

**Biddulph
Neighbourhood Development Plan
Draft Policies
April 2019 Draft**



Vision and Aims

Vision

The Garden Town of Staffordshire is recognised as such by all who live in, work in or visit our parish. It is seen to have a rich history and positive future where the wellbeing and prosperity of all is nurtured and valued. Development is planned for the benefit of the community; particularly in terms of design, infrastructure, sustainability and green spaces.

Aims

1. Protect the rural setting and character, promoting the 'Garden Town of Staffordshire'.
2. Identifying all local heritage structures or monuments, understanding their history, our culture and encouraging tourism responsibly.
3. Promoting the local economy, aiming for prosperity for all.
4. Holding the wellbeing of our community at our core.
5. Understanding our housing need and encouraging creative and thoughtful sustainable design.
6. Improving our infrastructure where required.
7. Caring and enhancing the natural environment, countryside, Green Belt and open spaces ensuring that habitats and wildlife thrive.

Policy Matrix

	AIMS:	1	2	3	4	5	6	7
Policies:								
HCT1: Enterprise and Tourism Development			√	√				√
LE1: Biddulph Town Centre			√	√	√	√		
LE2: Mills Triangle Policy Area			√	√		√		
CF1: New Community Facilities				√	√		√	
CF2: Existing Community Facilities				√	√		√	
NE1: Natural Environment Features			√		√			√
NE2: Urban Edge								√
NE3: Local Green Space					√			√
NE4: Biddulph Valley Way			√		√		√	√
NE5: Important Local Views								
HOU1: Housing				√	√	√		
HOU2: Infill Housing					√	√		
INF1: Critical Road Junctions				√	√		√	
INF2: Sustainable Drainage					√	√	√	√
DES1: Design			√	√	√	√		
DES2: Public Realm, Car Parking and Movement				√	√	√	√	



PART 4

Local Green Space Designation

Criteria for Designation

Paragraph 90 of the National Planning Policy Framework 2018 states:

'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them'.

Biddulph is rural in character and known as the 'Garden Town of Staffordshire' with many green spaces throughout the neighbourhood area, some of these have significant community value.

The criteria for designating Local Green Space in neighbourhood plans is set out in Paragraph 100 of the NPPF:

- 'a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land'.*

Designations

The following spaces are designated by the Biddulph Neighbourhood Plan as Local Green Space:

- 1) QB list the designated spaces here following the LGS consultation on the wider list.
- 2) Include a map and description either here or in the appendices to show the extent of each area and how it meets the NPPF criteria.

For the purposes of screening please see the excel spreadsheet of the full audit details. Information about each site is available at:

<http://biddulph.co.uk/neighbourhood-plan/>

Draft Policies

Policy Context

Neighbourhood Plans must meet certain “basic conditions”. These will be tested through the independent examination and will be checked by the local planning authority before the plan is able to proceed to the referendum.

The Basic Conditions for Neighbourhood Plans are that:

- They must have appropriate regard to national policy;
- They must contribute to the achievement of sustainable development;
- They must be in general conformity with strategic local policy; and
- They must be compatible with EU obligations.

In addition, Neighbourhood Plans must be compatible with human rights legislation.

National Policy

The National Planning Policy Framework (NPPF), July 2018 requires Neighbourhood Plans to set out a positive vision for the future of the local area and planning policies to guide decisions on planning applications. This Neighbourhood Plan has been written having regard to national planning policy and guidance.

Paragraph 8 of the NPPF identifies three overarching objectives to achieving sustainable development of which this Neighbourhood Plan seeks to positively address:

*“a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a*

low carbon economy.”

These themes are reflected in the following policies, acknowledging the point raised in Paragraph 9 of the NPPF which states that:

“These objectives should be delivered through the preparation and implementation of plans and the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

Sustainable Development

One of the basic conditions for a Neighbourhood Plan is to help achieve sustainable development. A key principle of the NPPF is the presumption in favour of sustainable development, which is defined clearly in paragraph 11. This means planning positively identifying opportunities to meet the development needs of the neighbourhood area. Sustainability has social, economic and environmental dimensions, and through the policies of this Neighbourhood Plan we seek to ensure the viability and sustainability of our diverse rural market town.

Growth across the Neighbourhood Area of Biddulph, should not be to the detriment or loss of Green Belt and will be concentrated around the potential development of strategic sites, appropriate infill. The Neighbourhood Plan strongly promotes the re-use of existing buildings, particularly those in Biddulph Town Centre. This will be augmented by the usual smaller-scale incremental development that is typical of rural market towns.

The NPPF, Paragraph 13 states that in pursuing sustainable development, neighbourhood plans should support the delivery of strategic policies within the adopted Local Plan. Through the policies in the Neighbourhood Plan we aim to achieve these, ensuring growth is sustainable through policies on:

- Local Heritage, Culture and Tourism;
- Local Economy;
- Infrastructure;
- Community Facilities;
- Natural Environment;
- Housing; and
- Design.

Local Strategic Policy

The adopted Local Plan is the Core Strategy Development Plan, Staffordshire Moorlands, adopted in March 2014. The emerging Staffordshire Moorlands District Council Local Plan Document 2016-2031, went to consultation in spring 2018 and is due to be examined in the autumn 2018.

Whilst the basic conditions relate to adopted strategic local policies, we have also taken account of the emerging Staffordshire Moorlands District Local Plan 2016-2031.

The evidence base behind the emerging Local Plan has informed the Neighbourhood Plan. This includes:

- Core Strategy Development Plan, Staffordshire Moorlands, Adopted March 2014.
- Emerging Local Plan 2016-2031, Staffordshire Moorlands.
- Strategic Housing Market Assessment, Staffordshire Moorlands District Council, January 2016.
- Strategic Green Infrastructure Network, Staffordshire Moorlands District Council, June 2017.

The Neighbourhood Plan Steering Group has worked in close liaison with Staffordshire Moorlands District Council throughout the preparation of the plan to reduce the risk of disparities between the emerging Local Plan and the Neighbourhood Plan.

EU Obligations

This Neighbourhood Plan is compatible with EU obligations and has included an Equalities Impact Assessment within its Basic Conditions Statement. The policies within this plan have been prepared with due care and consideration to ensure they are compatible with EU obligations and the Neighbourhood Plan has been screened by Staffordshire Moorlands District Council for SEA. The screening response confirmed that [\[insert screening option here\]](#). There are no sites that would make the Habitat Regulation apply.

Policies for the Neighbourhood Area

The policies in the Biddulph Neighbourhood Plan are based on evidence gathered from official statistics and existing publications and reports commissioned for the Plan. Key evidence is listed in the Schedule of Evidence at the end of this plan.



In addition, local surveys, views, comments and ideas expressed by the local community have been taken into account. The consultation process and the responses received from the local community and key stakeholders are summarised in Section [\[add section number here when finalised\]](#).

The policies in this Neighbourhood Plan seek to deliver the aspirations and needs of the local community, within the framework of meeting the basic conditions and other legal requirements. The policies are structured as follows:

1. Aims;
2. Rationale/evidence;
3. Policy; and
4. Interpretation.

Local Heritage, Culture and Tourism

Biddulph's tourism is built upon its heritage, culture and natural landscape. The area is host to buildings of national and local significance. However, the distribution of these, their capacity, and target audience are varied. As such the neighbourhood plan through its policies seeks to ensure a robust strategy to protecting, enhancing, supporting and celebrating these assets as a growing leisure and tourism offer.

There are a number of statutory listed buildings and the Biddulph Grange Conservation Area within the neighbourhood area. These assets are connected by footpaths and multi-user routes that help to promote healthy lifestyles, whilst providing access to the Town Centre and wider countryside. Section [\[insert section ref here\]](#) provides greater detail on the heritage, culture and tourism of Biddulph.

Supporting the Town Centre, heritage assets, viability and vitality of the town is key. The NPPF states in paragraph 28 that as part of ensure the vitality of town centres planning policy should:

“support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;”

The adopted Core Strategy, March 2014 identifies a number of Spatial objectives that support these aims of the Neighbourhood Plan. These include:

“SO5 To ensure the long-term vitality and viability of the three market towns of Leek, Biddulph and Cheadle.

SO7. To support and enhance the tourism, cultural, recreation and leisure opportunities for the District's residents and visitors.

SO8. To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District.

SO9. To conserve and improve the character and distinctiveness of the countryside and its landscape, heritage, biodiversity and geological resources.”

(Pg 44,45, Staffordshire Moorlands Core Strategy, March 2014)

These Spatial objectives are further supported by the evidence of tourism offer and need in Biddulph by Destination Staffordshire which identified a number of key priorities for the

County to support the tourism economy. Two key priorities for the Neighbourhood Area are:

“2. Attract more staying visitors via improving the quality and range of accommodation stock – in order to extend visitor stays and increase visitor spend...”

3. Continue to develop, strengthen and promote business tourism and demonstrate its importance and value.”

(pg 17, Destination Staffordshire Tourism Review, Strategy and Action Plan 2015-2018, April 2015)

The action plan also identifies that the number of bed spaces provided in Staffordshire and the City of Stoke-on-Trent (at just c.16,500 bed spaces, compared to 39,000 in Derbyshire) to be insufficient and is holding back visitor economy growth.

HCT 1: Enterprise and Tourism Development

In addition to development in the defined Town Centre and Mills Triangle areas, business, enterprise and tourism uses to diversify the rural economy will be supported in existing building complexes. This is subject to:

- **there being no significant adverse impact on the amenities of nearby residential properties;**
- **there being no further encroachment into the rural landscape; and**
- **there being no significant adverse impact on other surrounding uses, including agriculture.**

Interpretation

Significant impacts could include noise, vibration, dust, and traffic movements. This is an enabling policy that encourages a diverse range of uses to create a sustainable Town Centre and re-use of the Mills Triangle area.

Local Economy

Biddulph is one of the three key towns in Staffordshire Moorlands, the 'gateway' town to Cheshire and Stoke-on-Trent. The town includes a range of businesses from light industrial to retail, commercial and service sector. Its connectivity to the M6, Cheshire, the Staffordshire Moorlands and city region of Stoke-on-Trent contribute to the diversity of industry.

Through community engagement the aspiration to maintain and support the Town Centre was key, including promoting the re-use of vacant units and buildings, promoting the re-use of heritage assets and ensuring the suitable future and diversity of this rural garden town. These aims are also echoed in the NPPF which states in paragraph 28 that in rural areas, sustainable growth and expansion should be supported by planning policies in neighbourhood plans that:

“support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.”

The adopted Core Strategy, March 2014 states in the vision that:

“Our market towns of Leek, Cheadle and Biddulph will remain the focus of the Moorlands. They will be distinctive and unique in terms of their character and the quality and range of shops, services and facilities they provide for both residents and visitors. Their town centres will be welcoming, safe and appealing and will retain their significant historic heritage and distinctiveness which makes them special places, as well as being prosperous and vibrant, catering for the needs of both the town and its hinterland.”

(Pg 41, Staffordshire Moorlands Core Strategy, March 2014)

Further community engagement highlighted concerns over vacant mills and the opportunity for the Neighbourhood Plan to support their re-development and re-use contributing to the vibrancy of the town centre. These aspirations are shared in the emerging local plan and as such the policies in the neighbourhood plan are augmented by [policies \[insert policy name and number here\]](#) and [\[insert policy name and number here\]](#) in the emerging Local Plan.

LE 1: Biddulph Town Centre

Within the defined town centre (see plan **), in addition to retail development, sustainable new uses to diversify the local offer will be encouraged. This includes:

- Business and enterprise space, including co-working space;
- Tourism-related uses;
- Cultural and entertainment uses such as performance venues; and
- Food and drink uses.

Residential uses will be considered for upper floors. Ground floor units would not be suitable for residential uses.

Interpretation

The policy enables diversification and growth of the town centre and recognises the importance of complementary uses. Some examples of tourism related uses may include holiday accommodation and cycle hire for example at the Biddulph Valley Way.

LE 2: Mills Triangle Policy Area

Within the defined mills triangle (see plan **), the following mixed uses will be supported:

- Residential development (above ground floor only);
- Business and enterprise space, including co-working space;
- Tourism-related uses;
- Cultural and entertainment uses such as performance venues;
- Limited tourism-related retail as part of a wider mix of uses.

This is subject to:

- the uses being compatible with preserving the architectural or historic character of the buildings (excluding yarn mill and minster mill);
- there being no significant adverse impact on the amenities of nearby residential properties.

Interpretation

This policy should be applied with policy DSB2 Biddulph Mills in emerging local plan.

Community Facilities

The Neighbourhood Area has a number of community facilities and services (defined as land and buildings which benefit local communities) including Biddulph Town Hall, churches, playing field, leisure centre and children's playground. The Neighbourhood Area also has a variety of other community facilities and services including primary and secondary schools, shops, post office, GP surgery's, public houses, spread across the neighbourhood area.

The community facilities and services are mostly concentrated in Biddulph Town and are valued both by the wider community and by those in their immediate vicinity. These facilities and services are considered fundamental to maintaining a good quality of life within the neighbourhood area and ensuring that its current level of sustainability is not diminished. It should also be noted that within the wider area there are very limited facilities and services available.

A full list of the current community facilities and services can be found on page [\[list when know in earlier section of the plan\]](#) and they are shown on [Map X](#). The intention of the policies of the Neighbourhood Plan is to ensure that such facilities and services are safeguarded, enhanced or increased in the future development of the neighbourhood area.

As part of the aspiration to promote healthier lifestyles and well-being within the community the NPPF states in paragraph 92, C that planning policy should:

“enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Paragraph 93, also identifies that:

“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community;*
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- d) ensure that established shops, facilities and services are able to develop and*

modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”

Considering the needs of the current and future generations of the community through consultation and survey evidence gathered, identified the following community facilities, which local people think are needed in the neighbourhood area to complement the existing and address future need:

- more outdoor formal spaces such as a sensory garden;
- better use of the NHS building;
- more variety and choice in Biddulph Town’s shopping area;
- re-use of the Town Hall and outdoor event space;
- provision of activities and facilities for older people;
- provision of teenager facilities; and
- improved offer in food and restaurants.

CF 1: New Community Facilities

New community facilities will be supported, particularly those that meet an identified need providing there is no significant adverse impact on:

- **the amenities of any nearby residential properties; and**
- **road capacity and safety;**
- **the local environment.**

Interpretation

This is an enabling policy for new community facilities. Such facilities could include medical and other community uses and would be unlikely to include food and retail. The policy seeks to encourage new facilities, particularly those that meet an identified need such as activities and facilities for the elderly.

CF 2: Existing Community Facilities

Development proposals that affect existing community facilities in the neighbourhood area will be supported, providing they do not have any significant adverse impact on the community value of the facility. These facilities are:

- **Biddulph Town Hall**
- **Biddulph healthcare centre**
- **Church Halls**
- **Biddulph Youth and Community Zone**
- **Knypersley Cricket Club and Sports Club**



- **Biddulph Moor Village Hall**
- **Biddulph Grange Country Park Visitor Centre**
- **Biddulph Valley Leisure Centre**
- **Lund House, Well Street**
- **Biddulph Library**
- **Recreation Ground Changing Facilities**
- **Wharf Road 'Mission'**
- **Wharf Road bus hub**
- **Lawton Street Air Training Corps facility**
- **Bowling Club community spaces**
- **Biddulph Fire Station**
- **Sainsbury's Community Room**

Plan ** shows the location of these facilities.

Interpretation

This is an enabling policy and to ensure that the range of community facilities in the area remains undiminished.

Natural Environment

Biddulph is known as the ‘Garden Town of Staffordshire’. This statement acknowledges not only significant heritage assets such as Biddulph Grange and Gardens of national interest and importance but also how the entire neighbourhood area is set within the natural landscape. Predominantly nestled within the valley the main town of Biddulph is characterized by its relationship with the natural environment. Within the wider neighbourhood area smaller settlements are set within the moorlands setting occupying higher ground with panoramic views of the Cheshire Plain and towards the Peak District National Park.

Throughout the community engagement one of the key characteristics of the neighbourhood area is that people feel ‘connected’ to the rural landscape and from most parts of the town and settlements enjoy views into the open countryside. This desire to maintain and support the natural environment also identified opportunities to enhance the wildlife diversity and support natural habitats and assets. Through the policies in this plan we seek to achieve these aspirations.

The area is described in Natural England’s National Character Area (NCA) 64 Profile: Potteries and Churnet Valley as:

“In the east, the landform rises to meet the limestone uplands of the Peak District affording panoramic vistas of a transitional landscape from lowland to upland. In the north, the land rises to the Staffordshire Moorlands, with prominent ridges of Millstone Grit at Mow Cop and Congleton Edge forming a watershed between the River Trent and the River Mersey catchments. These ridges afford unrestricted views westwards across the Shropshire, Cheshire and Staffordshire Plain NCA.”

(Pg5, National Character Area (NCA): 64 Profile: Potteries and Churnet Valley, 2015)

The NCA also identifies that the neighbourhood area forms one of the five key assets that provide tranquility, noting in particular Biddulph Moor and the interlocking network of green spaces. In terms of climate regulation, it also notes that Biddulph Moor and around Mow Cop (outside of the neighbourhood area) the carbon-rich peat soils are an important asset, with heathland occurring on the Millstone Grit outcrops, which are free draining mineral soils and seasonally waterlogged. Combined with the pressures of regular flooding events due to significant infrastructure issues on watercourse and water management the natural environment can play a role in reducing these impacts. As such these assets should be protected and enhanced through the policies of this plan.

Other significant natural assets within the neighbourhood area include the two country parks of Biddulph Grange Country Park and Green Bank Country Park, green links including the Biddulph Valley Way and extensive network of footpaths and bridleways. There are also natural landscape features and assets that are designated. These are mapped and shown on pages [\[insert pages here for the Staffordshire Ecological Mapping plans\]](#).

These important features were mapped within the neighbourhood area to inform the policies of this plan. Furthermore, through the evidence gathered, this can be used to fill the gaps in existing strategic documents that have not recorded the area in detail.

The NPPF also supports the conservation and enhancement of the national environment setting out in paragraph 168 that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it;*
- d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

NE 1: Natural Environment Features

New development must preserve or enhance and not harm or degrade the special rural character and ecological and environmental features of the area, including:

- Wildlife areas including designated Local Wildlife Sites (see Map – Nature Conservation Sites)**
- Wildlife corridors / networks, watercourses, ponds and lakes (see Map – Wildlife Corridors / Networks map)**
- Priority habitats (see Map – Habitat Distinctiveness map)**



- **Other natural habitats (see Map - Habitat Map)**
- **Location of reported Protected Species (see Map – Protected species within Biddulph Parish)**
- **Opportunities to enhance existing or create new habitat links as detailed within the Nature Recovery Network Map (see Map – Nature Recovery Network)**
- **Veteran trees**
- **Mature trees and hedgerows**
- **Former mineral extraction sites that have been fully worked and becoming a natural habitat or have an ecological value or importance.**

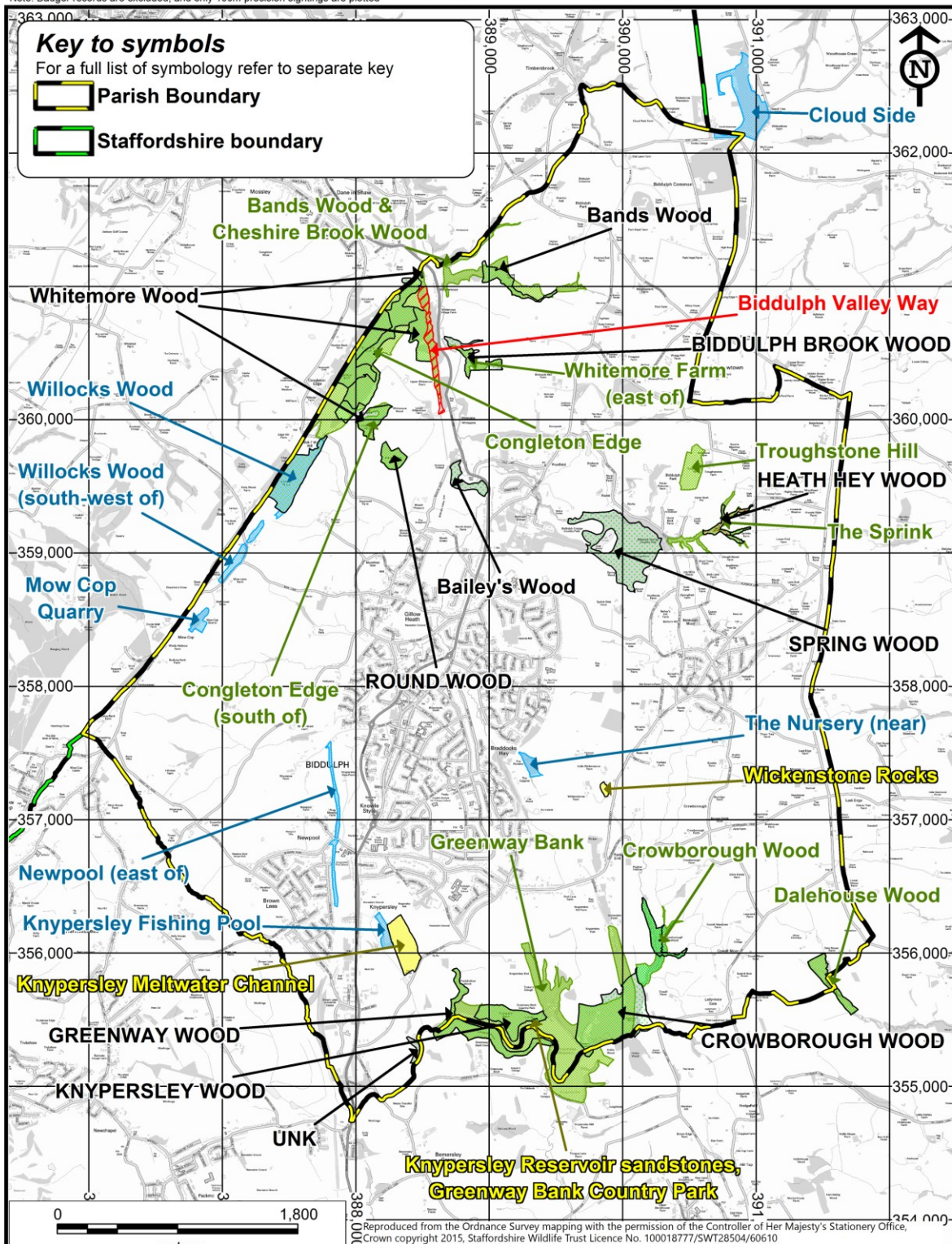
These maps will be included within the appendices, but to assist screening considerations, they are included here:

Nature Conservation Sites

Staffordshire Ecological Record The Wolseley Centre, Wolseley Bridge, Stafford. ST17 0WT Tel: 01889 880100 Fax: 01880 880101
 Email: info@staffs-ecology.org.uk **SER/17/010**

Nature Conservation Sites within Biddulph Parish (SJ85)

Note: Badger records are excluded, and only 100m precision sightings are plotted



A legend to the map showing Nature Conservation Sites and Species

Introduction

These colours are used on the site alert mapping within the SWT GIS, but SER cannot guarantee the same colours are used in any other mapping system, particularly those based on ArcView.

Statutory Designations from Natural England's web-site

- | | | | |
|--|--------------------------------------|---|--|
| | National Nature Reserves | ★ | NNR (boundary not available owing to OS restrictions) |
| | Sites of Special Scientific Interest | ★ | SSSI (boundary not available owing to OS restrictions) |
| | Local Nature Reserves | ★ | LNR (boundary not available owing to OS restrictions) |

Non-statutory Designations from the Staffordshire Grading System (1995 onwards)

- | | |
|--|--|
| | Site of Biological Importance (ex Grade 1 SBI) equivalent to "Local Wildlife Site" |
| | Biodiversity Alert Site (ex Grade 2 SBI) |
| | Proposed/potential Site of Biological Importance |

Geological Sites

- | | |
|--|---|
| | Regionally Important Geological/geomorphological Site (= Local Geological Site) |
|--|---|

Staffordshire Wildlife Trust Sites

- | | |
|--|---------------------|
| | SWT Nature Reserves |
|--|---------------------|

Other Nature Reserves

- | | |
|--|---|
| | Royal Society for the Protection of Birds |
|--|---|

Ancient Woodland Inventory

- | | |
|--|---------------------------------|
| | Ancient & Semi-natural Woodland |
| | Ancient Replanted Woodland |

Species Information

- | | | | |
|--|---|--|--|
| | Mammals excluding those listed below | | Amphibians and reptiles excluding those below |
| | Otter (<i>Lutra lutra</i>) | | Great Crested Newt (<i>Triturus cristatus</i>) |
| | Badger (<i>Meles meles</i>) - not normally supplied | | Native Crayfish (<i>Austropotamobius pallipes</i>) |
| | Water Vole (<i>Arvicola terrestris</i>) | | Flowering plants except those below |
| | All bat species | | Bluebell (<i>Hyacinthoides non-scripta</i>) |
| | All bird species | | Butterflies and Moths |
| | Any other protected species (precise to 100m) | | BAP Species Records (precise to 100m) |
| | All Protected Species Records (precise to 1km) | | BAP Species Records (precise to 1km) |

Notes:

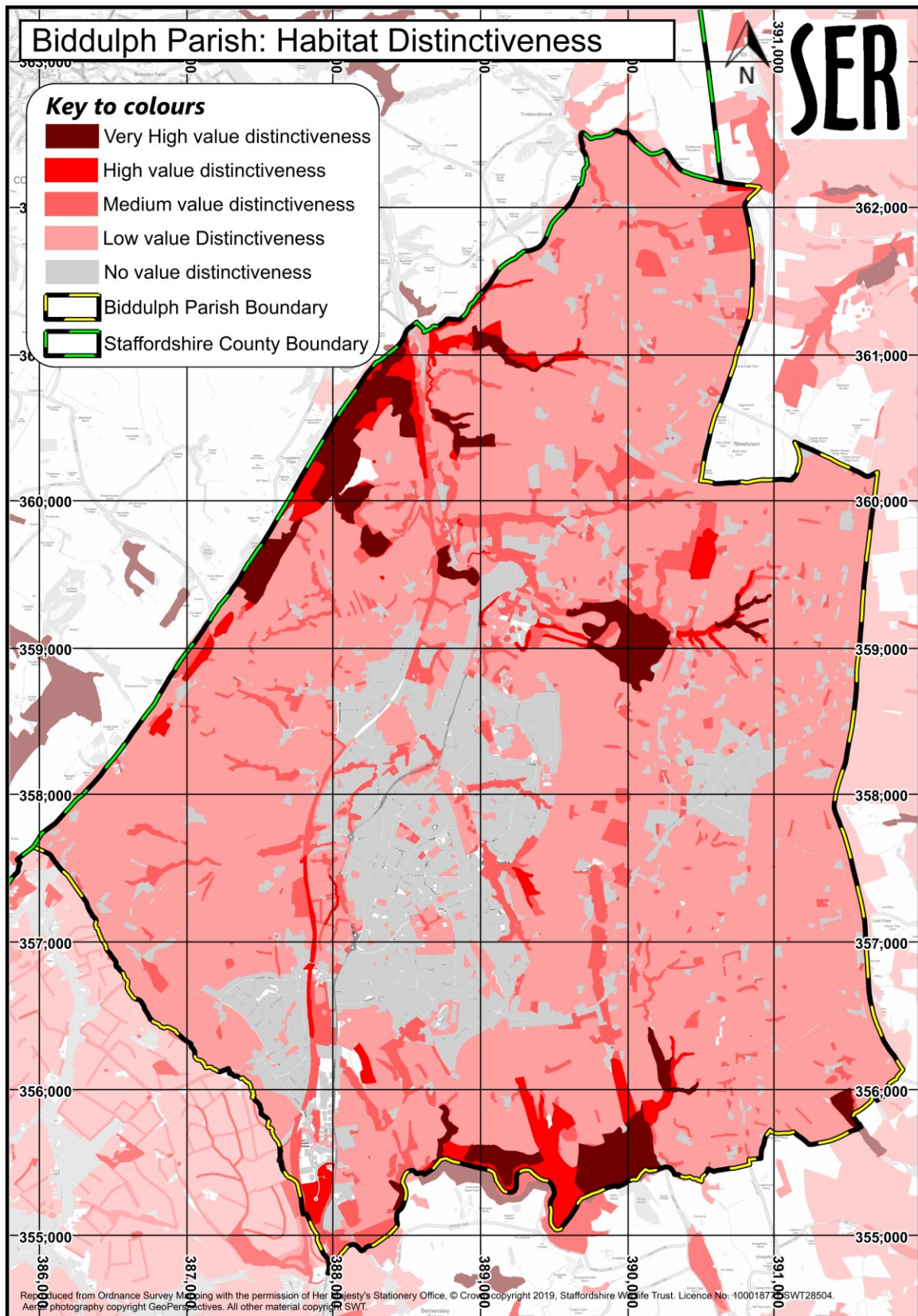
The Local Nature Reserve and other nature reserve boundaries can overlay the current grading when both layers are actively visible

Where there are multiple species records for the same grid reference the dot for one species may obscure the dots for other species - all species records will be displayed in the accompanying spreadsheet

Not all the above categories may be present on the accompanying map

Version 2.0 July 2011

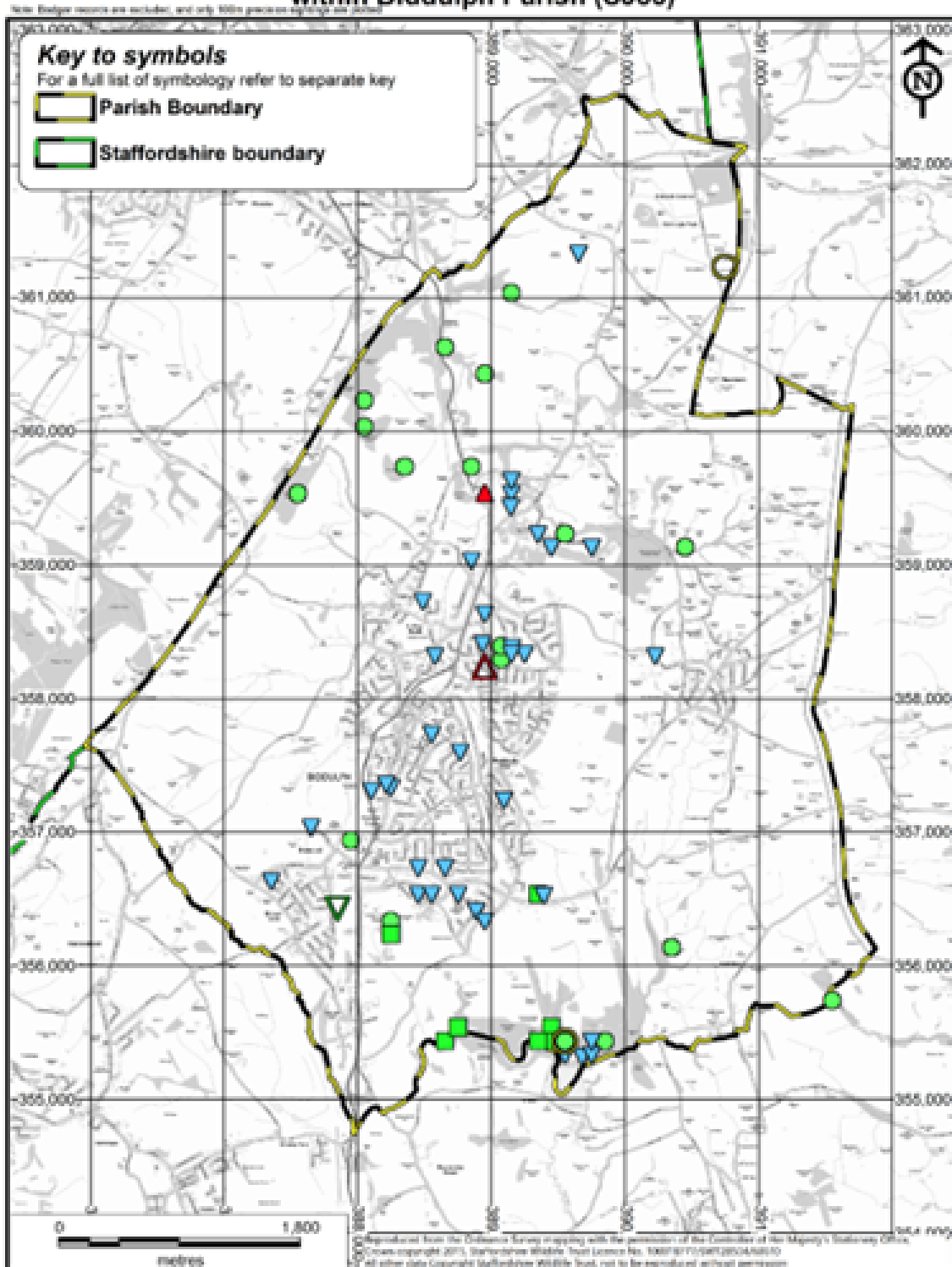
Habitat Distinctiveness Map



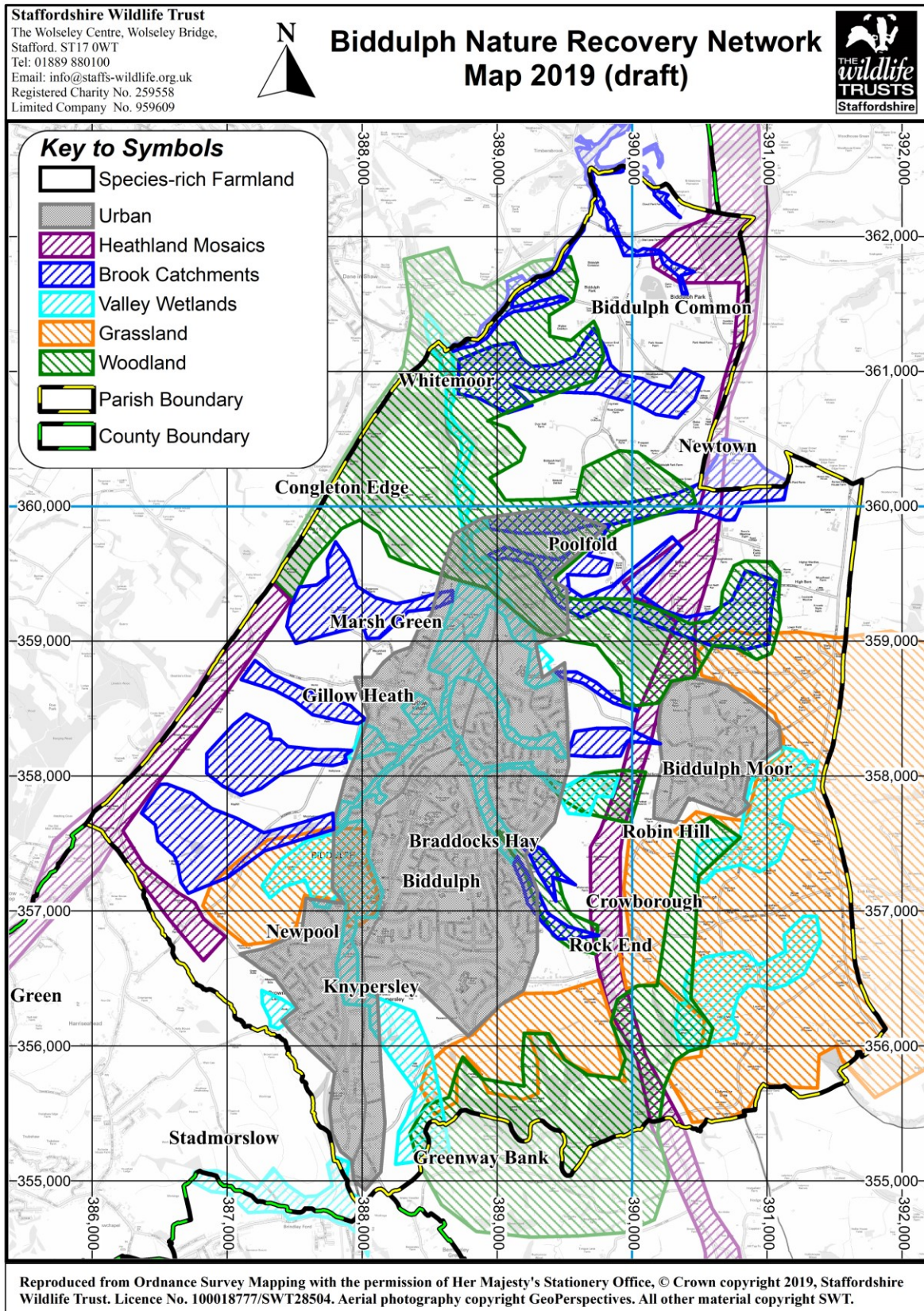
Protected species within Biddulph Parish

Staffordshire Ecological Record The Wolsley Centre, Wolsley Bridge, Stafford, ST17 0WT Tel: 01889 892100 Fax: 01889 892101
 Email: info@staffs-ecology.org.uk SER/17/010

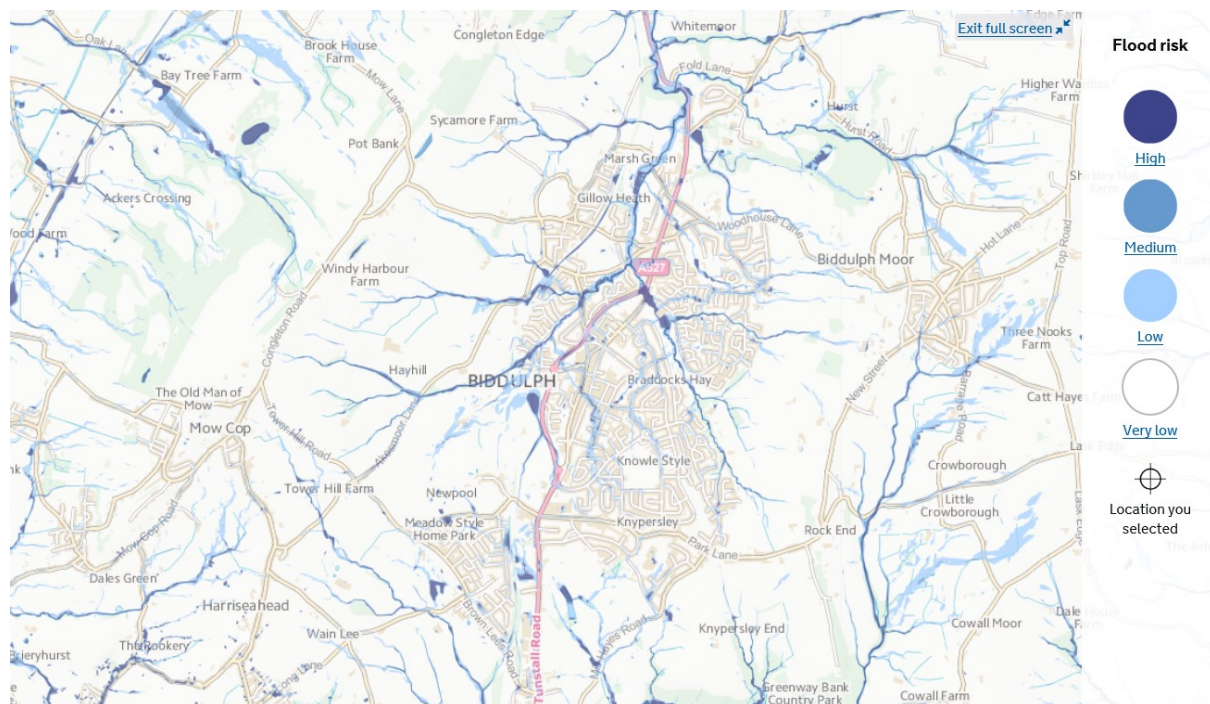
Protected Species within Biddulph Parish (SJ85)



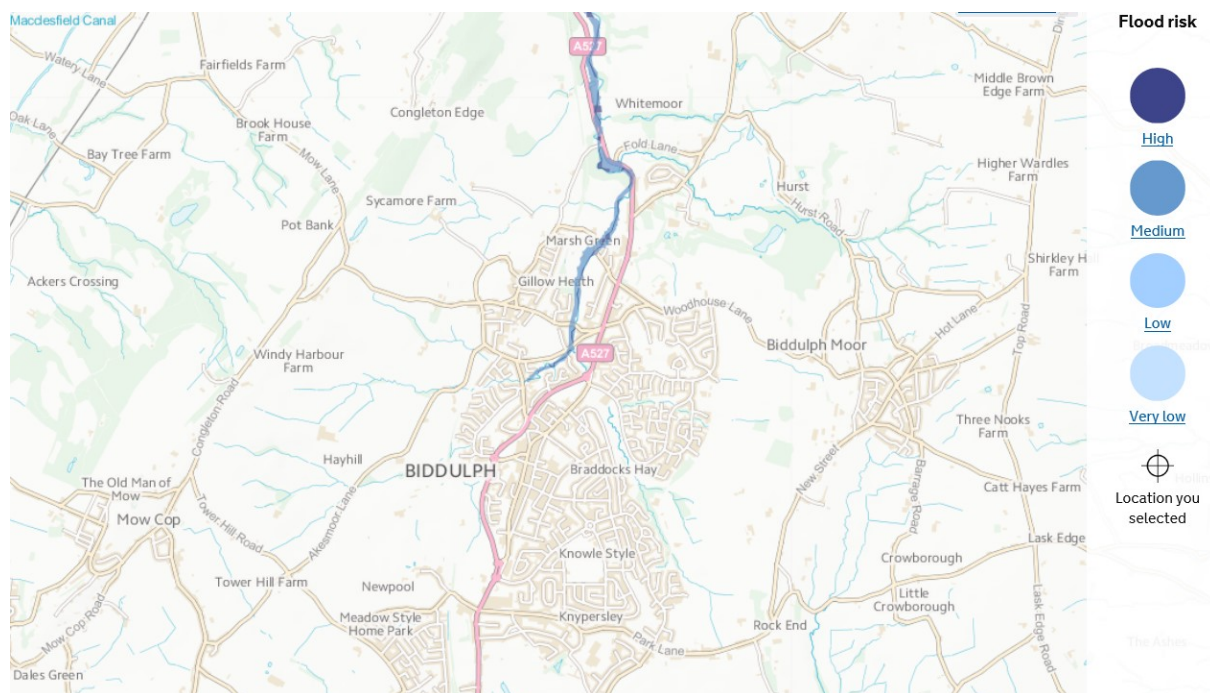
Nature Recovery Network Map



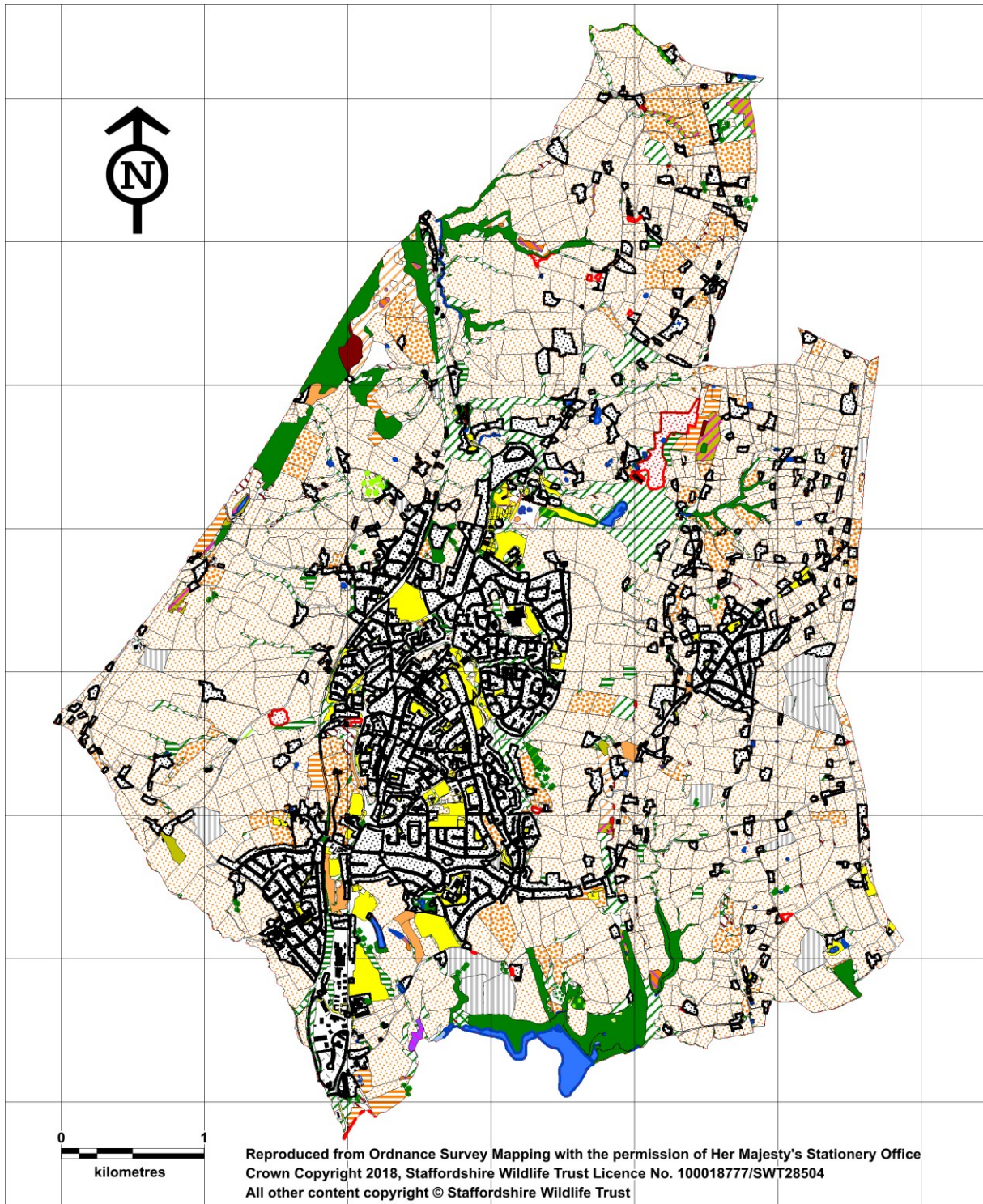
Extent of Surface Water Flooding- Environment Agency



Extent of River Flooding- Environment Agency



Habitats Map and Key



A Key to Colours and Patterns used on SER & SWT Habitat Maps

Introduction:

These colours are broadly based on the "Handbook for Phase 1 habitat survey" published by Nature Conservancy Council, 1990, now distributed by the Joint Nature Conservation Committee. Categories marked '*' are not the same as in the Handbook

Woodland and scrub categories

	A1*: Undefined woodland		A111: Semi-nat. broad-leaved woodland		A112: Broad-leaved plantation
	A121: Coniferous woodland		A122: Conifer plantation		A13*: Mixed woodland
	A2*: Scrub		A21: Dense/continuous scrub		A22*: Scattered scrub
	A3*: Scattered trees : over other habitats:		A3		A31
			A32		Orchards

Grassland and marsh categories

	B*: Undefined grassland		B11: Unimproved Acid gld		B21: Unimproved Neutral grassland
	B31: Unimp. calc. grassland		B12: Semi-improved acid gld		B22: Semi-improved neutral grassland
	B32: Semi-imp calc. grassland		B4*: Improved grassland		B5*: Marsh/marshy grassland
	B6*: Poor semi-improved gld		J12: Amenity grassland		B4a*: Improved grassland or arable

Tall herb and fern categories

	C11: Continuous bracken		C12*: Scattered bracken		C3*: Undefined tall herbs
	C31: Tall ruderal herbs		C32: Non-ruderal tall herbs		J11*: Arable land
	J13*: Ephemeral/short perennial herbs		J14: Introduced shrubs		

Heathland categories

	D*: Undefined heathland		D1: Dry dwarf shrub heath		D2*: Wet dwarf shrub heath
	D3*: Lichen/bryophyte heath		D5*: Dry heath/acid grassland mosaic		D6*: Wet heath/acid grassland mosaic

Wetland categories; mire, swamp and open water

	E1: Sphagnum bog		E2: Flush and spring		E3*: Fen
	E4: Bare peat		F21*: Marginal vegetation		F22: Inundation vegetation
	F1: Swamp		G2: Running water (linear feature)		
	G*: Open water, both standing (G1) and running (G2) if water body is wide enough				

Rock exposures and waste categories

	I111*: Inland cliff (acid/neutral)		I121: Scree (acid/neutral)		I13: Limestone pavement
	I112*: Inland cliff (basic)		I122: Scree (basic)		I142: Basic rock exposure
	I14*: Natural rock exposure		I141: Acid rock exposure		
	I2*: Artificial exposures		I21*: Quarry [I22: Spoil 'S'; I23: Mine 'M'; I24: Refuse-tip 'R']		

Miscellaneous other categories

	J211*: Intact hedge (sp-rich)		J221*: Defunct hedge (sp-rich)		J231*: Hedge with trees (sp-rich)
	J212: Intact hedge (sp-poor)		J222: Defunct hedge (sp-poor)		J232: Hedge with trees (sp-poor)
	J24: Fence		J25: Wall		J26: Dry ditch
	J27: Boundary removed		J28: Earth bank		
	J3*: Built-up land		J32: Industrial		J36: Buildings
	J34: Caravan site		J4: Bare ground		UR0: Houses and gardens (BHT)

Interpretation

The policy includes a general requirement to consider impacts on the natural environment and also highlights elements of the natural environment that are particularly sensitive.

NE 2: Urban Edge

New development on the edge of the Biddulph Town and rural settlements must incorporate sensitively designed boundary treatments and landscaping to create an appropriate transition to the rural environment.

Interpretation

This policy requires sensitive boundary treatments to create a 'soft' transition, such as hedges and planting. Hard boundary treatments, such as concrete and timber close boarded fencing, would not be appropriate.

NE 3: Local Green Space

Local Green Spaces must remain as open space and their community value must be maintained or enhanced.

Development proposals adjacent to or affecting Local Green Spaces will be supported only where there is no significant adverse impact on the community value or open character of the space.

Add the list of designations and link to the appendices where they are located with maps. Consider separating policy to make clear the test for the LGS and the test for adjacent development.

Interpretation

By protecting community value and open character, the policy precludes most development in Local Green Spaces. A possible exception may be very small-scale development that directly supports the community value of the space, without compromising its open character.

The policy also requires impacts on Local Green Space to be considered for adjacent or nearby development proposals. Such impacts could include noise, visual impact, access or blocking of sunlight.

NE 4: Biddulph Valley Way

Development proposals must take account of the Biddulph Valley Way in terms of design and impact. This includes:

- Not encroaching into the route of the Biddulph Valley Way (see plan **); and
- Providing a positive setting for the Biddulph Valley Way in terms of design, boundary treatments, and natural surveillance.

Interpretation

Development should not turn its back on the Biddulph Valley Way, for example by flanking them with hedges or fencing. It is essential that open surveillance be maintained. It is highly desirable for new development to provide links to existing pedestrian, cycle and bridle route and (see Design policies).

NE 5: Protection of Views of Local Importance

This policy aims to preserve or enhance significant local views of important buildings, townscape, and skylines within the built and natural environment of Biddulph Town Centre.

The following views and vistas (as shown on Map **) have been identified as being locally important:

1. From the Bypass towards Mow Cop;
2. From the Bypass north towards Biddulph Town Centre;
3. Well Street towards Mow Cop;
4. John Street towards the north;
5. Wharf Road towards Mow Cop;
6. Wharf Road roundabout towards Mow Cop;
7. Station Road towards the north;
8. War memorial towards the north;
9. South View towards the west;
10. Between Wetherspoons and B&M.

The Design and Access Statement that supports planning applications for developments that may affect these views and vistas must demonstrate how the proposal would preserve or enhance them.

These will need to be marked clearly on a plan and their description refined once they are agreed. The photos taken should also be included for clarity.

Interpretation

This policy seeks to protect key views within Biddulph Town Centre and vistas towards the open countryside.



Housing

Located to the western fringes of Staffordshire Moorlands, the rural parish of Biddulph 'The Garden Town' consists of the main settlement of Biddulph, and smaller settlements set within the Green Belt and open countryside of Biddulph Moor and Gillow Heath. The growth strategy for the Neighbourhood Plan considers a number of factors that include constraints such as Green Belt, special landscape designations, topography, and infrastructure.

The following map shows the current Green Belt boundary in relation to the Neighbourhood Area:

(Image, Map, Table or Graph here)

(July 2018, http://alasdair.carto.com/viz/c1925a82-9670-11e4-ab1a-0e853d047bba/embed_map)

The Housing Needs Assessment February 2018 [check the date] considered local factors specific to the Neighbourhood Area and the potential impact on demand/need for certain housing types. The following table illustrates these types identified and the rationale for need, furthermore it goes on to highlight how or why these should be addressed through planning policy.

Table 7-1: Summary of local factors specific to Biddulph with a potential impact on neighbourhood plan housing type

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
Affordable Housing (AH)	SHMA, CACI, Land Registry Price Paid, Estate Agent surveys	<p>The Average (mean) Affordability Ratio (AR) and the Lower Quartile Affordability Ratio (LQAR) for Biddulph were 4.7 and 5.9 in 2017, respectively.</p> <p>This compares with a LQAR for Staffordshire Moorlands of around 7.2 in 2015.</p> <p>This data suggests entry level dwellings are relatively affordable in Biddulph compared with the District generally.</p> <p>Based on properties currently being marketed (January 2018), and taking into account house price data in the SHMA and feedback from local estate agents, an entry-level dwelling is estimated to cost £110,000. At this price point, using CACI data on household income, around 52% of all households</p>	<p>Affordability issues will be exacerbated by the reported increase in house prices in the area in recent years. Moreover, in order to address demographic trends that have seen a decline in those aged between 25 - 44 and a forecast loss of people of working age, it is appropriate for social rented housing to form the majority of affordable homes provided.</p> <p>On the basis of the affordability evidence we have gathered, we would recommend that forms of 'intermediate' AH such as Shared Equity, Discounted Market for Sale Housing (DMSH) as well as rental models such as Affordable Rent should be considered as part of the</p>

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
		<p>are unable to afford to purchase a dwelling of this type.</p> <p>As regards access to the private rental market, 43% of all households are unable to access entry-level type dwellings for rent. Given this is the most affordable open market tenure, we can conclude that 43% of households are unable to access housing suited to their needs, given their household composition, without subsidy.</p> <p>The SHMA presents a more extreme picture of affordability in Biddulph, suggesting 78.1% of existing households and 93.7% of newly forming households (NFHs) cannot afford to buy entry level market dwellings.</p>	<p>AH quota within the NPA.</p> <p>Biddulph should also seek build to rent (BTR) development, a percentage of which may be 'intermediate rented housing' so as to address the need for affordable market housing for younger age groups.</p> <p>On the basis of the Housing Waiting List, there is no requirement for the NDP to develop an affordable housing policy that specifies what proportion of new build housing should be AH that departs from SMDC's emerging policy H3; it is worth noting however that this data should be used with caution in arriving at an accurate picture of housing need.</p>

		<p>Notwithstanding the evidence of an ageing population, evidence drawn from local estate agents suggests Biddulph remains an attractive place for young people.</p> <p>The Housing Waiting List data provided by SMDC suggests there are 76 households in priority need in the NPA.</p> <p>The SHMA suggests that affordability issues may drive an increase in concealed households and dampen new household formation; data on concealed households and household composition, which indicates an increase in the number of households with non-dependent children over the inter-censal period, provides some evidence of this in Biddulph.</p>	
Demand/need for smaller dwellings	Census	<p>Childless couples and one-person households constitute 31.8% and 27.2% of the population, respectively.</p> <p>Single person households have recorded the greatest proportional uplift at 16.6% over the inter-censal period.</p> <p>The growth of households with non-dependent children points to depressed household formation rates, a finding supported by the small, but statistically significant, presence of concealed households in the area (70 at the time of the last Census).</p>	<p>Policy should address the needs of concealed households through the provision of smaller, affordable market dwellings as well as AH so as to encourage household formation and help stem the decline of the local working age population living in the area.</p> <p>In terms of size of dwellings, the trends identified point towards the need for a mix of smaller dwellings and family sized homes, of 2-5 habitable rooms.</p>

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
Demographic change	Census, SHMA	<p>The numbers of people aged between 25-44 fell in Biddulph during the inter- censal period by 11.4%; this mirrors projected trends in the District in which the proportion of the population aged under 65 is forecast to fall by some 10.4% between 2011 and 2031.</p> <p>Data from the SHMA suggests that the District will see an increase in lone parent households, elderly couple households, one person-households of all ages and an overall loss of households of working age. Given the similarity in the data between Biddulph and the wider District, these trends are likely to impact on the NPA.</p>	<p>Trends relating to the decline in the population of those falling into younger age brackets raise questions as to the long-term viability of services typically used by younger age groups such as schools. Indirectly it also impacts on a wider range of businesses, given the implicit reduction in the working age population.</p>
Family-sized housing	Census, Estate Agents Survey	Families with children made up the largest group in	The evidence of decline in the economically active population is amplified at the District level through forecasts suggesting the overall loss of working age households. The objective should be to maintain

		<p>Biddulph at 37.1% of the population in 2011.</p> <p>Notwithstanding these trends, the area remains an attractive place to live on account of its closeness to centres of employment and its relative affordability. Moreover, families are drawn to the area on account of its high-quality schools.</p>	<p>Biddulph as a working as well as retired community, able to sustain the businesses, services and facilities essential to thriving community life.</p> <p>The needs of families should be prioritised, firstly so as to retain a balanced population in future years, but also so as to capitalise on the area's natural appeal to them.</p>
Housing for independent living for older people	Census, SHMA	<p>Biddulph shows strong evidence of an ageing population, with that aged 65-84 having increased by 22.6% and those aged 85+ increasing by 57.3% over the inter-censal period.</p> <p>This chimes with data in the SHMA that forecasts an increase in those aged over 65 by 46% between 2011 and 2031, suggesting these trends are forecast to continue in the NPA over the Plan period.</p>	<p>Considering the findings of age structure and household composition together, there is clear evidence of an ageing population. The impact of this over the medium to long term will be profound, requiring not only additional dwellings suited to the needs of the elderly but also an activist policy that seeks to maintain a balanced demographic in future years.</p> <p>Working from the recommended number of specialist dwellings for each 1000 people aged 75+ put forward by the Housing LIN⁵⁸ the following provision should be provided over the Plan period:</p>

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
			<ul style="list-style-type: none"> • 91 additional conventional sheltered housing units; • 182 additional leasehold sheltered housing units; • 30 additional 'enhanced' sheltered units, split 50:50 between those for rent and those for sale; • 15 additional extra care housing units for rent; • 46 additional extra care housing units for sale; • 9 additional specialist dementia care beds.
Tenure of housing	Census	<p>In 2011, tenure in Biddulph was split 77.4% (owner occupation), 12.2% (social rented) and 9.1% (private rented). It has a significantly higher proportion of social rented housing than the District as a whole.</p> <p>The town retained 18 shared ownership dwellings over the period 2001- 2011 (in contrast with the District, where numbers declined over the same period).</p> <p>During the inter-censal period, in line with District trends, there was a very substantial increase in privately rented dwellings from 359 to 703 dwellings.</p>	<p>Owner occupation has been the dominant trend in tenure; however, as we have seen, this tenure is beyond the means of the vast majority of households; planners should therefore encourage other forms of tenure to come forward, such as shared ownership, starter homes and the private rented sector.</p>

(Pg insert page numbers from final version, Biddulph Housing Needs Assessment, February 2018, AECOM)

It is clear from the table that there is a need for:

- Any affordable homes, provided in the Parish include a mix of shared equity, discounted market for sale housing and affordable rent.
- Promote self-build.
- Housing suitable for independent living for older people.
- provision of smaller, affordable market dwellings as well as AH so as to encourage household formation and help stem the decline of the local working age population living in the area.

Issues also raised about housing and growth through the neighbourhood plan process included concerns over recent applications been granted permission in the Green Belt and the wider impact of these in terms of the infrastructure deficiencies. Also, the size of infill developments, which have resulted in the overdevelopment of plots within Biddulph.

The housing growth policies aim to inform future housing growth to ensure it is supported in sustainable locations and benefits the existing and new communities of the area.

These policies should be read in conjunction with policy H1 in the emerging Local Plan.

HOU 1: Affordable Housing Delivery

For developments where housing mix or affordability requirements apply, the following must be achieved:

- **Affordable provision must be provided within the neighbourhood area, where this is not delivered on site, financial contributions toward provision would be within the neighbourhood area;**
- **Housing must be designed to be tenure-blind.**

The mix of housing must be based on a current housing needs assessment, to ensure that local need is fully reflected. In particular, housing mix must address identified deficiencies in Biddulph, including:

- **Housing suitable for independent living for older people;**
- **Affordable homes that include shared equity, discounted market for sale housing shared ownership and affordable rent.**

The following types of housing are particularly welcomed, which may include:

- **Self-build housing; and/or**
- **Innovative design for high environmental performance.**

Interpretation

Affordable Homes provision and requirements are set in policy H3 of the emerging Local Plan. As part of the neighbourhood plan review the Housing Needs Assessment will be considered and amended where applicable. This policy encourages self-build.

HOU 2: Infill Housing

Housing development of small infill sites will be supported within existing residential built frontages, subject to:

- **The housing being set-back and spaced to complement the existing townscape;**
- **There being no significant detrimental impact on surrounding residential properties;**
- **Avoiding over-development by ensuring that the number of houses relate to the size of the site and the established character of the area.**

Interpretation

Infill housing will normally comprise 1-3 houses, and is unlikely to exceed upper limit of 5. This does not apply to larger sites that are windfall within the town centre. Where sites are in the Green Belt national policy requirements will also be considered in conjunction with this policy.

Infrastructure

Biddulph has developed from several smaller settlements known as Biddulph Moor; Biddulph Park; Biddulph; Bradley Green; Brown Lees; Gillow Heath and Knypersley. Whilst some of these smaller settlements remain as such set within the rural landscape others have developed and form the wider area known as Biddulph Town today. As such this growth has required upgrading and development of the infrastructure. Not only in terms of highways but also community infrastructure of local services including drainage and water management.

Through the community engagement of the Neighbourhood Plan the lack of appropriate or supporting infrastructure was highlighted. The key priorities to be addressed included:

- issues surrounding flooding and water management;
- pinch points in the highway network;
- the current ability or lack of capacity for the current highway network to function before any new development is proposed; and
- Communications, access to super-fast broadband and telecommunications.

In order to plan positively for the future sustainability of Biddulph it is necessary that any planning application is considered not only in the context of the site but its wider contribution or demand on the existing infrastructure. In section [\[insert section of the plan when known\]](#) these infrastructure deficiencies are highlighted further.

Policy SS6 Biddulph Area Strategy in the emerging Local Plan does identify opportunity for supporting infrastructure improvements stating that it supports the creation of:

“major mixed-use development opportunities and related infrastructure improvements for the following strategic sites:

- *Wharf Road Strategic Development site - mixed-use development including housing, employment, retail and supporting infrastructure will be supported in line with policy DSB1.*
- *Tunstall Road Strategic Development site - housing and employment will be supported in line with policy DSB3.*

Developments should secure Sustainable Urban Drainage Systems in line with national planning policy and manage surface water discharge rates in accordance with the Sustainable Drainage Systems Non-statutory Technical Standards (DEFRA, 2015).”

(Pg?, Staffordshire Moorlands Local Plan, Submission Version, April 2018).

The emerging Local Plan also identifies that Biddulph is the second largest settlement within the district and the opportunity that CIL contributions could also provide financial support to infrastructure improvements that address the issues of cumulative growth. Policy SS12 Planning Obligations and Community Infrastructure Levy makes clear that:

“Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions.”

(Pg 81, Staffordshire Moorlands Local Plan, Submission Version, April 2018).

The NPPF, also sets out in paragraph 34 that:

“Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not make development unviable, and should be supported by evidence to demonstrate this. Plans should also set out any circumstances in which further viability assessment may be required in determining individual applications.”

The following policies seek to address the concerns and issues raised through community engagement and build upon the strategic policies of the emerging Local Plan.

Householders were asked: ‘We are considering Biddulph's traffic issues in relation to future development, please list any road junctions that you think are heavily congested’.

The summary of responses (is as follows):

163	75	0	4	35	7	36	9	17	40	8
Cross Road	Park Lane	Conwy Road	Roaches	New Pool Road	Bridge	By Pass	Meadows Roundabout	St Johns Road	Tunstall Road	Thames Drive

9	7	128	91	40	27	47	6	47	37	61	30	19	26	42
Mill Hayes	Childer Play	Congleton	Woodhouse	Smithy Lane	Marsh Green	Mow Lane	Gillow Heath	Halls Road	Biddulph Arms	King Steet	John Stret	Well Street	Lawton Street	High Street

39	32	46	12	13	44	1	1	#	1518
South View	Wharf Road	Sainsburys	Grange Road	Biddulph Moor	Bus	Cycle	Taxi		Total

The numbers represent the number of responses received; the wording is used by those completing the form.

[Add in additional text to this section on flooding.](#)

INF 1: Critical Road Junctions

New development must not cause any severe adverse impact on capacity or road safety.

This is especially critical for existing transport pressure points, which are:

- Junction of A527 and Childrerplay Road;
- Junction of A527 and Mill Hayes Road, industrial estate;
- Junction of A527 and Brown Lees Road;
- Junction of Tunstall Road and Newpool Road;
- Junction of Meadows Way and St Johns Road;
- Junction of Meadows Way and Tunstall Road;
- Junction of Meadows Way and Wharf Road;
- Junction of Meadows Way and Station Road;
- Junction of Congleton Road and Thames Drive;
- Junction of Congleton Road and Halls Road;
- Junction of Congleton Road and Mow Lane;
- Junction of Congleton Road and Smithy Lane;
- Junction of Congleton Road and Woodhouse Lane;
- Junction of Congleton Road and Marsh Green Road;
- Junction of Congleton Road and Grange Road;
- Junction of New Street and Leek Lane;
- Junction of New Street and Woodhouse Lane;
- Junction of New Street and Rudyard Road; and
- Junction of New Street and Hot Lane.

This could be demonstrated in the Transport Assessment where this is a requirement or as part of the Design and Access Statement.

Interpretation

UVE to draft once the policy is finalized, this should include making clear when this would be triggered such as 15 homes like the affordable figure, ask Staffs C.C for advice on number and include in the rationale. Residual impact should be considered.

INF 2: Sustainable Drainage

Development proposals must be designed to include sustainable drainage water management measures as part of the design.

Sustainable drainage or water management measures must form an integral part of the design and layout, including utilising balancing ponds and water channels as an open part of the landscape.

Interpretation

This policy requires sustainable drainage to be incorporated into development proposals, as an integral part of the design and layout. Balancing ponds and water channels must be an integral part of landscape design, rather than being covered and culverted, which can create maintenance and operational problems.

INF 3: Community Infrastructure

In considering allocation of CIL monies, the following infrastructure priorities should be considered:

- Adequate and proper provision for surface water and foul water management;
- Areas that currently experience flooding. Schemes that provide innovative planting and improvements to bio-diversity will be encouraged;
- Provide better linkages to national cycle network, including the Biddulph Valley Way, Route 55;
- Provision of improved access to public transport;
- Provision of new Local Green Spaces, including. formal park space;
- Sensory garden;
- Play facilities, including those for older young people;
- Creative space, including. entertainment facility and expansion of heritage facilities within the town centre.
- Sites and opportunities to enhance areas shown on the Nature recovery map.
- Improve or enhance the Biddulph Valley Way for the enjoyment of the community and natural habitat value.

In allocating Section 106 financial contributions made against local plan policy requirements, similar priorities are encouraged.

Interpretation

This policy sets out infrastructure priorities. With reference to Local Green Spaces these would be considered when reviewing the Neighbourhood Plan.

Design

Biddulph is predominantly set within the greenbelt, set within the rural area of Staffordshire Moorlands. It has a distinctive rural character, comprising of Biddulph town, where the largest concentration of services, facilities, employment and housing are located and smaller rural settlements of Brown Lees, and Biddulph Moor.

The Neighbourhood Area has a number of designations for both the built and natural environment.

To be sustainable, new development needs to be well designed, to complement the existing character and quality of the rural area. New buildings, streets and spaces should be integrated within their setting, both functionally and aesthetically. This is echoed in the responses from the community survey highlighted key design aspects. 71% of those who responded to the householder survey said that new development should be designed to fit well with the existing environment and 61 % said the scale and height should be in keeping with surrounding buildings. It was not just the design that was important with 64% also agreeing that new development should include footpaths and cycle routes connecting corridors to schools, shops and the town centre.

The NPPF confirms that good design is indivisible from good planning. It recognises that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle always to secure good design, particularly where developments are in an isolated location. Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Paragraph 124 of the NPPF states that:

“Planning policies and decisions should support the creation of high quality buildings and places. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”

It goes on to acknowledge in paragraph 126 that:

- “Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and effective landscaping;*
 - c) respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

For Biddulph these requirements are interpreted in design policy DES1 and DES2.

DES 1: Design

New development must complement the local context and be sustainable. Development must:

- **complement the existing character and townscape in terms of scale and massing;**
- **complement the established layout in terms of set-back from the road and spacing around dwellings;**
- **uses high quality, authentic durable materials, to complement the site, character and surrounding context;**
- **provide sustainable drainage and permeable surfaces in hard landscaped areas;**
- **provide screened storage space for bins and recycling.**

Distinctive, site-specific architectural solutions will be encouraged, especially innovative designs in terms of building energy performance.

Interpretation

Design and access statements submitted with planning applications should make clear how the requirements of this policy have been met.

In terms of high-quality materials, the policy would be met by authentic local materials and other durable materials with a high standard of finish and durability.

DES 2: Public Realm, Car Parking and Movement

New development must demonstrate high standards of urban design by:

- **providing ease of movement for pedestrians, including by connecting to surrounding pedestrian routes and Public Rights of Way, including local services, schools and Town Centre;**
- **provide safe streets in residential areas;**
- **providing a mix of car parking as an integral part of the layout, so that vehicles do not dominate the streets and spaces;**
- **ensuring that parking space provided within the curtilage of each dwelling is proportionate to the size of the property;**
- **avoiding adverse impacts on the capacity of the highway network, including through generating additional on-street parking; and**
- **improving and enhancing existing footpaths, pedestrian routes, cycle routes and bridleways including the Biddulph Valley Way.**

Interpretation

Applying this policy will require consideration of the impact of the new development, together with the combined impact of other approved developments.