

Biddulph Town Council



Final Neighbourhood Plan amendments- July 2023, based on Regulation 16 version

Page	Suggested change
Front page	July 2023, Final Draft
Contents page	Numbers to change, as appropriate.
4	Remove 'once made' Change second sentence to- The Biddulph Neighbourhood Plan will form part of the statutory development plan for the area, together with the adopted Staffordshire Moorlands Local Plan (September 2020).
5	In Policy Matrix: HCT1 to become 'Business Enterprise and Tourism Development' LE1 to become 'Biddulph Town Centre' LE2 to become 'Albion Mill Conversions' Remove INF3
8	Add 'Householder Questionnaire' to title of chart
11	Add 'Key below' to key habitat information
19	First bullet point, Improve to highways
21	Change the colour of the central circle- 'What does Town Centre Improvement look like?'
34	Sixth paragraph 'Neighbourhood Plan' (insert capital letters)
46	Twelfth bullet 'completed'
48	Add 'Householder Questionnaire' to the title of the first chart
49	Remove 'draft' from Local Plan
51	Remove italic effect from text
52	Update designations with agreed list. Remove third sentence about BVW sites.



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Page	Suggested change
	Remove most of final paragraph except 'The numbering above...'
53	First paragraph- change to 'NPs must meet certain 'basic conditions'. These have been tested through an independent examination and have been checked by the local planning authority, before the plan could proceed to referendum.'
53	Insert a statement at the beginning of the National Policy section 'NPPF references have been updated to reflect the 2021 version of the document'
54	As above, paragraphs 11 and 13 are still relevant.
54	<p>Amend Core Strategy/ Local Plan wording:</p> <p>The previous Local Plan Core Strategy adopted in March 2014 forms the starting point for this Neighbourhood Plan in terms of the strategic local policies. The (then emerging) Staffordshire Moorlands District Council Local Plan Document 2016-2031, went to consultation in Spring 2018, was examined in Spring 2020 and was adopted in September 2020. Whilst the basic conditions relate to the adopted Core Strategy strategic local policies, we have also taken account of the (then Emerging) Staffordshire Moorlands District Local Plan 2016-2031. The evidence base behind the Local Plan has informed the Neighbourhood Plan. This includes:</p> <ul style="list-style-type: none"> • Strategic Housing Market Assessment, Staffordshire Moorlands District Council, January 2016; • Strategic Green Infrastructure Network, Staffordshire Moorlands District Council, June 2017. <p>The Neighbourhood Plan Working Group has worked in close</p>



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	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.
56	<p>NPPF reference is now 86a.</p> <p>Amend Core Strategy/ Local Plan wording:</p> <p>The adopted Core Strategy, March 2014 and now Local Plan, September 2020 identifies a number of Spatial objectives that support these aims of the Neighbourhood Plan. These include:</p> <p>“SO5. To ensure the long-term vitality and viability of the three market towns of Leek, Biddulph and Cheadle.</p> <p>SO7. To support and enhance the tourism, cultural, recreation and leisure opportunities for the District’s residents and visitors.</p> <p>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.</p> <p>SO9. To conserve and improve the character and distinctiveness of the countryside and its landscape, heritage, biodiversity and geological resources.”</p>
57	<p>Replace Policy HCT 1 with:</p> <p>HCT 1: BUSINESS, ENTERPRISE AND TOURISM DEVELOPMENT</p> <p>Outside of the settlement boundaries of Biddulph and Biddulph</p>



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	<p>Moor, business, enterprise and tourism uses to diversify the rural economy will be supported subject to compliance with Green Belt policy and their being no significant adverse impact on:</p> <ul style="list-style-type: none"> ● the amenities of nearby residential properties; ● the rural landscape; and ● surrounding businesses and uses, including agriculture. <p>INTERPRETATION</p> <p>This is an enabling policy that enables suitable business and enterprise in the rural area. Enterprise uses include craft-based manufacture, knowledge-based activities, digital or creative industries. Significant impacts could include noise, vibration, dust, and traffic movements.</p>
58	<p>NPPF reference is now 120d.</p> <p>Amend Core Strategy/ Local Plan wording: The adopted Local Plan, September 2020 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</p>





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	<p>which makes them special places, as well as being prosperous and vibrant, catering for the needs of both the town and its hinterland.”</p>
58	<p>LE 1: BIDDULPH TOWN CENTRE</p> <p>Within the defined town centre, in addition to retail development other uses will be supported where they maintain or enhance the town centre’s vitality and viability.</p> <p>Where planning permission is required for the change of use of ground floor units to uses which are not open to the public, including residential use, a shopfront should be retained or provided.</p> <p>INTERPRETATION</p> <p>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.</p> <p>Remove from the map the text “The green line represents the area of the Neighbourhood Development Order” and also the red line showing the primary centre.</p>





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59	<p>Replace Policy LE 2 with:</p> <p>LE 2: ALBION MILL CONVERSION</p> <p>Within the defined area shown on the Map of Albion Mill Conversion, the following uses will be supported:</p> <ul style="list-style-type: none"> • Residential development; • 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. <p>This is subject to there being no significant adverse impact on the amenities of nearby residential properties.</p> <p>INTERPRETATION</p> <p>This policy should be applied in conjunction with Policies SS6, E1, E4 and H1 of the Local Plan</p> <p>The map showing the location of Albion Mill should be located alongside the policy rather than in a separate appendix.</p>
60	NPPF reference is now 92c, and below Paragraph 93





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61	<p>CF 2: EXISTING COMMUNITY FACILITIES</p> <p>Development proposals that enhance existing community facilities in the neighbourhood area will be supported. These facilities are:</p> <ul style="list-style-type: none"> • Biddulph Town Hall; • Biddulph Healthcare Centre; • Biddulph Methodist Church; • 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; <p>Developments that involve the loss of existing community facilities will only be supported where replacement facilities of the same or better quality are provided</p> <p>INTERPRETATION</p>





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	<p>This is an enabling policy and to ensure that the range of community facilities in the area remains undiminished. The Map of Existing Community Facilities shows the location of these facilities.</p> <p>Relocate “The Map of Existing Community Facilities” into the supporting text in this section of the plan and attach the name of each facility to the sites outlined in blue.</p> <p>Move the map in Appendix K to the main body of the text.</p>
62	NPPF reference is now paragraph 174
63	<p>Replace NE 1 with:</p> <p>NE 1: NATURAL ENVIRONMENT FEATURES</p> <p>New development should preserve and take opportunities to enhance the rural character of the area, taking account of the following features which have particular significance for landscape character, biodiversity and ecological interest:</p> <ul style="list-style-type: none"> • Wildlife areas including designated Local Wildlife Sites (see Map – Nature Conservation Sites); • Wildlife corridors and 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);





Page	Suggested change
	<ul style="list-style-type: none"> • Location of reported Protected Species (see Map – Protected species within Biddulph Parish); • Veteran trees, mature trees and hedgerows; • Former mineral extraction sites that have been fully worked and are becoming a natural habitat or have an ecological value or importance. <p>INTERPRETATION</p> <p>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.</p> <p>The policy should be applied with policy NE1 of the Staffordshire Moorlands Local Plan:</p> <p>Maps are included within the introductory section and appendices. High resolution documents are available online and when applying the policy, reference should be made to these maps.</p> <p>Insert the appropriate maps into the main body of the plan rather than in Appendices.</p>
63	<p>Replace NE 2 Interpretation text with:</p> <p>INTERPRETATION</p>





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	<p>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, unless adequately screened and softened by landscaping.</p>
64	<p>Replace NE3 with:</p> <p><i>The Neighbourhood Plan designates the following local green spaces:</i></p> <ol style="list-style-type: none"> <i>1. Humber Drive Community Space</i> <i>2. The Clough</i> <i>5. Biddulph Bowling Club</i> <i>7. Well Street Allotment</i> <i>10. Woodhouse Lane wooded area</i> <i>14. Ringwork Castle</i> <i>17. Eiger Close</i> <i>18. Uplands Play Area</i> <i>19. Geneva Way Green Space</i> <i>20. Behind Oxhey Drive</i> <i>21. Corner of the Uplands (southern part)</i> <i>23 Knypersley Cricket Club</i> <i>24. Knypersley Sports Ground</i> <i>26. Knypersley Bowling Club</i> <i>27. Knypersley Fishing Pool</i> <i>28. Green on Conwey Road</i> <i>29. Mill Hayes Sports Ground</i> <i>30. Butterfly Garden</i>



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Page	Suggested change
	<p>31. Mill Hayes Grass Verge</p> <p>32. Greenway Bank</p> <p>33. Mill Hayes Fishing pool</p> <p>34. Top Springfield Road</p> <p>35. Park Lane Allotments</p> <p>36. Moorland Road Allotments</p> <p>38. Shepherd Street/Slater Street</p> <p>42. Green space Kingsfield Crescent</p> <p>43. Lawton Crescent</p> <p>44. Land opposite Lawson Crescent</p> <p>45. Hawthorn Grove Play Area</p> <p>46. Queens Drive Green</p> <p>48. Highfield Place Green Space</p> <p>50. Land at end of Healey Avenue</p> <p>51. Farnworth Close</p> <p>52. Corner of Craigside</p> <p>59. Millennium Gardens</p> <p>60. Gillow Heath Station</p> <p>61. Paddock Play Area</p> <p>64. Brown Lees Fun Park</p> <p>65. Trent Head Well</p> <p>66. Hot Scotch Park</p> <p>68. Land adjacent to New Road Methodist Church</p> <p>69. Village Green</p> <p>70. Fields Behind Talbot Car Park</p> <p>71. Land behind bungalow off grange Road</p> <p>75 Coracle Grove</p> <p>76 Brown Lees Village Green (southern part)</p> <p>77 Brook Street Green Areas</p>



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	<p>86. Cherry Tree Lane 87. Hazel Grove Green Space 88. Stoneyfields Green Space</p> <p>Development proposals within these areas will be determined in accordance with national Green Belt policy.</p> <p>INTERPRETATION</p> <p>National policy states that Local Green Space has similar protection to Green Belts. It should be noted that the purpose of Local Green Space designation is related to community value, so is different to the five purposes for Green Belts.</p>
64	<p>Replace NE4 with:</p> <p>NE 4: BIDDULPH VALLEY WAY</p> <p>Development proposals must, where practical, have no significant adverse impact on the Biddulph Valley Way and its environs and must take opportunities to enhance the route.</p> <p>This includes:</p> <ul style="list-style-type: none"> • not encroaching into the route; • providing a positive setting in terms of boundary treatments and allowing natural surveillance.





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	<p>INTERPRETATION</p> <p>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 routes (see Design Policy DES 2).</p>
65	<p>NE 5: PROTECTION OF VIEWS OF LOCAL IMPORTANCE</p> <p>Development should preserve or enhance significant local views of important buildings, townscape and skylines within the built and natural environment of Biddulph Town Centre.</p> <p>The following views and vistas (see below) have been identified as being locally important, visible from the town centre:</p> <ol style="list-style-type: none"> 1. From the Inner Relief Road towards Mow Cop; 2. From the Inner Relief Road 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 66 and 68 High Street (currently Wetherspoons)





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	<p>and B&M).</p> <p>Major developments which are likely to affect any of these key views will be expected to demonstrate how the development has taken them into account in the form and layout of the scheme.</p> <p>INTERPRETATION</p> <p>This policy seeks to protect key views within Biddulph Town Centre and vistas towards the open countryside.</p> <p>Number the key views arrows with the appropriate number, to cross reference with the photographs in the plan.</p>
75	<p>Replace HOU1 with:</p> <p>HOU 1: HOUSING</p> <p>For developments where housing mix or affordability requirements apply, the following must be achieved:</p> <ul style="list-style-type: none"> • Affordable provision should be provided within the development. If this is not possible, affordable provision will be expected to be provided within the neighbourhood area, except in exceptional circumstances; • Housing must be designed to be tenure-blind.





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	<p>The mix of housing should 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:</p> <ul style="list-style-type: none"> • Housing suitable for independent living for older people (preferably in proximity to a bus stop); • Affordable homes that include shared equity, discounted market for sale housing shared ownership and affordable rent. <p>The following types of housing are particularly welcomed:</p> <ul style="list-style-type: none"> • First Homes • Self-build housing; • Innovative design; and • high environmental performance. <p>INTERPRETATION</p> <p>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.</p>
76	<p>Replace HOU 2 with:</p> <p>HOU 2: INFILL HOUSING</p>





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	<p>Housing development of small infill sites within or adjacent to settlement boundaries will be supported within existing residential built frontages, subject to:</p> <ul style="list-style-type: none"> • 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 established character of the area. <p>INTERPRETATION</p> <p>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. The allowing of infill housing adjacent to a settlement should not be interpreted as allowing extension of building frontages into the countryside.</p>
77	<p>Amend Core Strategy/ Local Plan wording:</p> <p>Policy SS6 Biddulph Area Strategy in the adopted Local Plan does identify opportunity for supporting infrastructure improvements stating that it supports the creation of:</p> <p>“major mixed-use development opportunities and related infrastructure improvements for the following strategic sites:</p>





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	<ul style="list-style-type: none"> • 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).” (Staffordshire Moorlands Local Plan, Adopted September 2020). The Local Plan also identifies that Biddulph is the second largest settlement within the district and the opportunity that Community Infrastructure Levy (CIL) contributions could also provide financial support to infrastructure improvements that address the issues of cumulative growth. Policy SS12 Planning Obligations and CIL makes clear that: <p>“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.”</p> (, Staffordshire Moorlands Local Plan, Adopted September 2020). The NPPF, also sets out in paragraph 34 that: <p>“Plans should set out the contributions expected from development. This should include setting out the levels</p>





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	<p>and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.”</p> <p>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’.</p>
77	<p>Incorporate INF3 into chapter- delete policy. Add: In considering allocation of CIL or section 106 monies, the following infrastructure priorities should be considered:</p> <ul style="list-style-type: none"> • Adequate and proper provision for surface water and foul water management; • Areas that currently experience flooding. • Schemes that provide innovative planting and improvements to biodiversity 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 and improvements in public realm.





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	<ul style="list-style-type: none"> • Sites and opportunities to enhance areas shown on the Nature Recovery and Wildlife Corridors Map (see Opportunities in Appendix F) • Improve or enhance the Biddulph Valley Way for the enjoyment of the community and natural habitat value. <p>In allocating Section 106 financial contributions made against local plan policy requirements, similar priorities are encouraged.</p>
79	<p>Replace INF 1 with:</p> <p>INF 1: CRITICAL ROAD JUNCTIONS</p> <p>In considering whether development would have a severe adverse impact on road capacity or safety, particular regard should be made to the following congestion pressure points:</p> <ul style="list-style-type: none"> • A527- Newpool Road • A527- Park Lane • A527- Tunstall Road • A527- St Johns Road <p>INTERPRETATION</p> <p>The plan outlining the ‘Critical Road Junctions’ shows all the critical junctions in Biddulph, where there is particular concern over traffic safety and congestion. Applying this policy will require consideration of the impact of the new development, together with the combined impact of other approved</p>





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	<p>developments.</p> <p>The submission of a Transport Assessment for qualifying schemes is a requirement of the Local Planning Authority</p> <p>The format of the policy should be consistent with others. The interpretation should be with the policy, not on a later page, separated. By other material.</p>
84	NPPF reference is now 126, and below Paragraph 130
85	<p>Replace DES 1 with:</p> <p>DES 1: DESIGN</p> <p>New development must complement the local context and be sustainable. Development must:</p> <ul style="list-style-type: none"> • 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; • use high quality, 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. <p>Authentic, distinctive, site-specific architectural solutions will be encouraged, especially innovative designs in terms of</p>





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	<p>building energy performance.</p> <p>INTERPRETATION</p> <p>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 materials with a high standard of finish and durability.</p>
85	<p>DES 2: PUBLIC REALM, CAR PARKING AND MOVEMENT</p> <p>New development must demonstrate high standards of urban design by:</p> <ul style="list-style-type: none"> • providing ease of movement for pedestrian routes and footpaths, including links to local services; • ensuring flanking buildings in residential areas have active frontages to provide natural surveillance; • providing a mix of car parking as an integral part of the layout, including garages, covered spaces and driveways, so that vehicles do not dominate the streets and spaces; • ensuring that the number of parking spaces provided within the curtilage of each dwelling is proportionate to the size of the property; • improving and enhancing existing footpaths, pedestrian routes, cycle routes and bridleways (and their settings) including the Biddulph Valley Way.



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	<p>INTERPRETATION</p> <p>The above policy requirements should be applied in a proportionate manner appropriate to the scale and type of development</p> <p>Applying this policy will require consideration of the impact of the new development, together with the combined impact of other approved developments.</p>
86	Change NDO wording.
88	<p>Fifth bullet- 'Improve cycle routes and opportunities within the town.'</p> <p>Sixth bullet- 'Address issues around buses and movement around town.'</p> <p>Seventh bullet- 'Review parking and use of the highways.'</p> <p>Eighth bullet- 'Ensure effective timely repairs to pavements'</p> <p>Nineth bullet- ' Monitor capacity...</p> <p>Remove 'overspill car park at the Biddulph Grange Gardens'.</p>



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