastructure to service development to avoid impacts on the environment? • Safeguard water resources to maintain an adequate level of river and ground water? • Deliver no net loss of the water supply? • Protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver water quality benefits? 	<ul style="list-style-type: none"> • Proximity to watercourses with poor quality status. • Quality of water bodies in or adjacent to sites. • Percentage change in pollution incidents. • Number of developments given planning permission contrary to EA advice relating to river water quality or the protection of groundwater. • Run-off rates and water retention infrastructure

No.	SA Objective	Decision making criteria: Will the option/proposal...	Indicators (this list is not exhaustive)
7	Cultural Heritage: To conserve, enhance and promote interest in local distinctiveness, the historic environment and landscapes, heritage, cultural assets and their settings.	<ul style="list-style-type: none"> • Conserve and enhance features of architectural or historic interest and, where necessary, encourage their conservation and renewal? • Conserve and enhance archaeological sites/remains? • Conserve and enhance the setting of cultural heritage assets? • Improve the energy efficiency of historic buildings? • Improve access to the borough's cultural and historical assets? • Promote the sensitive re-use of important buildings? • Protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver cultural heritage benefits? 	<ul style="list-style-type: none"> • Number and type of features and areas of historic designations in the Plan area. • Statutory and non-statutory sites in the Historic Environment Record (HER). • Number and condition of historic assets on the Heritage at Risk register. • Condition of locally important buildings and structures.
8	Landscape: To strengthen the quality of the landscape and urban townscape and deliver well designed development which respects local character and distinctiveness.	<ul style="list-style-type: none"> • Ensure new development is in keeping with the surrounding character and distinctiveness? • Safeguard and enhance local distinctiveness and identity? • Protect and enhance visual amenity, including light and noise pollution? • Improve the appearance of degraded landscapes/ townscapes? • Lead to coalescence of settlements and/or urban sprawl? • Prevent urban sprawl by keeping land permanently open? • Protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver landscape and townscape benefits? 	<ul style="list-style-type: none"> • National Character Area. • Tranquillity rating of area. • Re-use of derelict buildings or re-use of buildings in a prominent location. • Landscape sensitivity.
9	Health and Wellbeing: To increase life expectancy and improve the health and mental wellbeing of the population overall; and to maintain and enhance the quality, accessibility and connectivity of open space and blue-green infrastructure.	<ul style="list-style-type: none"> • Help to improve the overall health and mental wellbeing of the community? • Encourage healthy lifestyles? • Improve sustainable access for all to health, leisure and recreational facilities? • Encourage access to green space? • Protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver health benefits? • Help the community to remain independent and aid the elderly, those with ill health and those with a disability? 	<ul style="list-style-type: none"> • Area of new greenspace created per capita. • Provision and accessibility of open greenspace and GI. • Travel time by public transport to nearest health centre and sports facilities. • Accessibility to sports facilities e.g. football pitches, playing fields, tennis courts and leisure centres. • Hectares of accessible open space per 1,000 population.

No.	SA Objective	Decision making criteria: Will the option/proposal...	Indicators (this list is not exhaustive)
10	<p>Equality: To provide a more equitable society where the provision of the widest possible range of community, cultural, educational, health, recreational and leisure facilities, including availability of a warm, safe home are available to all sectors of the population with particular emphasis on deprived neighbourhoods.</p>	<ul style="list-style-type: none"> • Help achieve life-long learning and increase learning participation and adult education? • Enable communities to influence the decisions that affect their neighbourhoods and quality of life and foster good community relations? • Eliminate unlawful discrimination, victimisation and harassment? • Reduce crime and the fear of crime? • Ensure sustainable accessibility to community facilities? • Help to address the issues of deprivation and poverty? • Is there any negative impact on individuals or groups in the community including consideration of age, disability, gender, race, religion, gender re-assignment, maternity, sexual orientation, marriage and civil partnership, and human rights? • Provide a mix of good-quality and affordable housing, including homes that are suitable for first-time buyers, university students, single parents, families, the elderly and accommodation for gypsies & travellers? 	<ul style="list-style-type: none"> • No. of people with NVQ2 qualifications. • Crime Deprivation Index. • Education, Skills & Training Deprivation Index. • Availability of libraries. • Index of Multiple Deprivation • Varied housing mix, including affordable housing and care homes. • Proportion of affordable housing.
11	<p>Transport and Accessibility: To reduce the need to travel while increasing transport choice including the promotion of safe and efficient public transport and active travel options at the heart of a transport network that provides accessibility for all.</p>	<ul style="list-style-type: none"> • Reduce the need to travel and/or reduce travel time? • Reduce the need to travel by private vehicle? • Reduce existing congestion and mitigate future increases? • Improve the choice of transport available? • Provide adequate means of access by a range of sustainable transport modes to promote active travel (i.e., walking/cycling/public transport)? • Provide safe walking and cycling routes? • Improve access to key services and facilities for all, including education, training opportunities and employment? 	<ul style="list-style-type: none"> • Distance to place of work, education and training. • Distance to local amenities and key services. • Distance to existing or proposed public transport links. • Frequency of public transport services. • Proximity and connectivity of walking and cycling links. • Distance to bus stop or train station.

No.	SA Objective	Decision making criteria: Will the option/proposal...	Indicators (this list is not exhaustive)
12	<p>Economy: To protect and enhance the vitality and viability of centres and ensure the provision of a range of employment land and premises that meets the needs of the business community and provides retail opportunities for local communities.</p>	<ul style="list-style-type: none"> • Increase accessibility of suitable employment within Newcastle-under-Lyme? • Provide for the needs of the economy, especially local businesses, and encourage business start-ups in the area? • Support the health of established centres? • Protect and create jobs, and encourage local jobs to be filled by local people? • Encourage the provision of higher paid employment? • Support high streets and businesses in a post Covid-19 environment? • Encourage diversity and quality of employment types, including rural diversification? • Protect, enhance or restore the quantity and connectivity of green and blue infrastructure assets that deliver benefits to the economy? 	<ul style="list-style-type: none"> • Number of residents working within Newcastle-under-Lyme. • Number of employment opportunities in professional occupations. • Number of new business start-ups. • Total amount of employment land. • Number of vacant units in strategic centres. • Amount of additional retail, office and leisure floorspace completed in established centres.

Appendix B: Screening of Main Modifications

Appendix B Contents

B.1	Introduction.....	B1
B.2	Main Modifications.....	B2
B.3	Additional Modifications	B71
B.4	Policy Map Modifications.....	B84

B.1 Introduction

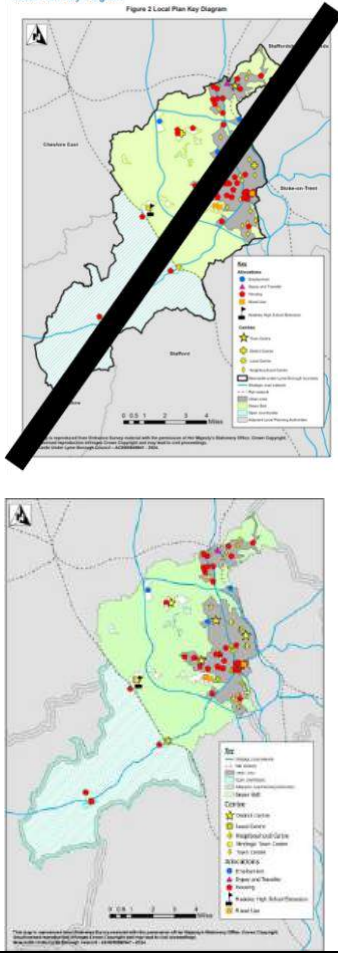
B.1.1 Overview

- B.1.1.1 This appendix includes the Proposed Main Modifications to the Newcastle-under-Lyme Local Plan (2020-2040), which was submitted for Examination in December 2024.
- B.1.1.2 The tables within this appendix replicate the Schedules of Proposed Main Modifications to the Local Plan (October 2025) prepared by the Council, whereby the modifications are expressed in the form of ~~striketrough~~ for deletions and underlining for additions of text. An additional column has been included in the table as presented within this appendix to allow an assessment or 'screening' of the Schedules of Proposed Main Modifications in the context of the SA.
- B.1.1.3 All of the proposed Main Modifications are set out in the Schedules of Proposed Main Modifications: Main Modifications, Additional Modifications and Policy Map Modifications. The findings of the Regulation 19 SA Report (2024)¹ remain valid where the changes proposed in the Local Plan do not require amendment. Where those proposed changes do require amendment, these have been assessed through the SA process within the main body of this Main Modifications SA Report.
- B.1.1.4 The purpose of this Appendix is to screen the proposed modifications to assess whether the modification would be likely to lead to a new potentially significant adverse effect or where the modification may lead to a change in the SA assessment of residual effects identified in the SA to date. The screening process also seeks to identify any potential beneficial effects of the proposed modifications. Where no new significant effects are identified, the conclusions in the Regulation 19 SA Report remain valid.

¹ Lepus Consulting (2024) Sustainability Appraisal of the Newcastle-under-Lyme Local Plan. Volume 1, 2 and 3. July 2024. Available at <https://www.newcastle-staffs.gov.uk/downloads/file/2606/newcastle-under-lyme-sustainability-appraisal-regulation-19-stage-> [Date accessed: 31/10/25]

B.2 Main Modifications

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
MM01	10 & 11	Paragraphs 4.8, 4.12 & 4.15 respectively (Strategic Objectives for the Borough)	<p>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...”</p> <p>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....”</p> <p>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</p> <p>To add additional strategic objectives, as follows: - <u>SO14 (XIV) To seek to address the local causes of pollution and the contamination of land.</u> <u>SO15 (XV) To support the implementation of the Nature Recovery Network</u> <u>SO16 (XVI) To avoid, where possible, the loss of best and most versatile land and valued soils</u></p>	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.	Yes – the proposed modification to the Strategic Objectives includes three new Strategic Objectives that will improve sustainability performance. The Strategic Objectives have been assessed in the Main Modifications SA Report.
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 Examination Process.	No - the proposed modification updates the Key Diagram to reflect changes to site allocations already assessed through the plan-making process. It does not trigger a change to the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>Local Plan Key Diagram</p> 		
MM03	13 & 14	Policy PSD1 (Overall Development Strategy)	To amend the policy as follows: - Criterion 3b:- To amend to read '....linked to research and innovation of <u>at</u> the University.'	To make grammatical	No - the proposed modification

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?																
			<p>Criterion 4d:- To amend to read 'd. Does not require major investment in new infrastructure. Is effectively served by existing infrastructure or the infrastructure needs of the development are effectively addressed by the scheme. Where this is unavoidable, Where new infrastructure is required the delivery of development should be co-ordinated (including the use of phasing) to coincide with new infrastructure provision.</p>	improvements to the text and support the effectiveness of the policy.	provides clearer wording on how infrastructure requirements should be managed within development schemes. It does not change the policy's intent and does not trigger a change to the SA.																
MM04	13&14	Policy PSD1 (Overall Development Strategy) – supporting text	<p>Paragraph 5.3 – supporting information to Policy PSD1, to amend as follows:-</p> <p>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>and variety</u> in employment land supply and ensure that employment land needs are met during the plan period. The sites at AB2 (land at Junction 16) These sites also perform a key strategic role in supporting sub-regional economic growth</p> <p>To insert new table (after Paragraph 5.3) <u>Table 1a Employment Land Supply Information</u></p> <table><tr><th>Site</th><th>Area (Hectares)</th></tr><tr><td>Existing Employment Supply</td><td>29.66</td></tr><tr><td>Rowhurst Close, Chesterton (CT20)</td><td>8.88</td></tr><tr><td>Keele University Science Park (KL13)</td><td>11</td></tr><tr><td>Chatterley Valley (BW1)</td><td>6.4</td></tr><tr><td>Land South of A525 Keele (KL15)</td><td>13</td></tr><tr><td>Land at Junction 16, M6 (AB2)</td><td>80</td></tr><tr><td>Total</td><td>148.94</td></tr></table> <p>Paragraph 5.4 - To amend the paragraph as follows: -</p>	Site	Area (Hectares)	Existing Employment Supply	29.66	Rowhurst Close, Chesterton (CT20)	8.88	Keele University Science Park (KL13)	11	Chatterley Valley (BW1)	6.4	Land South of A525 Keele (KL15)	13	Land at Junction 16, M6 (AB2)	80	Total	148.94	To update and provide clarification on the employment and housing land supply figures in the Borough.	No – the proposed modification updates supporting information, tables and data which does not trigger a change to the conclusions of the SA.
Site	Area (Hectares)																				
Existing Employment Supply	29.66																				
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Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?														
			<p>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 2023 2024 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 8.3 5% above the housing requirement set out in this policy.</p> <p>Update Table 2 as follows: -</p> <table><tr><th>Elements of Housing Supply</th><th>Figures</th></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 2023 2024</td><td>3,369 3,719</td></tr><tr><td>Commitments from sites post March 2023 (appendix 4)</td><td>410</td></tr><tr><td>Total Supply from Local Plan Housing Allocations</td><td>4,512 4,286</td></tr><tr><td>Total Windfall Allowance</td><td>372 420</td></tr><tr><td>Total Supply of Housing + buffer</td><td>8,663 8,425</td></tr></table>	Elements of Housing Supply	Figures	Minimum Housing Requirement	8,000 (400 dwellings per annum)	Total completions and commitment as at the 31 March 2023 2024	3,369 3,719	Commitments from sites post March 2023 (appendix 4)	410	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		
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MM05	16	Policy PSD3: Distribution of Development	<p>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</p> <p>To amend criteria 3 as follows: - Audley and Bignall End (Joint) in the order of 110 250 new homes</p>	In the interests of clarity and therefore effectiveness – reflecting the removal of allocations from the Plan.	No – the proposed modification updates the housing figures for Newcastle-under-Lyme to reflect outcomes of the Inspector's post examination advice. The modification does not alter the overall housing requirement, or the conclusions in the SA.														
MM06	18	Paragraph 5.23 (Supporting text to Policy)	To add the following text at the end of paragraph 5.23: -	To ensure the Plan is positively prepared and in	No – the proposed modification updates the														

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
		PSD3: Distribution of Development)	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 when 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.	the interests of clarity.	supporting text and data. It does not to change the conclusions in the SA.
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, <u>historic</u> and environmental quality of the Countryside as an asset that contributes to the Borough's <u>Identity</u> Identify and that should be preserved.	To remove references to First Homes from the Plan in line with changes in national policy and to better reflect the housing needs of the Borough and to ensure effectiveness of the policy.	No - the proposed modification updates the text for clarity and consistency with related policies, and does not alter the intention of the policy or trigger a change to the conclusions of the SA.
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: - <u>C. to allocate land for the extension of Madeley High School</u> To amend Criterion 3 as follows: - Amend text to read '...., except <u>expect</u> in very special circumstances....' To amend criterion 6 as follows: -	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	No – the proposed modification to Policy PSD5 includes the deletion of three Green Belt site allocations, the insertion of a new criterion to allocate land for the extension of Madeley High

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>"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. <u>Details of such improvements will be considered during the development management process and assessed on an individual application basis</u>".</p> <p>To amend criterion 7 as follows: - <u>7. Development proposals for sites removed from the Green Belt should establish a recognisable and permanent new boundary to the Green Belt.</u></p> <p>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. <u>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:</u></p> <ul style="list-style-type: none"> • <u>New or enhanced green infrastructure.</u> • <u>Woodland planting, examples include support for the Council's Carbon Capture Areas and Urban Tree Planting Strategy.</u> • <u>Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);</u> • <u>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.</u> • <u>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</u> • <u>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.</u> <p>To update the list of related documents as follows: - Related Documents</p> <ul style="list-style-type: none"> • ED008 Green Belt Study (Ove Arup, 2019, 2017, 2020, 2023, 2024) • ED009 Green Belt Village Study (Ove Arup, 2024) • <u>Staffordshire County Council, Local Transport Plan</u> • <u>Staffordshire County Council, Local Cycling and Walking Infrastructure Plan</u> • <u>Staffordshire County Council, Public Rights of Way Improvement Plan</u> 	<p>to provide further information on the approach to Green Belt Compensatory Improvements in accordance with national policy also to reflect the approach, later in the Plan to the deletion of policy SA1 – General Requirements.</p>	<p>School (as set out in the existing Policy IN1), and amendments to the criteria to clarify requirements for compensatory improvements and the establishment of permanent Green Belt boundaries. Whilst the modification introduces greater clarity and strengthen the requirements for environmental enhancement and Green Belt management, this does not change the overall sustainability performance of the policy, or the overall conclusions of the SA.</p>

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
MM09	21	Policy PSD6 (Health and Wellbeing) and supporting information text.	<p>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</p> <p>To amend criterion 1(c) as follows:-</p> <p>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, a development that would have an unacceptable adverse impact, following the Health Impact Assessment, on health or wellbeing, such development will not be permitted</p> <p>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)"</p> <p>In paragraph 5.35 remove the dash between 'needs' and 'for' in the first sentence</p> <p>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.</p>	To ensure the effectiveness of the policy and ensure appropriate cross references with other policies, such as policy RET4 (Hot Food Takeaways)	No – the proposed modification clarifies and restructures the policy wording, cross-referencing to other existing policies, and does not trigger a change to the conclusions of the SA.
MM10	24	Policy PSD7 (Design)	<p>To amend criteria 5, as follows:-</p> <p>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);</p> <p>To amend criteria 8, as follows: -</p> <p>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.</p> <p>To amend criteria 9, as follows: -</p> <p>9. To support the delivery of high-quality cycle infrastructure in the Borough, a development should take account of Department for Transport Local Transport Note 1/20 as updated and Local Walking and Cycling Plans in scheme design.</p>	<p>To ensure the effectiveness of the Policy and to remove duplication of meaning.</p> <p>And</p> <p>To ensure the effectiveness of the Policy in respect of its approach to heritage assets.</p>	No – the proposed modification updates and consolidates policy wording to improve clarity and consistency with national design and sustainability guidance. The overall policy intent remains unchanged, so it does not trigger a

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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</p> <p>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</p> <p>To add a further criterion to the policy, as follows: - <u>12. Development proposals should respond positively to local character and should conserve and, where possible, enhance heritage assets and their settings</u></p>		change to the conclusions of the SA.
MM11	25-26	Policy CRE1 (Climate Change) and supporting information text	<p>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</p> <p>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 <u>(as updated)</u>".</p> <p>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 <u>in decision taking</u></p> <p>To amend criteria 5, as follows: - <u>5. To measure carbon emissions across the whole lifecycle of projects, development proposals that All developments are encouraged to</u> complete a whole-life cycle carbon assessment in accordance with Royal Institute of Chartered Surveyors (RICS) Whole Life Carbon Assessment Guidance (as updated) <u>will be afforded positive weight in decision taking</u></p> <p>The amend criteria 6 (b), as follows: - b. The <u>provision of space (where possible) for the</u> growing and sourcing of local food supplies (such as allotments).</p>	<p>To ensure the effectiveness of the policy.</p> <p>To clarify the intention of the policy.</p> <p>To correct grammatical and spelling errors.</p>	No – the proposed modification to CRE1 is intended to improve the clarity, readability and consistency with national policy wording and current building regulations. This modification does not affect the policy's intent to ensure that development contributes to the mitigation of and adaptation to climate change. Whilst revised wording strengthens the emphasis on sustainable design principles and reinforces

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>To delete criteria 6 (e), as follows: - e. Evidence of construction methods that maximise the use of locally sourced recycled materials</p> <p>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</p> <p>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</p> <p>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.</p> <p>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.</p> <p>A major positive</p> <p>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.</p> <p>To amend paragraph 6.7 as follows: - Amend the word complimentary in the last sentence to read 'complementary'</p>		requirements around recourse efficiency and carbon reduction, the overall sustainability performance of the policy is considered to remain unchanged.
MM12	27-28	Policy CRE2 (Renewable Energy)	<p>To amend criteria 3 (b), as follows: - b. Habitats and species of internal international, national and local importance</p> <p>To amend criteria 3 (c), as follows: -</p>	To ensure the effectiveness of the policy and explain how the	No – the proposed modification makes minor wording

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>“Residential amenity that cannot be effectively mitigated including by visual intrusion, air, dust, noise, odour, traffic and recreational al access”</p> <p>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</p> <p>The amend criteria 7 (b), as follows: - b. Avoid the permanent loss or reduction in the quality of best and most versatile agricultural land</p>	<p>policy is expected to be applied. To correct a spelling error.</p>	<p>changes to improve clarity. It does not alter the effects of the policy and does not trigger a change to the conclusions of the SA.</p>
MM13	29	Policy HOU1 (Affordable Housing)	<p>To amend criteria 1, by adding an additional criterion, (d), as follows: - <u>1.d. Exemptions to the affordable housing thresholds include where the site or proposed development</u></p> <p><u>i) provides solely for Build to Rent homes;</u> <u>ii) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);</u> <u>iii) is proposed to be developed by people who wish to build or commission their own homes; or</u> <u>iv) is exclusively for affordable housing, a community-led development exception site or a rural exception site.</u></p> <p>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.</p> <p>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.</p>	<p>To provide clarity on the intention of the policy and improve its effectiveness.</p> <p>To remove references to First Homes from the Local Plan.</p>	<p>No – the proposed modification clarifies the operation of affordable housing policy and introduces exemptions consistent with national policy. It does not alter the effects of the policy, and does not trigger a change to the conclusions of the SA.</p>
MM14	30	Paragraphs 7.3, 7.4, 7.7, & 7.9 (supporting text to policy HOU1 Affordable Housing)	<p>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.</p> <p>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</p>	<p>To remove references to First Homes from the Local Plan.</p> <p>To provide clarity on the intention of the policy and improve its overall effectiveness.</p>	<p>No – the proposed modification updates the supporting text relating to other changes made to the Local Plan and does not trigger a</p>

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			<p>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.</p> <p>To amend paragraph 7.7 as follows: - 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.</p> <p>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.</p>		change to the conclusions of the SA.
MM15	31	Policy HOU2 (Housing Mix and Density)	<p>To amend criteria 3 as follows: - 3. Residential development should be of an appropriate type and size, <u>having regard to local needs and market demand identified in</u> 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.</p> <p>To amend criteria 4 as follows: - 4. For major development, provision for specific housing needs, including older people who require specialist housing, should be <u>taken into account</u> considered. This will need to <u>consider take into account</u> the location and accessibility of the site as relevant to the type of household occupiers.</p>	<p>To ensure the effectiveness of the policy following the discussion held at matter 7 housing policies.</p> <p>To ensure the effectiveness of the policy.</p>	No – the proposed modification clarifies and updates the policy and does not trigger a change to the conclusions of the SA.
MM16	33	Policy HOU3 (Housing Standards)	<p>To amend criteria 1, as follows: - 'All new residential <u>development</u> homes (including conversions).'</p> <p>To amend criteria 2, as follows:-</p>	To provide clarity on the intention of policy	No – the proposed modification relates to minor policy wording updates to

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			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 requirements of Part M4 (3) B accessible homes standard (or Government equivalent), where there is a demonstrable need in the local area		improve clarity, and will not trigger any change to the SA.
MM17	34	Policy HOU4 (Gypsy, Travellers and Travelling Showpeople)	<p>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</p> <p>Rename criteria (b) to (a)</p> <p>To amend criteria 2, as follows: - Proposed Gypsy Traveller and Travelling Showperson sites should <u>ensure make sure</u> that they:</p> <p>To amend criteria 3, as follows: - 3. Alongside the consideration of criteria 2 4 above, proposals for Gypsy and Traveller and Travelling Showperson sites should not conflict with other local or national policies</p>	<p>To remove site G&T 8 Land West of Silverdale Business Park from the Local Plan.</p> <p>To ensure the effectiveness of the policy.</p>	Yes – the proposed modification removes Site G&T8 from the policy. The changes have been assessed in the Main Modifications SA Report.
MM18	37	Policy HOU6 (Self Build and Custom Dwellings)	<p>To amend criteria 1 as follows:- 1. The Council will view applications for self-build and custom-build housing <u>in settlement boundaries</u> favourably, <u>subject to proposals being in accessible and sustainable locations and compliant with all other relevant Local Plan policies.</u> 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.</p> <p>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. <u>The Council will seek the provision of serviced plots within suitable residential developments. The amount of provision will be based on:</u></p> <ul style="list-style-type: none"> <u>Identified demand on the Self and Custom Build Register, ensuring alignment with market needs</u> <u>The size and nature of the development</u> <u>Site-specific constraints of the site and viability considerations</u> <p><u>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.</u></p>	<p>To improve the effectiveness of the policy following the discussion at Matter 7 Housing Policies.</p> <p>To provide further explanation on the expectations regarding the implementation of the policy.</p>	No – the proposed modifications provides additional clarification and wording changes to reflect how the Policy will be implemented and monitored, but does not change the intention or effect of the policy. The changes therefore do not trigger a change to the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>To amend criteria 4, as follows: -</p> <p>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 justifying this claim. Any associated costs incurred in verifying independently the claim of a proposal being unviable shall be borne by the applicant.</p> <p>To amend criteria 5, as follows: -</p> <p>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 <u>through the submission of appropriate evidence of adequate marketing having taken place consistently over the 1-year period.</u></p> <p>To insert new criteria 6, as follows:-</p> <p><u>6. The Council will monitor demand through the Custom and Self-Build Register and delivery through the Authority Monitoring Report.</u></p> <p>To amend paragraph 7.47 as follows:-</p> <p>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 and its contribution to the Borough's strategic objectives for housing choice and community development. The Council recognises that exceptional circumstances may 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.</p>		
MM19	38-39	Policy HOU7 (Homes in Multiple Occupation)	<p>To amend the policy as follows: -</p> <p>1 Proposals <u>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.</u> 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);</p> <p>b. Change of use from residential to a large HMO (sui generis use class).</p> <p>c. Provision of a new build HMO; or</p> <p>d. Change of use from other uses (other than Use Class C3) to HMO <u>will be supported provided that development would:</u> -</p>	To restructure the policy in the interests of clarity and to make it more effective in its implementation	No – the proposed modification relates to minor policy wording changes for clarity and does not trigger a change to the SA.

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			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		
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.	No – the proposed modification removes the reference to First Homes, which would have minimal sustainability impact, as the policy still enables locally needed affordable housing through rural exception sites. This does not trigger a change to the SA.
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: - 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: -	To remove references to First Homes from the Local Plan to reflect national policy and in the interests of effectiveness.	No – the proposed modification is related to minor wording changes to supporting information, which does not trigger a change to the conclusions of the SA.

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			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		
MM22	45	Policy EMP1 (Employment)	<p>To amend criteria 2, as follows: -</p> <p>2. Development within employment sites that is not within E (g)/B2/B8 use will only be supported where it is for an ancillary 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.</p> <p>To amend criteria 3, as follows: -</p> <p>“3. High quality sustainable transport connections should be provided as part of employment proposals, where relevant”.</p>	To ensure the effectiveness of the Policy.	No – the proposed modification is related to minor policy wording changes, which does not trigger a change to the conclusions of the SA.
MM23	46	Policy EMP2 (Existing Employment Sites)	<p>To amend criteria 1, as follows: -</p> <p>1) Within areas of existing employment land, proposals for alternative uses will be considered positively having regard to other relevant planning policies and whether the following criteria are satisfied:</p> <p>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:</p> <p>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</p> <p>c. The loss of land or buildings would not adversely affect economic growth and employment opportunities in the local area; or</p> <p>d. <u>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 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.</u></p>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor wording changes to the policy, which does not trigger a change to the conclusions of the SA.
MM24	47	Policy EMP3 (Tourism)	<p>To amend criteria 3 (b & c) as follows:-</p> <p>b. In the case of a new facility, evidence is submitted to demonstrate that the proposed business is <u>likely to be</u> viable; and</p>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor policy wording changes, which

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			<p>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.</p> <p>To amend criteria 5, as follows: -</p> <p>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</p>		does not trigger a change to the conclusions of the SA.
MM25	49	Policy RET1 (Retail)	<p>To amend criteria 1, as follows: -</p> <p>Amend text to read '.....in the Borough, at a retail hierarchy...'</p> <p>To amend the last sentence of criteria 3, as follows:-</p> <p>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.</p> <p>Amend Table 5, as follows: -</p> <p>Delete box before 'Chesterton (London Road).</p>	To correct drafting errors.	No – the proposed modification corrects typographical errors, which does not trigger a change to the SA.
MM26	51	Policy Ret 2 (Shop Fronts, Advertisements, New Signage)	<p>To amend criteria 1, as follows</p> <p>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.</p> <p>To amend criteria 2, as follows: -</p> <p>"In Conservation Areas and / or near Listed Buildings In schemes impacting on heritage assets (designated and non-designated) including Conservation Areas and their settings....."</p>	To provide clarity on the implementation of the policy.	No – the proposed modification is related to minor policy wording changes, which does not trigger a change to the conclusions of the SA.
MM27	51	Policy RET3 (Restaurants, Cafes, Pubs and Hot Food Takeaways)	<p>To amend the policy as follows: -</p> <p>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.</p> <p>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.</p> <p>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</p>	To provide clarity on the implementation of the policy.	No – the proposed modification is related to minor policy wording changes, which does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			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.		
MM28	53	Policy RET4 (NUL Town Centre)	To amend criteria 1h, as follows: - <i>Amend word diversity to read 'diversify'</i>	To correct a drafting error.	No – the proposed modification corrects typographical errors, which does not trigger a change to the SA.
MM29	54	Policy RET5 (Kidsgrove Town Centre)	To amend criteria 1 (b), as follows: - To amend Trent and Mersey Canal with ' <u>g</u> ' To add a new criterion, as follows: - 2) <u>Development should conserve and enhance heritage assets in the town centre</u>	To ensure the effectiveness of the policy and correct a drafting error	Yes – the proposed modification adds a new criterion to conserve and enhance heritage assets, which would strengthen sustainability outcomes. The modification has been assessed in the Main Modifications SA Report.
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, <u>Section 38 of the Highways Act 1980</u> 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	To ensure the effectiveness of the policy and to correct a drafting error	No – the proposed modification is related to minor policy wording changes, which does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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</p> <p>To amend criteria 5, as follows: -</p> <p>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:</p> <ul style="list-style-type: none"> -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 <p>To amend criteria 8, as follows: -</p> <p>8. A financial contribution will be required W w where 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.</p>		
MM31	57	Paragraph 10.6 (supporting information to policy IN1 Infrastructure)	<p>To add additional text to Paragraph 10.6, as follows: -</p> <p>10.6 <u>The highway scheme listed at IN1 - 13(b) Improvements to Talke Signals (A34 Newcastle Road / Congleton Road / Coalpit Hill) - will require part of the existing green space (Thomas Street Open Space) fronting the A34 to be brought into the highway to facilitate delivery of the improvement set out in the Strategic Transport Assessment.</u></p>	To ensure the effectiveness of the policy and provide further information regarding the implementation of the policy.	No – the proposed modification is related to minor wording changes to provide further supporting information which does not trigger a change to the SA.
MM32	57	Policy IN2 (Transport and Accessibility)	<p>To amend criteria 1, as follows: -</p> <p>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</p>	To ensure the effectiveness of the policy.	No – the proposed modification relates to minor wording changes and

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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</p> <p>1 (f) Not cause severe residual impacts on the road network, either direct and / <u>individually</u> or cumulatively</p> <p>1 (g) Not cause an unacceptable impact of development on the wider transport network and <u>where necessary make appropriate</u> contributions to meeting the transport needs generated by the impact of <u>the</u> development in the area.</p> <p>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:-</p> <p>a. Developments have designated parking and consider what existing parking is available; <u>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;</u></p> <p>b. Developments consider the impact of safety and residential amenity of on street parking and have identified measures to overcome this;</p> <p>c. <u>In the case of Any</u> employment premises that have considered appropriate parking measures for their employees and operational needs, including freight <u>have been taken into account.</u></p> <p>d. Developments consider <u>The need for</u> priority and secure parking cycles, other non-car transport and electric vehicles as a means of promoting their use <u>have been taken into account;</u></p> <p>e. Development should make appropriate provision for deliveries and servicing in terms of road safety, traffic congestion, and environmental impacts.</p> <p>To amend criteria 4, as follows: - Development proposals should ensure <u>that the</u> 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.</p> <p>To amend criteria 8, as follows: - <u>In order to understand the Highways Authorities approach to responding to applications,</u> Development should take account of the Local Transport Plan <u>and associated documents including the Borough Integrated Transport Strategy,</u> Bus Service Improvement Plan <u>and Local Cycling and Walking Infrastructure Plan.</u></p>		clarification of the criteria, including clearer reference to other supporting evidence documents, which does not trigger a change to the conclusions of the SA.

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MM33	58-59	Paragraph 10.8, 10.10, 10.11, 10.13, 10.15 & 10.16 (supporting information to policy IN2: Transport and Accessibility)	<p>To amend Paragraph 10.8, as follows: - Amend the first sentence to state 'Policy IN2 priorities....'</p> <p>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.</p> <p>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</p> <p>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 are blind or partially sighted) to create in-creating a permeable and legible layout to enable ease of movement.</p> <p>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: <u>'The Local Transport Plan, prepared by the County Council provides for an important reference guide to how the highway authority will respond to planning applications. The Local Transport Plan and associated documents should be considered in the development of any planning application. The most up to date iteration of the Infrastructure Delivery Plan will also be a significant determinant in establishing appropriate mitigation requirements.'</u></p> <p>To amend Paragraph 10.15, as follows: - <u>For development proposals, Transport models will be required to use a</u> robust datasets which show the effect of including sustainable transport networks and local facilities into new developments should be collated and presented.</p>	To ensure the effectiveness of the policy.	No – the proposed modification updates the supporting text for clarity which does not trigger a change to the conclusions of the SA.
MM34	60-61	Policy IN4 (Cycleways, Bridleways and Public Rights of Way)	<p>To amend criteria 1, as follows: - 'walking, cycling and horse riding'</p> <p>To amend criteria 1 (d), as follows: -</p>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor

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			<p>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.</p> <p>To amend criteria 1(e), as follows:-</p> <p>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 <u>incorporating those matters into any final layout at an early stage of the development process.</u></p> <p>To criteria 1 (f), as follows: -</p> <p>f. <u>The Local Transport Plan sets out key objectives for walking, cycling and riding across the County.</u> 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.</p> <p>To amend criteria 4, as follows: -</p> <p>Amend the 3rd sentence to read '<u>Highway's Authority</u>'</p>		<p>policy wording changes which does not trigger a change to the conclusions of the SA.</p>
MM35	62	Paragraph 10.27 (supporting information to Policy IN4 Cycleways, Bridleways and Public Rights)	<p>To create a new Paragraph (10.27a), as follows: -</p> <p><u>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.</u></p>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor wording changes to supporting text which does not trigger a change to the conclusions of the SA.
MM36	62	Policy IN5 (Provision of Community Facilities)	<p>To amend criteria 1 (b), as follows: -</p> <p>1b there is no longer a need or demand for the facility or its <u>it is</u> no longer viability <u>with due regard to aspects including the operational requirements of the provider.</u></p> <p>To introduce a new criterion, as follows: -</p> <p><u>2. Development proposals should support through developer contributions, where necessary, the provision of new community facilities identified through Neighbourhood Plans.</u></p>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor policy wording changes and clarity on the mechanism for securing funding for new facilities, which does not trigger a change to

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
					the conclusions of the SA.
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	No – the proposed modification is related to minor wording changes to supporting text which does not trigger a change to the conclusions of the SA.
MM38	64	Policy IN6 (Telecommunications Development)	To amend criteria 1 (e), as follows: - Insert the following additional text: e. the apparatus would not harm the significance of a designated heritage assets including its setting	To ensure the effectiveness of the policy	No – the proposed modification is related to minor policy wording changes which does not trigger a change to the conclusions of the SA.
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 effectiveness of the policy	No – the proposed modification is related to minor wording policy changes which does not trigger a change to the conclusions of the SA.
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.	To ensure the effectiveness of the policy	No – the proposed modification is related to minor wording changes to supporting text which does not trigger a change to

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p><u>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.</u></p> <p>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.</p> <p>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.</p>		the conclusions of the SA.
MM41	67	Policy SE1 (Pollution and Air Quality)	<p>To amend criteria 1, as follows: - Amend criteria 1b, 1c, d, f and g</p> <p>b. <u>provide an air quality assessment where a proposal is likely to have an impact on local air quality, particularly in or near</u> 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.</p> <p>c. Consider address the cumulative effects of emissions from proposed development alongside other and existing sources of air pollution in the vicinity.</p> <p>d. Demonstrate that mitigation measures can be achieved, <u>where necessary</u>, 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.</p> <p>e. Include, <u>where necessary</u>, appropriate noise attenuation measures <u>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</u> in accordance with relevant noise standards and Government guidance.</p> <p>f. Ensure that where external lighting is required, <u>a lighting scheme will not have a harmful effect</u> 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.</p> <p>g. Under the agent of change principle, if new development or uses are to be introduced near a preexisting business <u>or facility, the applicant (or 'agent of change') will provide</u></p>	To ensure the effectiveness of the policy	No – the proposed modification to Policy SE1 is intended to improve clarity and consistency with national policy, as well as to strengthen links with the North Staffordshire Local Air Quality Plan and the Newcastle-under-Lyme Air Quality Action Plan. The amendments simplify the structure of the policy, consolidating requirements for air quality assessments, cumulative impact and mitigation of pollution from development. Overall, the proposed changes to the policy

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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.</p> <p>To delete criteria 2, as follows: - <u>A substantial improvement to air quality will be sought in the Borough by:</u> <u>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.</u> <u>b. Promoting the use of low carbon emission vehicles and facilitating the provision for electric charging facilities</u> <u>c. Identifying opportunities to protect and enhance ecosystems and the green infrastructure network to assist in the absorption of air pollutants.</u></p> <p>To amend criteria 3, as follows: - Development proposals must implement effective dust control measures during construction. <u>such as:</u> <u>a. Regularly watering exposed soil and stockpiles.</u> <u>b. Covering haul roads and using wheel washing facilities.</u> <u>c. Utilising dust suppression systems during demolition and excavation activities.</u> <u>d. Implementing windbreaks or temporary enclosures around construction sites</u></p> <p>To delete criteria 4, as follows:- <u>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</u></p>		wording do not affect the intention of the policy, or the conclusions of the SA.
MM42	68	Paragraph 11.1, 11.2, 11.4, 11.4a & 11.4b (supporting information to Policy SE1 Pollution and Air Quality)	<p>To amend Paragraph 11.1, as follows: - Amend to read 'Town Centre; <u>and</u>, May Bank, Wolstanton, Porthill'</p> <p>To amend paragraph 11.2, as follows: - "The policy emphasises prioritising <u>Improvements in air quality can be achieved through</u> 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".</p> <p>To amend Paragraph 11.4, as follows: - Amend to read 'three <u>four</u> AQMA's within the borough.'</p> <p>To insert new text at Paragraph 11.4a, as follows: - <u>"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</u></p>	<p>To clarify what areas are covered by the three respective AQMA's.</p> <p>To ensure the effectiveness of the Policy</p> <p>To correct a drafting error</p>	No – the proposed modification relates to minor wording changes and add additional guidance to the policy supporting information, which does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p><u>wildlife interest or the visual character of historic buildings and rural landscape character</u></p> <p>To insert new text at Paragraph 11.4b, as follows: - <u>Dust control measures can include: -</u> <u>a. Regularly watering exposed soil and stockpiles</u> <u>b. Covering haul roads and using wheel washing facilities.</u> <u>c. Utilising dust suppression systems during demolition and excavation activities.</u> <u>d. Implementing windbreaks or temporary enclosures around construction sites</u></p>		
MM43	70	Policy SE2 (Land Contamination)	<p>To amend criterion H, as follows:-</p> <p>h. Ensure that the monitoring and management plans specify the monitoring parameters, sampling locations, and frequency of monitoring based on the nature of the contamination and the chosen remediation methods.</p>	To ensure the effectiveness of the Policy	No – the proposed modification corrects a typographical error which does not trigger a change to the conclusions of the SA.
MM44	70-71	Policy SE3 (Flood Risk Management)	<p>To amend criteria 1, as follows: - “All development should 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”</p> <p>To amend criteria 3 (e), as follows: Add additional text to read: e) Include detailed modelling of any ordinary watercourses, <u>main rivers and / or functional floodplain (zone 3b)</u> within or adjacent to the site, where appropriate.</p>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor policy wording changes which does not trigger a change to the conclusions of the SA.
MM45	71-72	Paragraph 11.10, 11.12 & 11.15 (supporting information to Policy SE3 Flood Risk Assessment)	<p>To amend Paragraph 11.10, as follows: - Additional text to be inserted, as follows:</p> <p>“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, <u>surface water flooding</u> and reservoir flood risk.</p> <p><u>For the purposes of this policy, 'high-risk areas' are defined as:</u> <u>-Land located within Flood Zones 2, 3a, or 3b.</u></p>	<p>To ensure the effectiveness of the policy.</p> <p>To correct a drafting error.</p>	No – the proposed modifications relates to minor wording changes and clarifications to the policy supporting text which does not trigger a change to

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p><u>-Sites 1 hectare or greater located within Flood Zone 1 where the current SFRA identifies a risk of flooding from any source.</u></p> <p><u>-Areas where the current SFRA identifies that development would increase flood risk or exacerbate existing flooding, particularly in those catchments identified as 'highly sensitive' to cumulative impact, which includes the following watercourses: Lyme Brook, Fowlea Brook, Valley Brook, and Englesea Brook.</u></p> <p><u>-Areas identified as being susceptible to groundwater flooding, including those within Source Protection Zones (SPZs) 1,2, or 3.</u></p> <p><u>-Areas identified on the current SFRA Groundwater Emergence map where groundwater levels are between 0 and 0.5m below ground level."</u></p> <p>To amend Paragraph 11.15, as follows: - Additional text to be added following the paragraph, as follows: - <u>"The SFRA has given due consideration to the requirements and objectives of River Basin Management Plans (e.g. the Humber and North West River Basin Management Plans) when assessing flood risk and where relevant, FRAs should also have regard to River Basin Management Plans, as appropriate".]</u></p> <p>To amend Paragraph 11.15, as follows: - Delete boxes in the three bullet points.</p>		the conclusions of the SA.
MM46	72-73	Policy SE4 (Sustainable Drainage Systems)	<p>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.</p> <p>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. 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.</p>	In the interests of clarity and to ensure the effectiveness of the Policy	No – the proposed modification improves the clarity of the policy, moving unnecessary detail to the supporting text, which does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>Departures from the this hierarchy should be fully justified and may require additional mitigation measures.</p> <p>To amend criteria 4 & 5, as follows: - To combine into a single criterion, as follows: -</p> <p>4. <u>Proposals should demonstrate E</u> early 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 <u>&</u> Rivers Trust should also be consulted.</p> <p>5. SuDS proposals must <u>Proposals should</u> align with the latest SFRA recommendations, LLFA guidance, and relevant SuDS design standards.</p> <p>To amend criteria 6 and 7, as follows: - To combine into a single criterion, as follows: -</p> <p>6. <u>The SuDs strategy should include a A</u> 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. <u>The SuDs strategy should outline the main funding mechanism for the SuDs scheme.</u></p> <p>7. The maintenance plan should outline the long term funding mechanism for the SuDs scheme. Options may include:</p> <p>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.</p> <p>b. Community based stewardship: explore opportunities for community involvement in SuDS maintenance, such as volunteer groups or partnerships with local organisations.</p> <p>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.</p> <p>d. Pumped drainage systems should be minimised. Proposals should prioritise gravity-based, naturally functioning SuDS solutions wherever possible.</p>		
MM47	74	Paragraph 11.16a, 11.20a, and 11.21 (supporting information to Policy SE4 Sustainable Drainage Systems)	<p>To amend Paragraph 11.16, as follows: - Insert the following paragraph under 11.16:</p> <p><u>The following are approaches for surface water management in order of preference:</u></p> <p><u>a. Infiltration: Discharge of rainwater into the ground through infiltration techniques such as soakaways.</u></p> <p><u>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.</u></p>	To correct a drafting error.	No – the proposed modification provides additional clarity to the policy in the supporting text. These changes do not trigger a change to the

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			<p><u>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.</u></p> <p><u>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.</u></p> <p>To amend Paragraph 11.20, as follows: - Insert the following paragraph under 11.20:</p> <p><u>“Options for the management of SuDs may include:</u> <u>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.</u> <u>b. Community-based stewardship: explore opportunities for community involvement in SuDS maintenance, such as volunteer groups or partnerships with local organisations.</u> <u>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.</u> <u>d. Pumped drainage systems should be minimised. Proposals should prioritise gravity-based, naturally functioning SuDS solutions wherever possible.</u></p> <p>To amend Paragraph 11.21, as follows: - Amend to read 'Canal & River Trust'</p>		conclusions of the SA.
MM48	75	Policy SE5 (Water Resources and Water Quality) Criterion 2	<p>To amend criteria 2, as follows: - <u>2. To support water bodies to achieve good ecological status under the Water Framework Directive.</u> 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 not 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 <u>support achieve</u> nitrate neutrality, such as on-site mitigation through sustainable drainage systems or off-site offsetting through habitat creation or restoration projects.</p> <p>To delete criteria 4. <u>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.</u></p> <p>To amend criteria 6, as follows: -</p>	To make appropriate reference to non-mains foul drainage requirements.	No – the proposed modification refines the policy to improve clarity and strengthen its implementation by emphasising the need to achieve good ecological status under the Water Framework Directive and requiring liaison with the Environment

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			<p>6. To reduce water demand and promote sustainable water management across the Borough. D development 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.</p> <p>To add new criterion 7, as follows: - <u>"7. Development should follow the hierarchy (order of preference for foul drainage connection), as set out in National Planning Guidance. The Council requires non mains drainage proposals to assess the potential impacts upon water quality to ensure no detrimental impact on the water environment"</u></p>		Agency and relevant water companies regarding mitigation and water reuse. However, the proposed modification does not change the overall intention of the policy, and does not trigger a change to the conclusions of the SA.
MM49	76	Paragraph 11.23 (supporting information to Policy SE5 Water Resources and Water Quality)	To amend Paragraph 11.23, as follows: - <u>"11.23.....Relevant development proposals should have regard to Water Framework Directive catchment areas (in the North West / Humber catchment) and also River Basin Management Plans".</u>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor wording changes to supporting text which does not trigger a change to the conclusions of the SA.
MM50	76	Policy SE6 (Open Space, Sports and Leisure Provision) criteria 3 (d)	<p>To amend criteria 3 (d), as follows: - d. the layout and equipment provided is to a recognised specification <u>at an early stage of the development.</u></p> <p>To amend criteria 3 (f), as follows: - f. <u>In order to support the connectivity of sites to Green Infrastructure,</u> major development schemes should also make reference to Natural England's Green Infrastructure Framework and the accessible greenspace standards included in the Framework.</p> <p>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. <u>An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirement</u> or it is demonstrated that the open space,</p>	In the interests of clarity and thus effectiveness	No – the proposed modification is related to minor policy wording changes which does not trigger a change to the conclusions of the SA.

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			buildings or the loss resulting from the proposed development would be replaced by equivalent or better		
MM51	78	Policy (SE7 Biodiversity Net Gain)	To amend criteria 1, as follows: - 1. Development proposals, <u>unless exempt</u> , 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 <u>using the relevant statutory Biodiversity Net Gain (BNG) Metric</u> . Provision of BNG should be secured and maintained for a period of 30 years.	To ensure the effectiveness of the policy	No – the proposed modification is related to minor policy wording changes which does not trigger a change to the conclusions of the SA.
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. <u>Biodiversity Net Gain is not applied to irreplaceable habitats. Any mitigation / compensation requirements for Habitats sites should be dealt with separately from Biodiversity Net Gain provision.</u>	To provide further clarification on the operation of the policy to the supporting information to the Policy.	No – the proposed modification is related to minor wording changes to supporting text which does not trigger a change to the conclusions of the SA.
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 <u>significant</u> 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; 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; <u>i. Trees, woodlands and hedgerows;</u> and j. Wildlife corridors and stepping-stones	To ensure the effectiveness of the Policy.	No – the proposed modification is related to minor policy wording changes which does not trigger a change to the conclusions of the SA.
MM54	82-85	Policy SE9 (Historic Environment)	To amend Policy SE9 by deleting the policy text, and replacing the form of words, as follows: - <u>Policy SE9: Historic Environment</u>	To ensure the effectiveness of the policy and	Yes – the proposed modification wholly rewrites the policy,

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			<p><u>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.</u></p> <p><u>2. Proposals that will lead to harm to, or loss of the significance of, a designated heritage asset will require clear and convincing justification.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>	consistency with national guidance	restating the approach to conserving and enhancing heritage assets in a more succinct manner. The modification has been assessed in the Main Modifications SA Report.
MM55	85-86	Paragraph 11.48 – 11.54 (supporting information to Policy SE9 Historic Environment)	<p>To amend Paragraphs 11.48 – 11.54 by deleting the current wording and replacing the supporting text, as follows: -</p> <p><u>Supporting Information</u></p> <p><u>The Borough's Historic Environment</u></p> <p><u>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.</u></p> <p><u>The following sections provide guidance on how proposals will be assessed against the requirements of Policy SE9:</u></p> <ul style="list-style-type: none"> <u>Assessing Harm to Designated Heritage Assets provides further detail on the application of the tests in Policy SE9(2) and SE9(3)</u> <u>Non-Designated Heritage Assets explains the approach to be taken under Policy SE9(4).</u> <u>Heritage Assessments and Archaeological Interest outlines what is expected to satisfy the requirements of Policy SE9(4), SE9(5) and SE9(6).</u> <u>Responding to Local Character and Setting relates to the overarching principle in Policy SE9(1).</u> <p><u>Assessing Harm to Designated Heritage Assets</u></p>	To ensure the effectiveness of the policy	No – the proposed modification updates the supporting text to align with Policy SE9. It provides additional clarification on the policy which does not trigger a change to the conclusions of the SA.

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			<p><u>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.</u></p> <p><u>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 circumstances. For assets of the highest significance – including Scheduled Monuments, Registered Battlefields, and Grade I and II* listed buildings and Registered</u></p> <p><u>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.</u></p> <p><u>Non-Designated Heritage Assets</u></p> <p><u>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.</u></p> <p><u>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:</u></p> <p><u>a) Architectural and Artistic Interest: As a notable example of a particular architectural style, period, construction method, or for its aesthetic qualities.</u></p> <p><u>b) Archaeological Interest: As a source of evidence about past human activity</u></p> <p><u>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.</u></p> <p><u>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</u></p>		

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			<p>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.</p> <p><u>Heritage Assessments and Archaeological Interest</u></p> <p>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 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</p> <p><u>Responding to Local Character and Setting</u></p> <p>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:</p> <p>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).</p> <p>b) The historic landscape character, as set out in Policy SE10 (Landscape) and informed by the Staffordshire Historic Landscape Characterisation Project.</p> <p>c) The character and significance of any Historic Urban Character Areas (HUCAs)</p> <p>d) The character and significance of any designated Conservation Area, as identified in the relevant Conservation Area Appraisal, Management Plan and / or Summary Statement.</p> <p>e) Heritage and design policies contained within any relevant adopted</p>		

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			<p>Neighbourhood Plans. <u>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).</u> Positive Approaches to Heritage-led Development <u>The Council will look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.</u> <u>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.</u> <u>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 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).</u> Shopfronts <u>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).</u></p>		
MM56	87-88	Policy SE10 (Landscape)	<p>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.</p> <p>To amend criteria 3 and 3 (d), as follows: - "All new landscaping schemes will be expected to take account of and:</p> <p>3(d) For major developments, where appropriate, identify and include opportunities for on-site water re-use / greywater recycling.</p>	To ensure the effectiveness of the Policy	No – the proposed modification is related to minor policy wording changes which does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
MM57	88-89	Policy SE11 (Trees, hedgerows and woodland)	<p>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).</p> <p>To amend criteria 3, as follows: - Where the loss of significant trees, hedgerows, or woodlands is unavoidable, proposals should demonstrate: <u>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.</u></p> <p>To amend criteria 7, as follows: - Development proposals adjacent to existing woodlands should consider potential impacts and incorporate appropriate mitigation measures. <u>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</u> Establishes 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.</p> <p>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.</p> <p>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.</p>	Duplication of criteria 10 and changes to improve the effectiveness of the Policy.	No – the proposed modification relates to wording changes for clarity rather than changing the policy's intent, and does not trigger a change to the conclusions of the SA.
MM58	90	Paragraph 11.61 & 11.62a (supporting information to Policy)	To amend Paragraph 11.61, as follows: - Remove boxes from the bullet points entitled Environmental Benefits and Economic Benefits.	To correct drafting errors.	No – the proposed modification relates to minor wording

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
		SE11 Trees, hedgerows and woodland)	To insert new paragraph 11.62a, as follows: - <u>“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”.</u>		changes to supporting text which does not trigger a change to the conclusions of the SA.
MM59	90-91	Policy SE12 (Amenity)	<p>To amend criteria 2, as follows: - New development should effectively integrate with existing uses. And Existing 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 <u>(including change of use)</u> in its vicinity, the applicant <u>(developer, or agent of change)</u> should provide a suitable assessment, such as noise, <u>vibration and odour</u> impact assessments or a light pollution study <u>and provide suitable mitigation before the development has been completed, to demonstrate the following...</u></p> <p>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.</p> <p>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.</p> <p>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. <u>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.</u></p>	To ensure the effectiveness of the policy	No – the proposed modification relates to minor policy wording changes for clarity to the criteria which does not trigger a change to the conclusions of the SA.
MM60	91	Policy SE13 (Soil and Agricultural Land)	<p>To delete criteria 2. <u>Proposals for development on BMV land (Grades 1, 2, and 3a) will only be supported where:</u> <u>a. There is an overriding need for the development that cannot be met on lower-quality land.</u></p>	To ensure the effectiveness of the policy	No – the proposed modification is related to minor wording changes,

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>b. It has been demonstrated that there are no suitable alternative sites on land of lower agricultural quality.</p> <p>To amend Criteria 4, as follows: - '<u>In assessing</u> development proposals, the Council will'</p>		removing unnecessary wording from the policy, which does not change the intention of the policy or trigger a change to the SA.
MM61	93	Policy SE14 (Green and Blue Infrastructure)	<p>To amend criteria 1, as follows: - <u>"In order to support climate resistance, support biodiversity and high quality spaces in the Borough, development proposals should incorporate multifunctional Green Infrastructure and Blue Infrastructure elements as an integral part of the design from the outset. These elements should:</u> <u>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.</u> <u>b. Support town centre regeneration and enhance public spaces through high quality urban green spaces, landscaping, and street trees.</u> <u>c. Contribute to biodiversity objectives by creating new habitats and incorporating features that enhance existing ecological networks.</u></p> <p>To amend criteria 2, as follows: - Where development proposals result in the <u>significant</u> loss or degradation of existing Green Infrastructure and Blue Infrastructure assets and, where the benefits of the development demonstrably outweigh the harm caused. Applicants 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. <u>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.</u></p> <p>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 <u>(where possible):</u></p>	To correct a drafting error and in the interests of clarity and therefore effectiveness.	No – the proposed modification relates wording and clarification changes relating to Green Infrastructure, removing reference to specific named mitigation measures but not altering the overall intention or effect of the policy. The changes will not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>a. Enhancing and extending existing green corridors, including canal towpaths, to support biodiversity, active travel, and connections between communities and nature.</p> <p>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.</p> <p>c. Residents should have access to a high quality green space.</p> <p>To delete criteria 5.</p> <p>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.</p> <p>To amend criteria 6, as follows: - Amend second sentence to read '...in Green Infrastructure projects....' Delete † between Green and Infrastructure.</p>		
MM62	95	Policy RUR1 (Rural Economy)	<p>To amend criteria 2 b, c, and e, as follows: -</p> <p>b. Improve the <u>accessibility sustainability</u> of a site in terms of access (where opportunities exist);</p> <p>c. Prioritise <u>on the development site</u> the re-use of previously developed land and / or sites that are physically well-related to existing settlements;</p> <p>To delete Criteria 2(e).</p> <p>Re-use, conserve and, where possible, enhance the significance of historic farm buildings (where they exist) in accordance with Policy SE 9 (Historic Environment)</p>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor policy wording changes which does not trigger a change to the conclusions of the SA.
MM63	97	Policy RUR3 (Extensions and Alterations to Buildings Outside of Settlement Boundaries)	<p>To amend criteria 1(e), as follows: -</p> <p>e. Protect Sustain and enhance the significance of any affected heritage assets (and including their settings) in accordance with Policy SE9 (Historic Environment)</p>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor policy wording changes which does not trigger a change to the conclusions of the SA.
MM64	98-99	Policy RUR4 (Replacement Buildings)	<p>To amend criterion 1 (g), as follows: -</p> <p>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)</p>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
		Outside of Settlement Boundaries)	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)		policy wording changes which does not trigger a change to the conclusions of the SA.
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.	No – the proposed modification is related to minor policy wording changes which does not trigger a change to the conclusions of the SA.
MM66	102-108	Policy SA1 (General Requirements)	<i>To delete policy SA1 (General Requirements), including supporting information (paragraphs 13.6 – 13.10 from the Local Plan).</i>	To remove duplication from the Plan in the interests of clarity and therefore effectiveness	Yes – the proposed modification deletes Policy SA1 and its supporting information which was assessed in the Regulation 19 SA. The modification has been assessed in the Main Modifications SA Report.
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: - <u>“To provide secure HGV lorry parking, the site should be designed and operate in accordance with Park Mark Freight scheme requirements and achieve Park Mark Freight accreditation”.</u> To amend criteria 7 by additional wording at the end of the criteria, as follows: -	To ensure the effectiveness of the Policy	No – the proposed modification introduces clearer requirements for design quality, transport mitigation and green infrastructure integration. However, these

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p><u>'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 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'.</u></p> <p>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. <u>A landscape and visual impact assessment should be prepared and submitted for the site.</u> Green Infrastructure should also be retained and significantly enhanced across the site,</p> <p>To amend criteria 13, as follows:- 13. Implementation of an agreed comprehensive travel plan <u>and public transport strategy</u> 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 <u>and public transport strategy should demonstrate how connectivity consider routes connecting</u> into Newcastle-under-Lyme, Stoke-on-Trent and Cheshire East <u>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</u></p> <p>To amend criteria 13, by adding an additional sentence as follows: - <u>"Travel Planning to the site should discourage the routing of traffic past the Black Firs and Cranberry Bog SSSI on the A531"</u></p> <p>To amend criteria 15, as follows:-</p> <p>Provision of strategic <u>and on plot landscaping of at least 40% of the total site area. To be delivered as green corridors across the site.</u> open space within the northern centre of</p>		<p>changes do not alter the overall sustainability outcome, as the site's proximity to the M6 and existing environmental constraints continue to define its key sustainability challenges and mitigation needs. The modification is not expected to change the outcomes of the SA.</p>

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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.</p> <p>To amend criteria 19 as follows: -</p> <p>A utilities masterplan being prepared for the site <u>which seeks to guide the provision of essential services on the site details matters including fowl and surface water drainage.</u></p>		
MM68	110-111	Paragraph 13.6 & 13.19 (supporting information to Policy AB2 (Land at J16 of the M6))	<p>To amend Paragraph 13.6, as follows: - To refer to Chapter 13, rather than 14.</p> <p>To amend Paragraph 13.19, as follows: - To amend the second sentence to read: '.....development should be reinforced...'</p>	To correct drafting errors.	No – the proposed modification is related to minor wording changes to supporting text which does not trigger a change to the conclusions of the SA.
MM69	111-113	Policy AB12 (Land East of Diglake Street) and supporting information, paragraphs 13.24 -13.37.	<p>To delete the policy and supporting information</p> <p>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 SA4 (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,</p>	To ensure the provisions of the Plan are justified.	Yes – the proposed modification deletes Policy AB12 which removes a residential site allocation that was assessed in the Regulation 19 SA. The modification has been assessed in the Main Modifications SA Report.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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,</p> <p>8. Strategic open space provided adjacent to the northern boundary of the site,</p> <p>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,</p> <p>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,</p> <p>11. All development being located an appropriate distance from the sewers and associated infrastructure adjacent to the western boundary of the site,</p> <p>12. Financial contributions to improvements in the capacity of local schools and health facilities,</p> <p>13. Contributions towards improvements to Albert Street Play Area / Bignall End Playground play facilities.</p> <p>Supporting Information</p> <p>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.</p> <p>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.</p> <p>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 Lane 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.</p> <p>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.</p> <p>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</p>		

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>		
MM70	113	Policy AB15 'land north of Vernon Avenue'	<p>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:- <u>A</u> land contamination assessment required in relation to area of former mining activity</p> <p>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, <u>where possible the layout should seek to integrate the medieval field system within the layout.</u></p> <p>To amend Criteria 8 as follows:- The retention of medieval field system on site. Where this is not possible, a <u>A</u> programme of archaeological recording to investigate the nature of and significance of any archaeological remains that survive on the site</p>	To ensure the effectiveness of the Policy	No – the proposed modification is related to minor policy wording changes which does not trigger a change to the conclusions of the SA.
MM71	114	Policy AB33 (Land off Nantwich Road / Park Lane) and supporting information, paragraphs 13.43 – 13.46	<p>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:-</p>	To ensure the provision in the Plan are justified	Yes – the proposed modification deletes Policy AB33, which removes a

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>1. Satisfactorily addressing the site allocation requirements set out in Policy SA4 (General Requirements);</p> <p>2. Primary vehicular access being via Park Lane and secondary access via Nantwich Road;</p> <p>3. Connectivity to existing cycle and pedestrian routes being enhanced;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>8. Development layout will consider proximity to sewers adjacent to the boundaries of the site and provide for appropriate distances away from such assets;</p> <p>9. A land contamination assessment and mitigation strategy is required in relation to area of former mining activity;</p> <p>10. Contributions and accessibility improvements to Alsager Road Play Area / Audley Park;</p> <p>11. Financial contributions to improvements of local schools and health facilities</p> <p>Supporting Information</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>		residential site allocation that was assessed in the Regulation 19 SA. The modification has been assessed in the Main Modifications SA Report.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			may result in minor adjustments to the overall quantum of development achieved on the site.		
MM72	115	Policy BW1 (Chatterley Valley)	<p>To delete criteria 1, as follows:- Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</p> <p>To amend criteria 4, by adding additional text, as follows: - <u>"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"</u></p>	To ensure the policy will be effective and in the interests of clarity.	No – the proposed modification is related to minor policy wording changes, including removing reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
MM73	116	Policy CT1 (Land at Red Street and High Carr Farm)	<p>To delete policy CT1 and the supporting information, as follows:-</p> <p>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:</p> <ol style="list-style-type: none"> 1. Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements), 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: <ol style="list-style-type: none"> 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 	To ensure the provision in the Plan are justified.	Yes – the proposed modification deletes Policy CT1 which removes a residential site allocation that was assessed in the Regulation 19 SA. The modification has been assessed in the Main Modifications SA Report.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>a vibrant destination and attractive public realm. This should recognise the transitional location between the higher density urban and rural area,</p> <p>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,</p> <p>f. Provide for a local centre within the site to meet local retail needs.</p> <p>5. Submission of a land contamination assessment and mitigation strategy,</p> <p>6. Submission of a coal mining risk assessment and mitigation strategy,</p> <p>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,</p> <p>8. Submission of a drainage strategy given that existing sewers pass near to the site,</p> <p>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,</p> <p>10. Submission of an odour assessment and potential mitigation given adjacent farm and industrial uses,</p> <p>11. Financial contributions to improvements in the capacity of local schools and health facilities.</p> <p>Supporting Information</p> <p>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.</p> <p>13.52 The site provides an opportunity to deliver 530 homes supported by a local centre</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>13.56 A noise mitigation strategy will be required in relation to the impact of noise from the A34 Newcastle Road.</p> <p>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</p>		

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>matters including topography and flow paths and should consult with the relevant statutory provider, as appropriate.</p> <p>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.</p> <p>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.</p> <p>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.</p>		
MM74	117/118	Policy CH13 (Castletown Grange) and supporting information (paragraph 13.62)	<p>To delete policy CH13 and supporting text, as follows:-</p> <p>Policy CH13 Castletown Grange, Douglas Road, Cross Heath</p> <p>Land at Castletown Grange is allocated for residential development to rationalise residential uses on the site. Development will be permitted subject to:</p> <ol style="list-style-type: none"> 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. <p>Supporting Information</p> <p>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</p>	To ensure the provision in the Plan are justified	Yes – the proposed modification deletes Policy CH13 which removes a residential site allocation that was assessed in the Regulation 19 SA. The modification has been assessed in the Main Modifications SA Report.
MM75	118	Policy CH14 Maryhill Day Centre, Wilmot Drive and Paragraph 13.63 (supporting	<p>To delete criteria 1, as follows:-</p> <p>Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</p>	To remove references to policy SA1 from the policy	No – the proposed modification removes reference

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
		information to Policy CH14 Maryhill Day Centre, Wilmot Drive)	To amend text immediately after Paragraph 13.63, as follows: - Add paragraph number 13.64 to text starting 'Allocation of a site.....'		to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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 effectiveness	No – the proposed modification is related to minor wording changes, including removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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.	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 effectiveness	No – the proposed modification related to minor wording and clarification changes to policy and supporting text, including removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			The road should be designed to manage traffic flow. 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.		
MM78	121 – 123	Policy KL15 Land South of A525 Keele and paragraph 13.89 of the supporting information	<p>To delete criteria 1, as follows: - Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</p> <p>To amend criteria 5, as follows:-</p> <p>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.</p> <p>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 SP14 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</p>	<p>To remove references to policy SA1 from the policy</p> <p>To ensure consistency between sites KL13, KL15 and TB19 as to how the Link Road is referenced in the interests of clarity and therefore effectiveness.</p>	No – the proposed modification related to minor wording and clarification changes to policy and supporting text, including removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
MM80	124	Policy G&T 11 (Land at Hardings Wood Road, Kidsgrove)	<p>Delete criteria 1 : - Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</p> <p>To add a new criterion, as follows: - <u>"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"</u></p>	To ensure the policy is effective.	No – the proposed modification is related to minor wording changes, including removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
MM81	125	Policy KS3 (Land at Blackbank Road, Knutton) and supporting information (paragraphs 13.107 – 13.118)	<p>To delete site KS3 (Land at Blackbank Road) and supporting text, as follows:-</p> <p>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:</p> <ol style="list-style-type: none"> 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.	Yes – the proposed modification deletes Policy KS3 which removes a residential site allocation that was assessed in the Regulation 19 SA. The modification has been assessed in the Main Modifications SA Report.

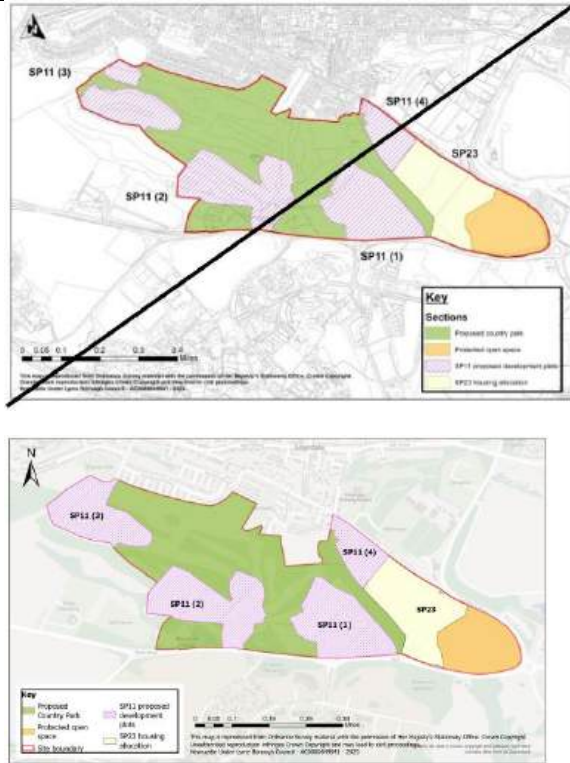
Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>12. Consideration of alternative sports provision, recognising the site's most recent use as school playing fields;</p> <p>13. Financial contributions to improvements in the capacity of local schools and health facilities.</p> <p>14. Financial contributions to highways improvements to facilitate the distribution of traffic from the A525 to Whitmore Road</p> <p>Supporting Information</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>13.115 Dependent on the timing, phasing and dwelling breakdown of the housing development education contributions may be necessary.</p> <p>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.</p> <p>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.</p>		

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			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 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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
					conclusions of the SA.
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
MM86	129	Policy LW53 Land at Corner of Muckleston 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.	No – the proposed modification is related to minor wording changes, including removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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,	To delete references to Policy SA1 and ensure the effectiveness of the policy.	No – the proposed modification is related to minor wording changes and rewording of existing requirements, as well as removed reference to deleted Policy SA1 whose requirements are

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>7. <u>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 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,</u></p> <p>8. <u>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,</u></p> <p>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</p>		covered elsewhere. The modification does not trigger a change to the conclusions of the SA.
MM88	133	Policy NC13 Land West of Bullockhouse Road, Harsehead	<p>To delete criteria 1, of the policy:- Delete criteria 1 : - Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</p>	To delete references to Policy SA1	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
MM89	134	Policy SP2 Cheddar Drive, Silverdale	<p>To delete criteria 1, of the policy:- Delete criteria 1 : - Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</p>	To delete references to Policy SA1	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
MM90	135 - 136	Policy SP11 (Lyme Park, Silverdale) and Figure 3	<p>To amend reference in SP11 (4)</p> <p>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</p>	To delete references to Policy SA1	No – the proposed modification is related to minor

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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.</p> <p>To delete criteria 1, of the policy:- Delete criteria 1 : - Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</p> <p>To amend criteria 7, as follows:-</p> <p>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):</p> <p>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,</p> <p>To add the following text to the end of policy criteria 8, as follows:-</p> <p><u>This should include an assessment on the structural stability of the "Springpool Spring and Pool" Bund and mitigation measures identified and implemented, as appropriate</u></p> <p>To add criteria 17 to the policy, as follows:-</p> <p><u>Financial contributions to the delivery of infrastructure and ongoing maintenance of the Countryside Park.</u></p> <p>To replace Figure 3, as follows:-</p>	To correct a spelling error and ensure the overall effectiveness of the policy.	wording and figure changes, improving clarity of the policy, and removing reference to deleted Policy SA1 whose requirements are covered elsewhere. The modification does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
					
MM91	137	Paragraph 13.177 (supporting information to Policy SP11 Lyme Park, Silverdale)	<p>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.</p> <p>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 <u>importation</u></p>	To ensure the effectiveness of the plan.	No – the proposed modification is related to minor wording changes to supporting text which does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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....'</p> <p>To amend paragraph 13.178 as follows:-</p> <p>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.</p>		
MM92	138	Policy SP22 Former Playground, Off Ash Grove, Silverdale	<p>To delete criteria 1, of the policy:- Delete criteria 1 : - Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</p> <p>To amend criteria 7, as follows: - To add additional text to the criteria: <u>"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"</u></p>	<p>To delete references to Policy SA1</p> <p>To ensure consistency with the outcomes of the Level 2 Strategic Flood Risk Assessment.</p>	No – the proposed modification is related to minor wording changes, including clarity on flood mitigation and removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
MM93	138	Policy SP23 (Land at Cemetery Road)	<p>To delete criteria 1, of the policy:- Delete criteria 1 : - Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</p> <p>To amend criteria 3, as follows: - No dwellings being occupied before the cessation of the disposal of non-hazardous waste at the Walleys Quarry Walley's Quarry Landfill Site, currently anticipated December 2026,</p>	To ensure the effectiveness of the policy	No – the proposed modification is related to minor wording changes, including removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
					conclusions of the SA.
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 <u>until the importation of non-hazardous waste to Walleys Quarry landfill ceases.</u> ’ the operation of Walleys Quarry as a landfill site has ceased which is anticipated in 2027.... ”	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor wording changes to supporting text which does not trigger a change to the conclusions of the SA.
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 SA4 (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 splay 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	To ensure the provision in the Plan are justified	Yes – the proposed modification deletes Policy G&T 8 which removes a residential site allocation that was assessed in the Regulation 19 SA. The modification has been assessed in the Main Modifications SA Report.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			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		
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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 <u>and sewer flooding. A site-specific Flood Risk Assessment and Drainage Strategy for the site should be prepared</u> To amend criteria 9, as follows:- 9. In line with Policy SA1 (General Requirements), a masterplan <u>to should</u> 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 Flood Risk Assessment. To correct a drafting error.	No – the proposed modification is related to minor wording changes, including clarity on flood mitigation, and removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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:	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor wording and

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p><u>“...The sewers and risk of flooding will need careful assessment in the detailed design, masterplanning and drainage details for the site. Applicants should engage with relevant statutory undertakers, as appropriate”.</u></p> <p>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</p>		clarification changes to supporting text which does not trigger a change to the conclusions of the SA.
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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: - <u>“Access to sewers located on the site should be maintained alongside an appropriate standoff distance”</u>	To ensure the effectiveness of the supporting information to the policy	No – the proposed modification is related to minor wording changes to supporting text which does not trigger a change to the conclusions of the SA.
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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:- <u>An assessment of the need for off-site highway improvements, including at the Coppice Road / Merelake Road / Coal Pit Lane Junction, and offsite footway</u>	To remove references to policy SA1 from the Plan and to ensure the effectiveness of the policy	No – the proposed modification is related to minor wording changes, including removed reference to deleted


Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			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		Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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 <u>Whalley's</u> Quarry Landfill Site, currently anticipated December 2026	To remove references to policy SA1 from the Plan and to ensure the effectiveness of the policy	No – the proposed modification is related to minor wording changes, including removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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: - <u>“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”</u> To amend criteria 9 as follows:- 9. Provision of strategic open space, <u>in the form of a country park</u> , 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. <u>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.</u> To amend criteria 11, as follows: -	To remove references to policy SA1 To ensure the effectiveness of the policy. To ensure consistency between sites KL13, KL15 and TB19 as to how the Link Road is referenced.	No – the proposed modification is related to minor wording and clarification changes regarding the type of open space to be provided, and including removed reference to deleted Policy SA1 whose requirements are covered elsewhere. The modification does not trigger a change to the

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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.</p> <p>To add a new criterion (13), as follows: - <u>“13. To prepare a ball strike assessment to assess impact on Newcastle Golf Club and implement any recommended measures identified”</u></p>		conclusions of the SA.
MM107	150	Paragraph 13.240 – 13.243 (supporting information to Policy TB19 Land South of Newcastle Golf Club)	<p>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 joined up 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.</p> <p>Amend Paragraph 13.243, as follows: - Amend paragraph to read ‘.....sewer network, the site...’</p>	To ensure the effectiveness of the supporting information to the policy	No – the proposed modification relates to minor wording changes to supporting text, which does not trigger a change to the conclusions of the SA.
MM108	151	Policy TB23 (Land West of Galingale View)	<p>To delete criteria 1, of the policy:- Delete criteria 1 : - <u>Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</u></p> <p>Amend criteria 2, as follows:- No dwellings being occupied before the cessation of the disposal of non-hazardous waste at the <u>Walleys Whalley’s</u> Quarry Landfill Site, <u>currently anticipated December 2026</u></p> <p>To amend criteria 3, as follows: - Amend to read ‘...<u>Rosemary Hill</u>...’</p> <p>To amend criteria 6 by adding additional text to the end of the criteria, as follows: - <u>“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”</u></p>	<p>To remove references to policy SA1</p> <p>To correct spelling errors.</p> <p>To ensure the effectiveness of the policy and informed by a statement of common ground with the Environment Agency.</p>	No – the proposed modification is related to minor policy wording changes, including removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
MM109	152	Paragraph 13.260 (supporting information)	<p>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</p>	To ensure the effectiveness of the policy.	No – the proposed modification is related to minor

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
		to Policy TB23 Land West of Galingale View)	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.		wording changes to supporting text which does not trigger a change to the conclusions of the SA.
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.	Yes – the proposed modification increases the number of homes proposed on Site TC7 from 75 to 228, as assessed in the Regulation 19 SA. The modifications have been assessed in the Main Modifications SA Report.
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 but the remaining will continue to serve as car parking. To remove references to policy SA1 from the Plan.	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere,

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
				remove references to policy SA1 from the Local Plan	and does not trigger a change to the conclusions of the SA.
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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: - <u>“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”</u>	To ensure consistency with the outcomes of the Level 2 Strategic Flood Risk Assessment.	No – the proposed modification is related to minor wording changes, including removed reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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. <u>Financial contributions to improvements in the capacity of local schools and health facilities</u>	To reflect (officer recommended for approval) planning application 24/00795/FUL. To align with the Infrastructure Delivery Plan and ensure	Yes – the proposed modification adds a residential development of 42 dwellings to an existing allocation (Site TC45) that has been assessed in the Regulation 19

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
				consistency with other town centre (TC prefixed) residential allocations.	SA. This modification has been assessed in the Main Modifications SA 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:- <u>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</u>	To align with the Infrastructure Delivery Plan and ensure consistency with other town centre (TC prefixed) residential allocations.	No – the proposed modification is related to minor wording changes to supporting text which does not trigger a change to the conclusions of the SA.
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 the Local Plan	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
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	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
MM119	159	Policy TC71 (Midway Car Park)	<p>Delete criteria 1 : - Satisfactorily addressing the site allocation requirements set out in Policy SA1 (General Requirements),</p> <p>To amend criteria 5, as follows: - Amend to read '....former clay <u>tobacco</u> pipe'</p>	To remove references to policy SA1 from the Local Plan	No – the proposed modification removes reference to deleted Policy SA1 whose requirements are covered elsewhere, and does not trigger a change to the conclusions of the SA.
MM120	188	Appendix 6 (Indicative Housing Trajectory)	<p>To replace housing trajectory image as follows:</p> 	To add clarity to the plan.	No – the proposed modification updates the graph to add clarity to the plan, which does not trigger a change to the conclusions of the SA.

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?						
			<div><div>Housing Trajectory (In Plan Period Years)</div><div><div><div>Number of Homes</div><div><div><div></div><div></div></div><div><div>800</div><div>700</div><div>600</div><div>500</div><div>400</div><div>300</div><div>200</div><div>100</div><div>0</div></div></div><div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div><div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div></div></div><div><div><div>Housing Requirement</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div><div>40</div></div><div><div>Anticipated Housing Supply</div><div>49</div><div>57</div><div>24</div><div>31</div><div>44</div><div>73</div><div>42</div><div>31</div><div>71</div><div>73</div><div>58</div><div>44</div><div>39</div><div>40</div><div>32</div><div>36</div><div>32</div><div>26</div><div>18</div><div>14</div></div></div></div></div>								
MM121	200	New Appendix 8 (Advice Note for General Requirements for Site Allocations)	<p>To create a new section and add text as follows: -</p> <p><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></p> <p><u>Table 14 Site Allocation Considerations Checklist (new Table)</u></p> <table><tr><th>Consideration</th><th>Key Policy Links and Guidance</th></tr><tr><td><u>Masterplanning</u></td><td><u>For major sites, particularly those in outline, applicants are encouraged to prepare a suitably proportionate masterplan to demonstrate how a high-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.</u></td></tr><tr><td><u>Neighbourhood Plans</u></td><td><u>Applicants should ensure proposals have regard to the aims, objectives, and policies of any 'Made' Neighbourhood Plan that covers their site</u></td></tr></table>	Consideration	Key Policy Links and Guidance	<u>Masterplanning</u>	<u>For major sites, particularly those in outline, applicants are encouraged to prepare a suitably proportionate masterplan to demonstrate how a high-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.</u>	<u>Neighbourhood Plans</u>	<u>Applicants should ensure proposals have regard to the aims, objectives, and policies of any 'Made' Neighbourhood Plan that covers their site</u>	To improve the effectiveness of the Local Plan	No – the proposed modification adds a guidance section for applicants but does not alter any policies, which does not trigger a change to the conclusions of the SA.
Consideration	Key Policy Links and Guidance										
<u>Masterplanning</u>	<u>For major sites, particularly those in outline, applicants are encouraged to prepare a suitably proportionate masterplan to demonstrate how a high-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.</u>										
<u>Neighbourhood Plans</u>	<u>Applicants should ensure proposals have regard to the aims, objectives, and policies of any 'Made' Neighbourhood Plan that covers their site</u>										

Ref	Page	Policy/ Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p><u>Heritage and Archaeology</u></p> <p><u>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.</u></p> <p><u>Landscape and Visual Impact</u></p> <p><u>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.</u></p> <p><u>Ecology and Biodiversity</u></p> <p><u>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.</u></p> <p><u>Trees and Hedgerows</u></p> <p><u>Proposals should consider impacts on existing trees, hedgerows, and woodlands. An Arboriculture Impact Assessment may be required. Refer to Policy SE11.</u></p> <p><u>Flood Risk, Drainage and Water Management</u></p> <p><u>Proposals must consider flood risk from all sources and incorporate appropriate mitigation. A site-specific Flood Risk Assessment (FRA) and/or a Sustainable Drainage Systems (SuDS) strategy may be required. Refer to Policies SE3, SE4, and SE5</u></p> <p><u>Amenity, Contamination and Environmental Health</u></p> <p><u>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</u></p> <p><u>Infrastructure, Transport and Community Facilities</u></p> <p><u>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</u></p> <p><u>Green Belt Compensatory Improvements (for GB Sites Only)</u></p> <p><u>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.</u></p>		

B.3 Additional Modifications

B.1.1.5 A number of Additional Modifications have been proposed by NuLBC. These Additional Modifications relate to inconsequential changes such as formatting, grammar and accessibility corrections, as well as contextual information and updated baseline information reflecting changes that have occurred since the Submission version of the Newcastle-under-Lyme Local Plan was prepared, and to take account of other proposed Main Modifications and resultant editorial changes. These changes will not affect any of the SA information.

Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
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	No - the proposed modification is an editorial update to the plan title and does not trigger a change to the conclusions of the SA.
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	No - the proposed modification does not trigger a change to the conclusions of the SA.
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 reference 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 AB42 '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 Remove Policy KS3 'land at Blackbank Road, Knutton' from the table of contents Remove Policy CH13 Castletown Grange, Douglas Road, Cross Heath from the table of contents	Minor text amendments to reflect wider changes which have been made to the Plan.	No - the proposed modification updates the Table of Contents to reflect other changes made to the plan and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			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.	No - the proposed modification does not trigger a change to the conclusions of the SA.
AM05	1-2	Paragraph 1.1 – 1.11	To Delete Chapter 1 (Consultation Not Part of the Plan): - 1.1 The 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 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.	To reflect the status of the Local Plan, at examination stage.	No - the proposed modification deletes a chapter that is not part of the statutory plan and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>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.</p> <p>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.</p> <p>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</p> <p>1.8 You can send comments to us (by using the representations form) in the following ways:</p> <p>-</p> <p>By using the consultation portal. The consultation portal can be accessed on the Council's website using the link above.</p> <p>By post to: Planning Policy, Newcastle-under-Lyme Borough Council, Floor 2, Castle House, Barracks Road, Newcastle-under-Lyme, Staffordshire, ST5 1BL</p> <p>By e-mail to planningpolicy@newcastle-staffs.gov.uk</p> <p>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.</p> <p>Consultation (not part of the Plan) 1</p> <p>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</p> <p>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 representations in relation to loss of property value, loss of view from property, private access rights, moral issues and restrictive covenants.</p>		
AM06	3-5	Paragraphs 2.2, 2.8, 2.9, 2.11 & 2.14 (Introduction)	<p>To amend Paragraph 2.2 by, Adding the word 'borough' after reference to Newcastle under Lyme in 2nd Sentence, as follows: -</p> <p>"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 <u>Borough</u> up to 2040 and where these should be located"</p> <p>To amend Paragraph 2.8, as follows: -</p> <p>"A Habitats Regulations Assessment (HRA) has also been prepared to support the development of the Final Draft Local Plan. Again, the <u>The</u> HRA has <u>is an ongoing process and will help assessed</u> the impacts of the Plan on certain nature conservation sites.</p> <p>To delete Paragraph 2.9, as follows: -</p>	<p>To emphasise/clarify the geographical scope of the plan</p> <p>To reflect the status of the Local Plan, post consultation (after Regulation 19 consultation stage).</p>	No - the proposed modification makes editorial updates to improve accuracy and clarity in describing the plan-making process and local context. The modification does not trigger a change to the conclusions of the SA.

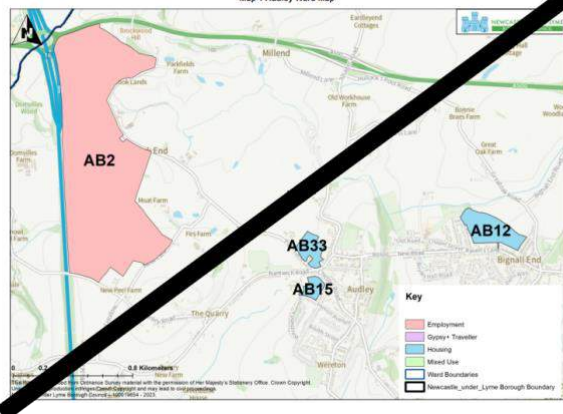

Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>“Both the SA and HRA have been published alongside the Final Draft Local Plan for comment”</p> <p>Paragraph 2.11, as follows: - Amend sentence to read “Once adopted, The new Local Plan will replace the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2009)”</p> <p>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: -</p> <ul style="list-style-type: none"> • 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) • <u>Audley Rural Neighbourhood Plan (‘made’ October 2025)</u> <p>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. 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.</p> <p>Submission and examination of the Local Plan – an independent planning inspector appointed by the Secretary of State considers 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.</p> <p>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.</p>		

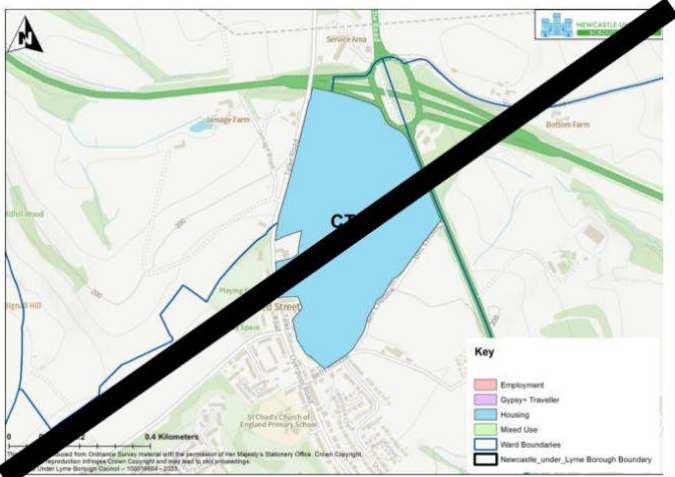
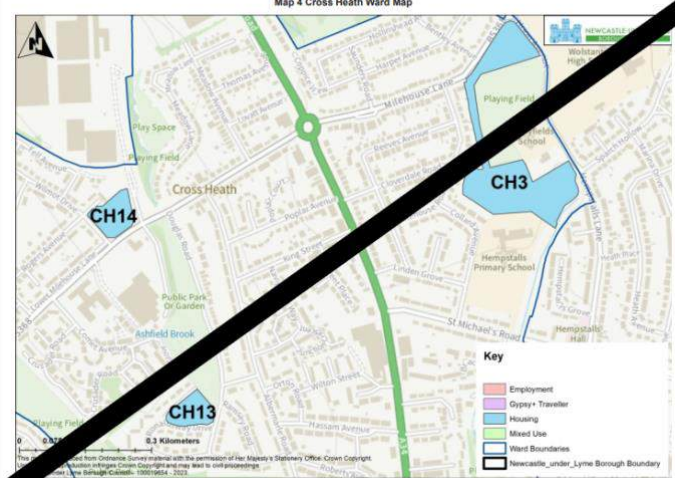
Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
AM07	6-9	Paragraphs 3.9, 3.12 & 3.21 (Context)	To amend Paragraph 3.9, as follows: - Replace ' and ' with ' <u>&</u> ' when making reference to Trent & Mersey Canals 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 Batterley Heath ' from the end of the 2nd sentence.	To correct a drafting error Duplicates text/meaning already included elsewhere in the sentence.	No - the proposed modification makes minor editorial changes to improve accuracy and does not trigger a change to the conclusions of the SA.
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.	No - the proposed modification does not trigger a change to the conclusions of the SA.
AM09	35	Paragraphs 7.36 (supporting text to policy HOU5 Specialist Needs Housing)	To amend Table 2 to read 'Table <u>3</u> ' in the last sentence	To correct a drafting error.	No - the proposed modification does not trigger a change to the conclusions of the SA.
AM10	48	Paragraph 8.13 (supporting information to Policy EMP3 Tourism)	To amend paragraph 8.13, as follows: - Replace the word ' historic ' with ' <u>heritage</u> '	To improve the clarity of the supporting information to the policy.	No - the proposed modification does not trigger a change to the conclusions of the SA.
AM11	70	Paragraph 11.7 (supporting information to Policy SE2 Land Contamination)	Amend Paragraph 11.9, as follows: - Delete final bullet point 4. Relevant Documents...	To correct a drafting error.	No - the proposed modification does not trigger a change to the conclusions of the SA.
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 4. Related Documents	To correct a drafting error.	No - the proposed modification does not trigger a change to the conclusions of the SA.


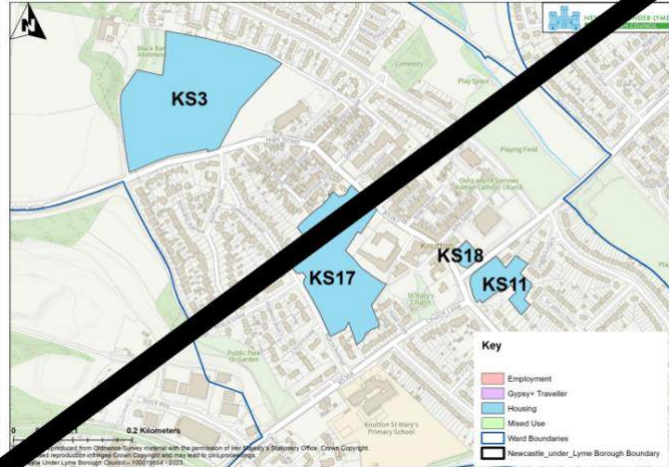
Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
AM13	108	Audley	To amend paragraph 13.11 is as follows:- 13.11 Audley is identified as a rural centre in Policy PSD2. 'Settlement Hierarchy'. The following sites are has 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	No - the proposed modification updates the text to reflect the changes made to sites and does not trigger a change to the conclusions of the SA.
AM14	115/116	Introduction to Crackley 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'. <u>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</u>	To respond to the Inspector's letter [EX/INS/07].	No - the proposed modification relates to introductory text and does not trigger a change to the conclusions of the SA.
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'. <u>The site at CH14 Maryhill Day Centre has been allocated to meet the residential development requirements of Newcastle-under-Lyme in the Local Plan.</u> <u>following sites are allocated to meet the residential development requirements of Newcastle-under-Lyme in the Local Plan:-</u> <u>CH13 Castletown Grange, Douglas Road, Cross Heath</u> <u>CH14 Maryhill Day Centre, Wilmott Drive, Cross Heath</u>	To reflect wider changes to the Local Plan following the examination hearing sessions.	No - the proposed modification relates to introductory text and does not trigger a change to the conclusions of the SA.
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:- <u>KS3 Land at Blackbank Road;</u> 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	No - the proposed modification relates to introductory text and does not trigger a change to the conclusions of the SA.
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	To reflect wider changes in the Local Plan	No - the proposed modification relates to introductory text and does not trigger a change to the conclusions of the SA.


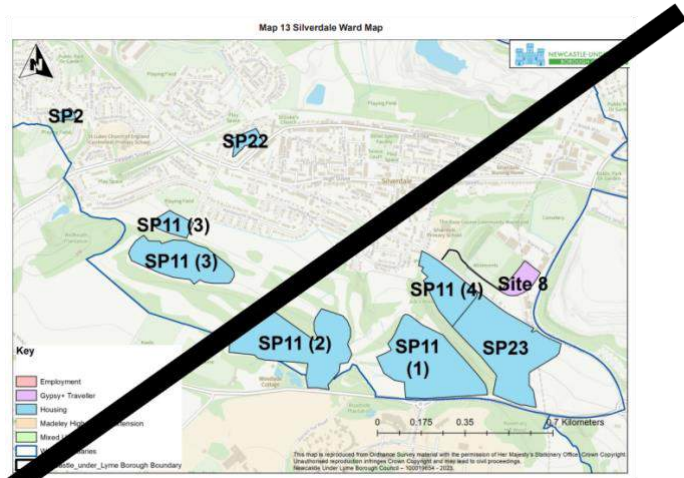
Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			SP23 Land at Cemetery Road / Park Road G&T Site 8 Land West of Silverdale Business Park		
AM18	138	Paragraph 13.180 (supporting information to Policy SP22 Former Playground off Ash Grove, Silverdale)	To amend Paragraph 13.180, as follows: - The first sentence to read '.... urban area.'	To correct a drafting error.	No - the proposed modification does not trigger a change to the conclusions of the SA.
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 improve the effectiveness of the supporting text to the policy	No - the proposed modification does not trigger a change to the conclusions of the SA.
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.	No - the proposed modification does not trigger a change to the conclusions of the SA.
AM21	161-169	Glossary	To add text to define ancillary use as follows: - <u>'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'.</u> 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 improve the effectiveness of the Local Plan. To correct drafting errors. To provide clarity as to what SFRA means.	No - the proposed modification does not trigger a change to the conclusions of the SA.

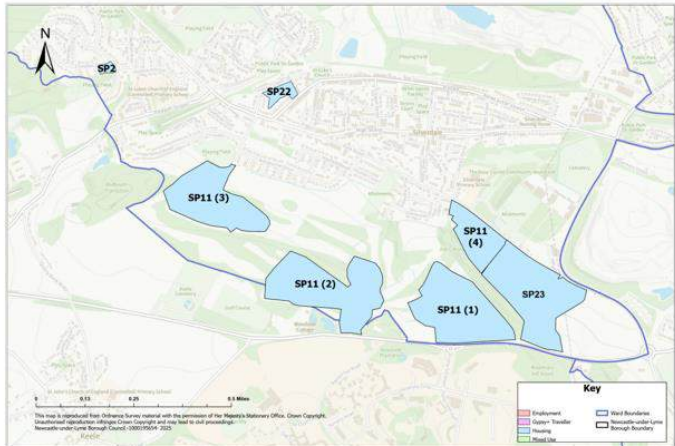
Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			<p>To amend Development Boundary, as follows: - Amend text to separate words 'development' and 'is'</p> <p>To add text to define energy hierarchy as follows: - <u>"Energy hierarchy - to reduce levels of carbon dioxide emissions in the built environment. It seeks to reduce energy demand, to supply energy efficiently and use renewable energy".</u></p>		
AM21	175-181	Appendix 2 (Saved Policies)	<p>To amend Table 9, as follows: - Add in brackets (2003, 2011)</p>	To clarify which local plan saved policies refer to.	No - the proposed modification relates to supplementary information for the Plan and does not trigger a change to the conclusions of the SA.
AM22	184-185	Appendix 3 (Parking Standards)	<p>To amend Table 12 Additional Parking Standards – Disabled Motorists, as follows: - Amend to un-embolden the current bold text.</p>	To correct a drafting error.	No - the proposed modification relates to supplementary information for the Plan and does not trigger a change to the conclusions of the SA.
AM23	187	Appendix 5 (Design Code for Historic Farmsteads)	<p>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</p>	To correct a drafting error.	No - the proposed modification relates to supplementary information for the Plan and does not trigger a change to the conclusions of the SA.
AM24	189	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 1, Audley Ward Map	<p>To replace Map 1 in the Local Plan, as follows:-</p>	To reflect wider changes to the Local Plan	No - the proposed modification provides updated visual context and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
			 		
AM25	195	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 3, Crackley and Red Street Ward Map	To delete Map 3 in the Local Plan, as follows:-	To reflect wider changes to the Local Plan	No - the proposed modification provides updated visual context and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
					
AM26	196	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 4, Cross Heath Ward Map	<p>To replace Map 4 in the Local Plan, as follows:-</p> <p>Map 4 Cross Heath Ward Map</p> 	To reflect wider changes to the Local Plan	No - the proposed modification provides updated visual context and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
					
AM27	190	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 8, Knutton Ward Map	<p>To replace Map 8 Knutton Ward Map, as follows:-</p> 	To reflect wider changes to the Local Plan	No - the proposed modification provides updated visual context and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
					
AM28	195	Appendix 7 Final Draft Local Plan Site Allocation Maps – Map 13, Silverdale Ward Map	<p>To replace Map 13, as follows:-</p> 	To reflect wider changes to the Local Plan	No - the proposed modification provides updated visual context and does not trigger a change to the conclusions of the SA.

Ref	Page	Policy / Paragraph	Main Modification	Reason	Does the modification result in a significant change requiring further assessment?
					

B.4 Policy Map Modifications

B.1.1.6 Five further Policy Map Modifications have been proposed by NuLBC. These reflect removed site allocations as proposed through the Main Modifications. The Policy Map Modifications provide updated visual context, and do not introduce any new information that will require further assessment in the SA process.

Modification Reference	Page Number	Policy / Paragraph / Map Reference	Policies Map Modification	Does the modification result in a significant change requiring further assessment?
PM01	2	Strategic Centre Map (1)	Removal of AB12 'land east of Diglake Street' and AB33 'Land off Nantwich Road / Park Lane, Audley' and site CT1 'Land at Red Street' from the Policies Map.	No – this modification provides visual context in relation to MM69 , MM71 and MM73 .
PM02	3	Strategic Centre Map (2)	Removal of CH13 'Castletown Grange', G&T Site 8 'Land West of Silverdale Business Park' and KS3 'Land at Blackbank Road' from the Policies Map.	No – this modification provides visual context in relation to MM74 and MM95 .
PM03	3	Strategic Centre Map (3)	Alteration of Green Belt boundaries, boundary to the Country Park and the development boundary line for SP11 'Lyme Park' and removal of G&T Site 8 'Land West of Silverdale Business Park' from the Policies Map. Modification of the Green Belt boundaries within site TB19 'Land South of Newcastle Golf Club'. Insertion of safeguarded transport route between TB19 'Land South of Newcastle Golf Club' and KL13 'Keele Science Park, Phase 3' on the Policies Map.	No – this modification provides visual context in relation to MM08 .
PM04	6	Rural Centre – Audley & Bignall End Map (1)	Removal of AB12 'land east of Diglake Street' / AB33 'Land off Nantwich Road / Park Lane' from Policies Map.	No – this modification provides visual context in relation to MM69 and MM71 .
PM05	9	Rural Centre – Keele Village (with University Hub) Map	Removal of Site 8 'Land West of Silverdale Business Park' from Policies Map. Alteration of development and Green Belt boundaries at site SP11 'Lyme Park'. Amendment to Green Belt Boundary at TB19 'Land South of Newcastle Golf Club' and insertion of safeguarded land transport route between site TB19 'Land South of Newcastle Golf Club' and KL13 'Keele Science Park, Phase 3'.	No – this modification provides visual context in relation to MM95 , MM90 , MM106 , MM77 and MM08 .

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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