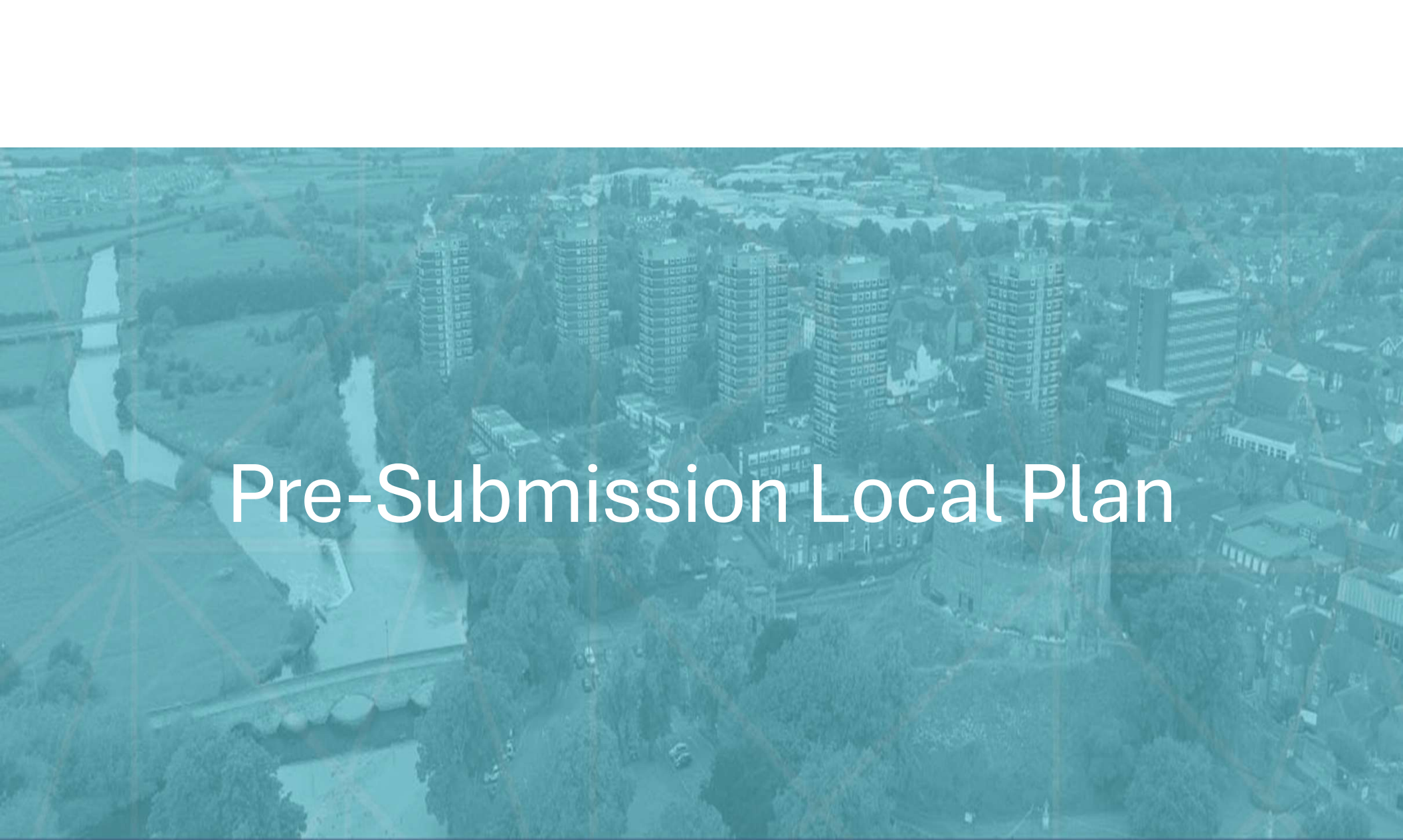




Pre-Submission Local Plan

What is a local plan?

- A local plan is a document that:
 - Addresses the needs and opportunities of the area
 - Covers topics such as housing, employment, and shops
 - Identifies where development should take place and areas where development should be restricted
 - Helps decide on planning applications and other planning-related decisions
 - Shapes infrastructure investments and determines the future pattern of development in the borough

Current stage

- The Pre-Submission Local Plan is the version of the new plan that it is intended to submit to the Secretary of State for examination.
- The plan contains policies to guide development in the borough up to the year 2043, including:
 - strategic policies on the location and amount of different types of development; and
 - development management policies that will be applied when determining planning applications.

Strategy - housing

- The housing target for the new plan is based on the standard method required by the National Planning Policy Framework (NPPF). The number of new homes to be delivered in the borough between 2022 and 2043 is set at **8,608**
- As the plan period started in 2022, some of these homes (**1,030**) have already been built;
- land will be allocated in the plan to deliver another **2,320** including **400** on the town centre regeneration sites;
- This includes releasing some land from the Green Belt to provide new homes;
- Even with the release of land from the Green Belt, there is still a shortfall of **4,663** against the target that will require assistance from our neighbouring councils and others in the wider region to deliver.

Strategy – employment

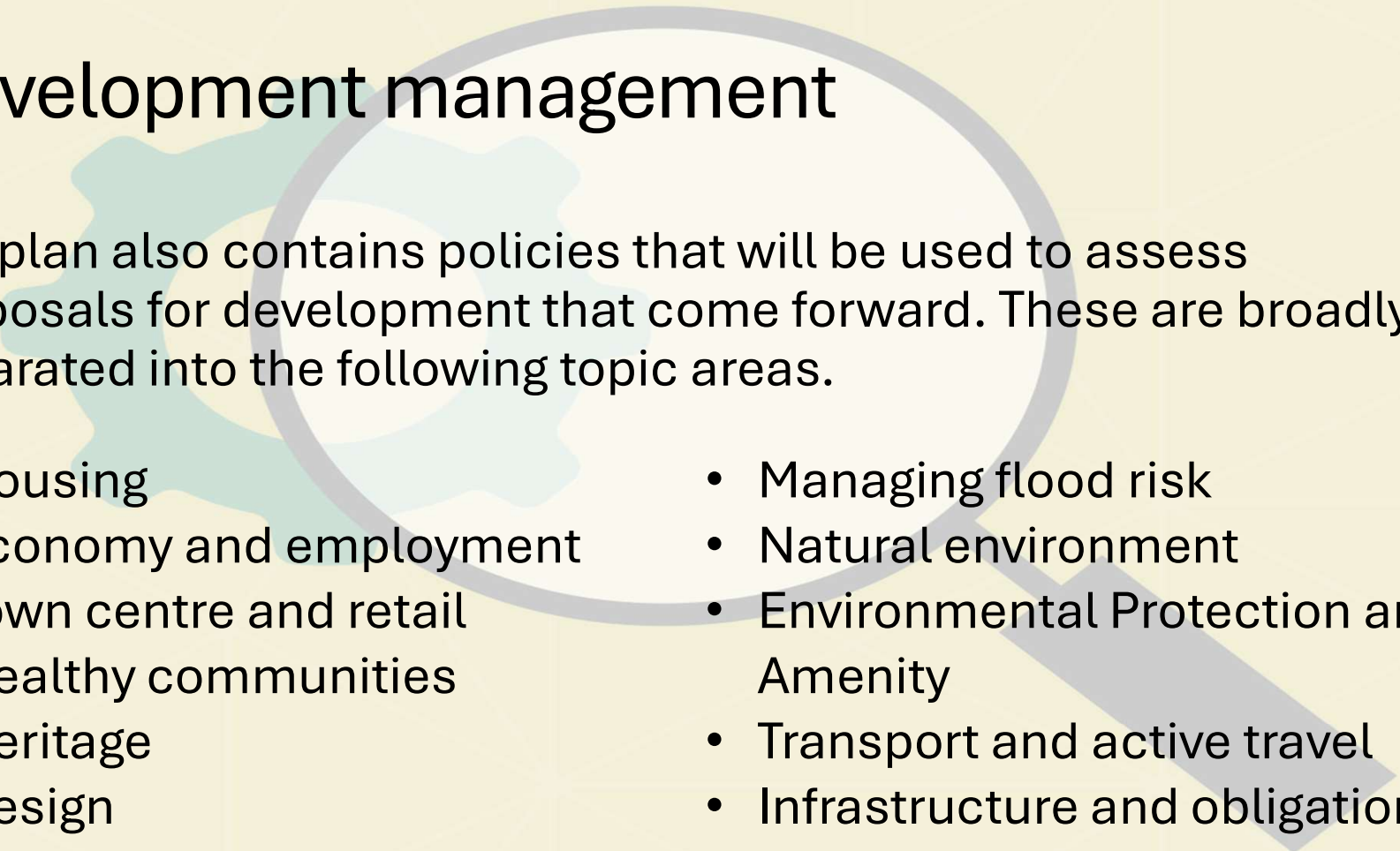
- The employment land need for the borough is informed by the Housing and Economic Development Needs Assessment 2025 (HEDNA)
- Set at 21.8Ha or 87,200sqm.
- A single site will be allocated in the plan that could deliver 9.8Ha
- Remaining need will be targeted at the existing employment areas
- Delivery of new employment land within the borough is challenging and it is likely that assistance will be required from our neighbouring councils and others in the wider region to achieve the target.

Strategy – retail and town centre

- The plan sets a target of 2,700sqm of new comparison retail floorspace.
- To be delivered in the town centre in line with the town centre first approach set out in the NPPF.
- Former Gungate precinct and Ankerside shopping centre are identified as key regeneration opportunity areas within the town.



Development management

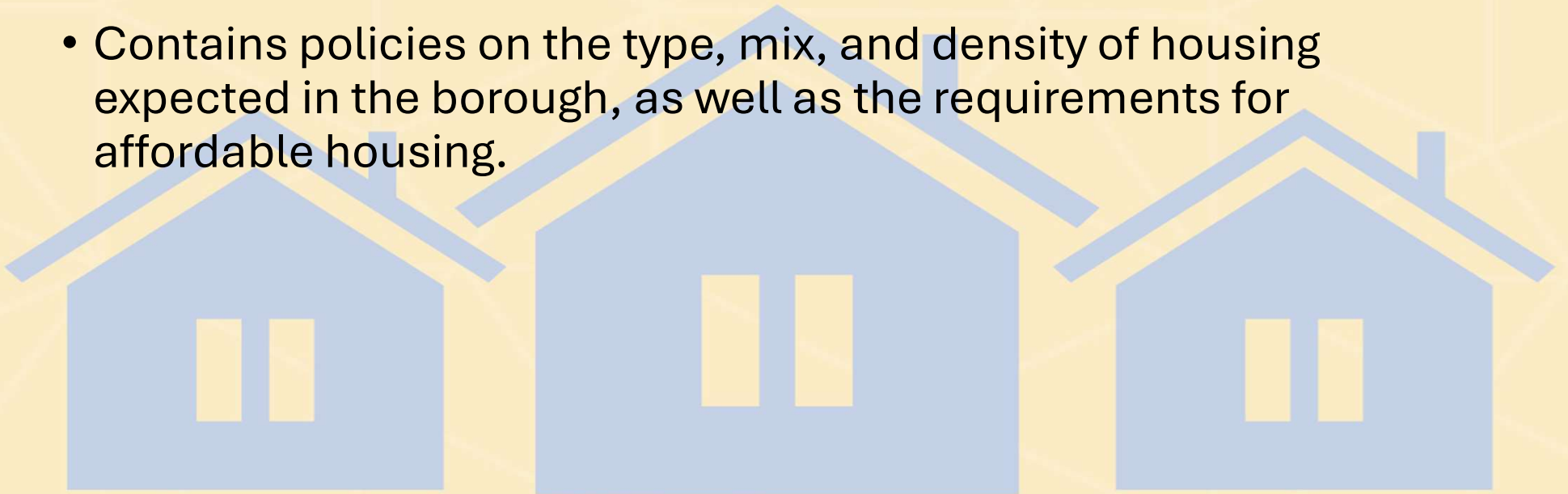


The plan also contains policies that will be used to assess proposals for development that come forward. These are broadly separated into the following topic areas.

- Housing
- Economy and employment
- Town centre and retail
- Healthy communities
- Heritage
- Design
- Managing flood risk
- Natural environment
- Environmental Protection and Amenity
- Transport and active travel
- Infrastructure and obligations

Housing

- Contains policies on the type, mix, and density of housing expected in the borough, as well as the requirements for affordable housing.



Housing

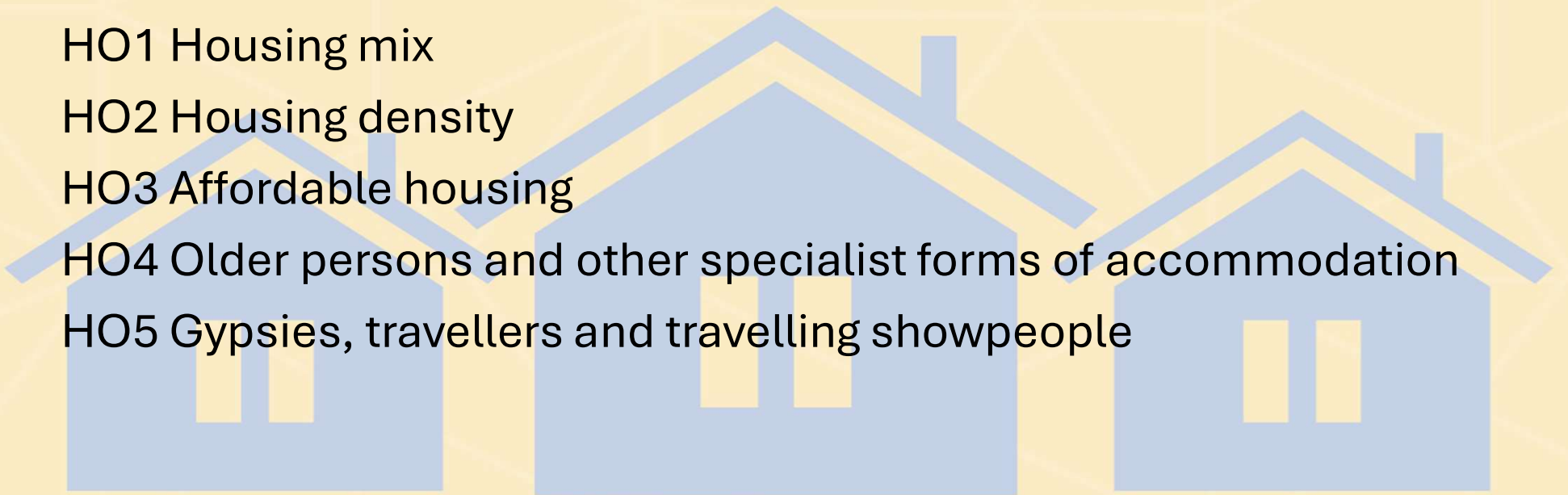
HO1 Housing mix

HO2 Housing density

HO3 Affordable housing

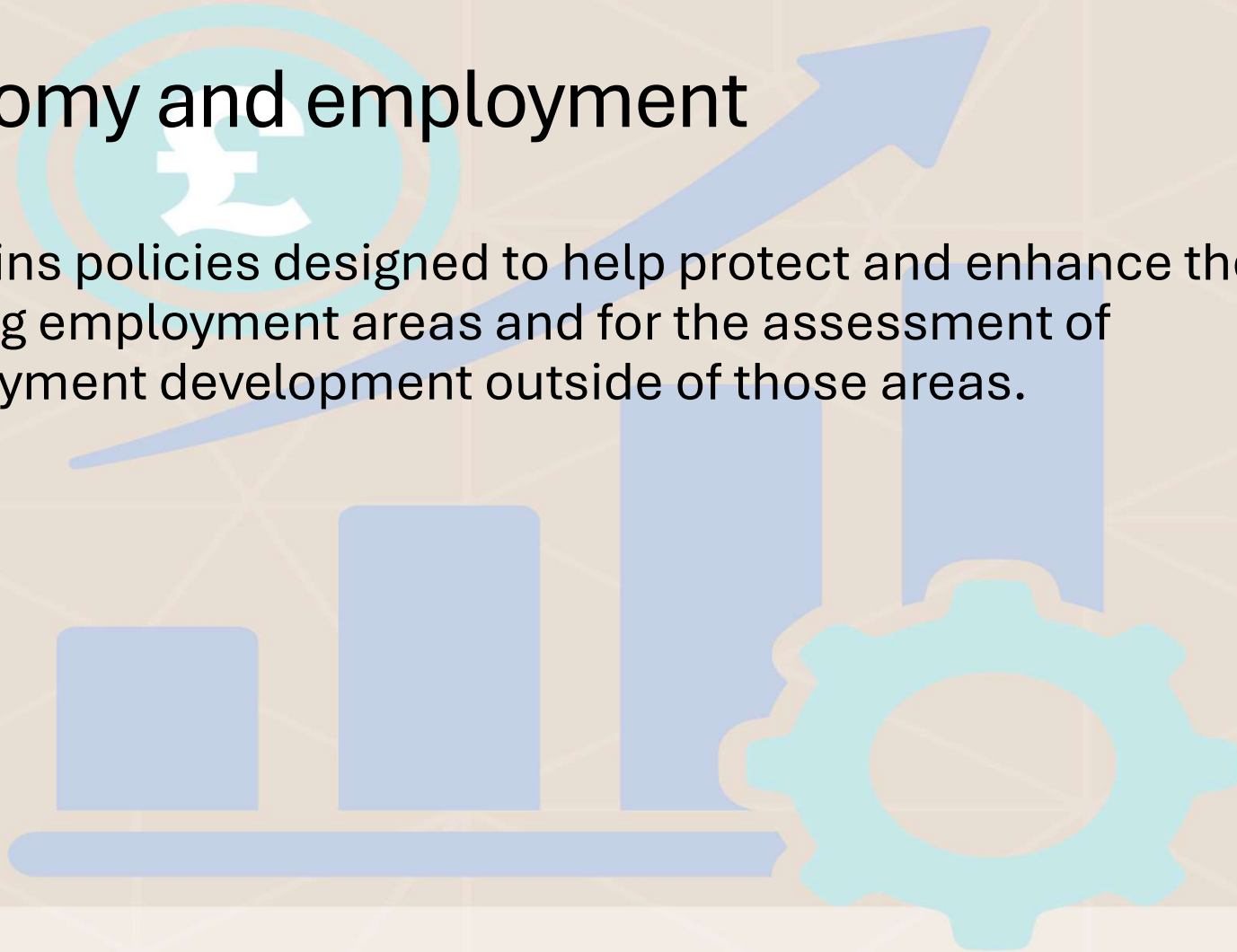
HO4 Older persons and other specialist forms of accommodation

HO5 Gypsies, travellers and travelling showpeople

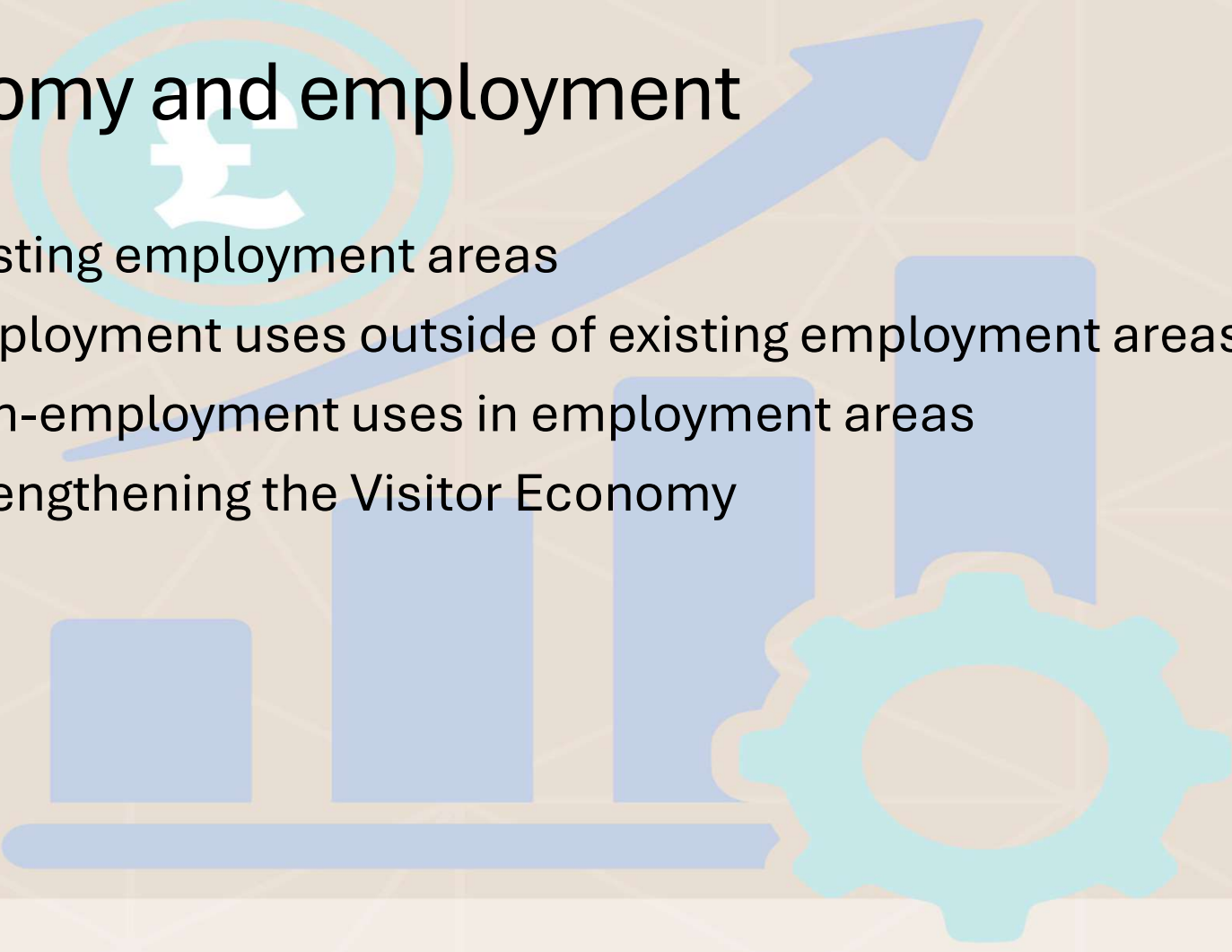


Economy and employment

- Contains policies designed to help protect and enhance the existing employment areas and for the assessment of employment development outside of those areas.



Economy and employment



EM1 Existing employment areas

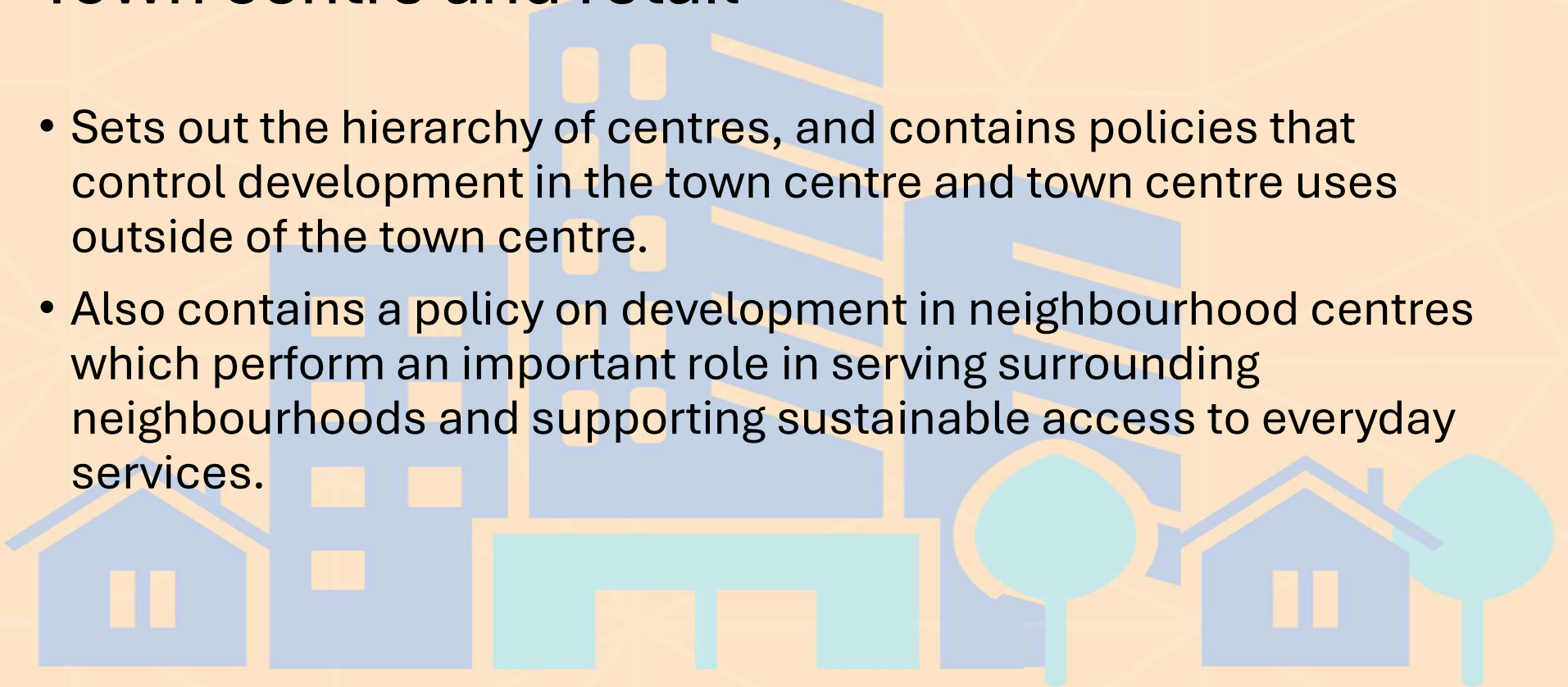
EM2 Employment uses outside of existing employment areas

EM3 Non-employment uses in employment areas

EM4 Strengthening the Visitor Economy

Town centre and retail

- Sets out the hierarchy of centres, and contains policies that control development in the town centre and town centre uses outside of the town centre.
- Also contains a policy on development in neighbourhood centres which perform an important role in serving surrounding neighbourhoods and supporting sustainable access to everyday services.



Town centre and retail

TC1 The Hierarchy of Centres

TC2 Development in the Town Centre

TC3 Gungate Regeneration Opportunity

TC4 Ankerside Regeneration Opportunity

TC5 Main Town Centre Uses Outside Centres

TC6 Development in Neighbourhood Centres



Healthy communities

- Contains policies that aim to help protect existing community facilities and require new facilities to support new development where appropriate.
- Also includes policies on open space, sport and recreation provision as well as public realm and safeguarding burial space and the location of hot food takeaways.



Healthy communities

HC1 Development affecting existing community facilities and public service infrastructure

HC2 Community facilities, public service infrastructure associated with new development

HC3 New and improved community facilities and public service infrastructure

HC4 Glascote Heath and Stonydelph (Pride in Place)

HC5 Existing open space, sport and recreation facilities

HC6 Open space, sport and recreation provision in new development

HC7 New and improved open space, sport and recreation provision

HC8 Leisure quarter

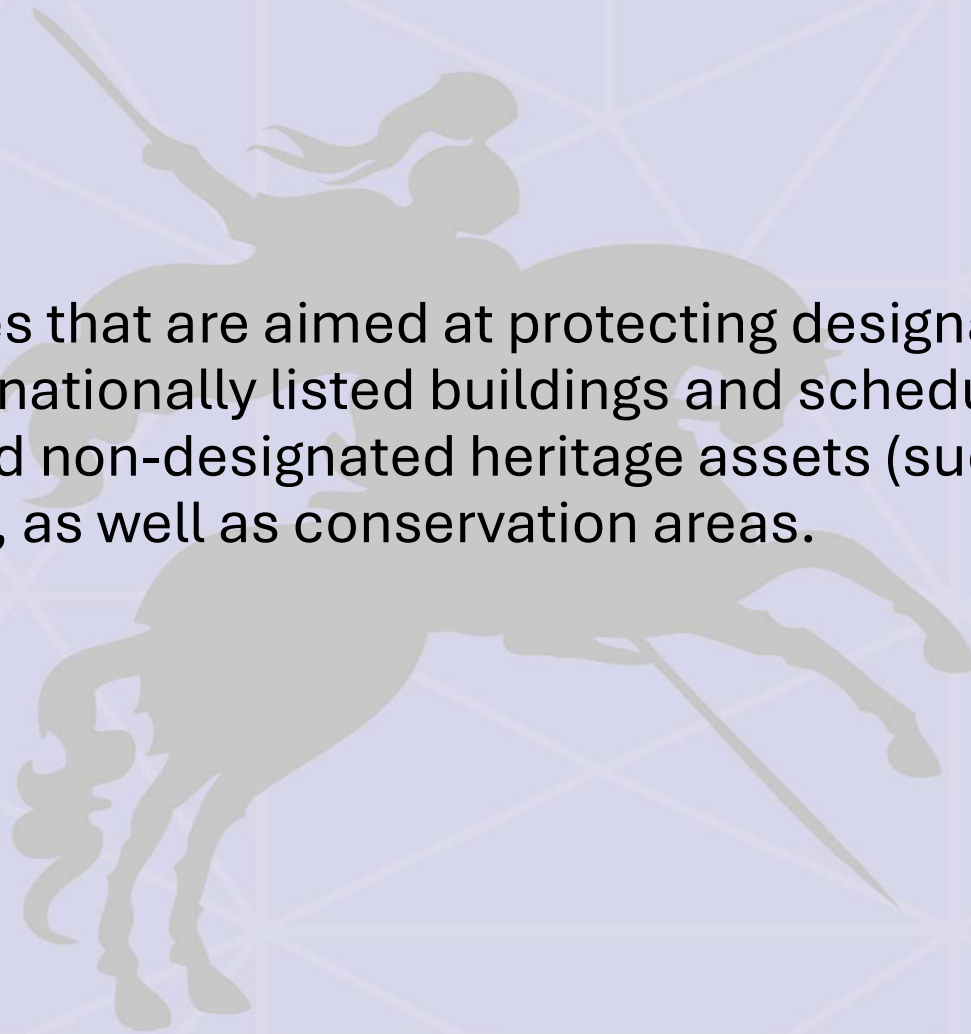
HC9 Public realm

HC10 Safeguarding burial space

HC11 Hot food takeaways

Heritage

- Contains policies that are aimed at protecting designated heritage assets (such as nationally listed buildings and scheduled ancient monuments) and non-designated heritage assets (such as locally listed buildings), as well as conservation areas.

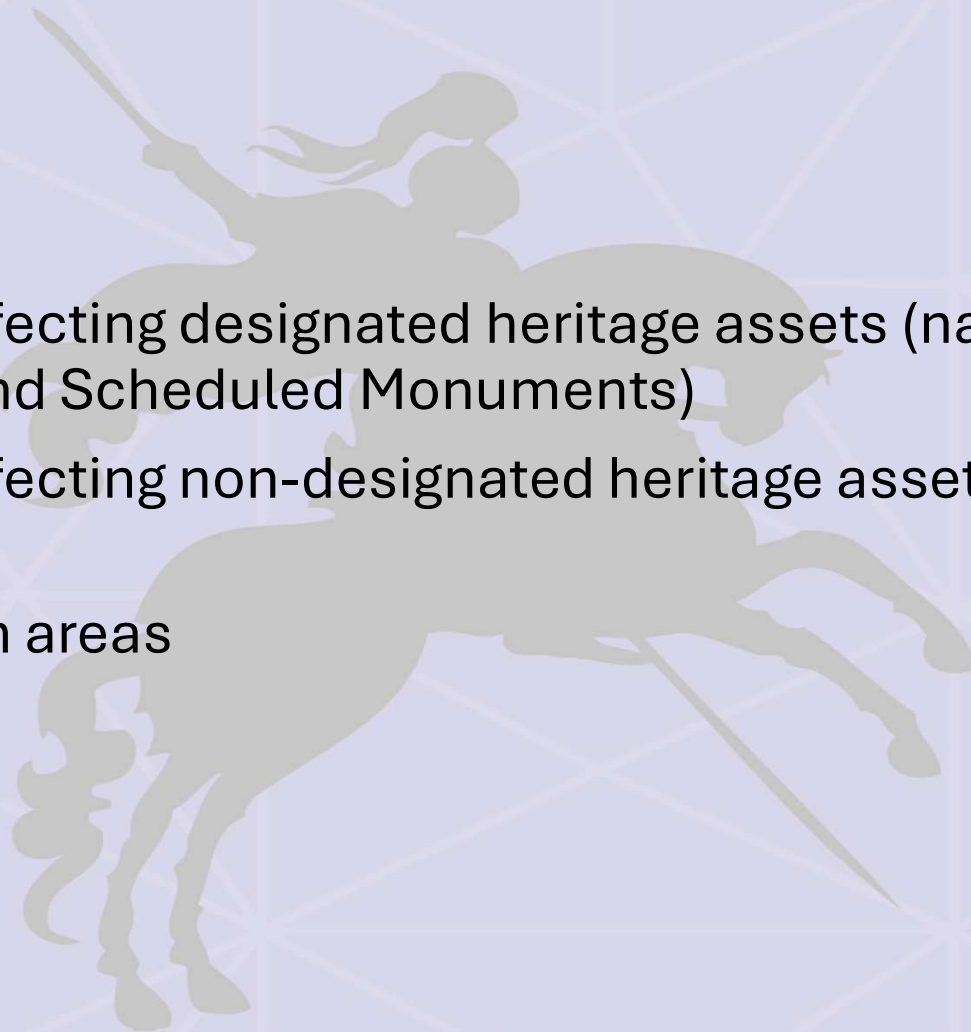


Heritage

HE1 Proposals affecting designated heritage assets (nationally listed buildings and Scheduled Monuments)

HE2 Proposals affecting non-designated heritage assets (locally listed buildings)

HE3 Conservation areas



Design

- Along with the relevant annexes, this section contains the policies that set the approach to design, which places strong emphasis on context-led and design-led development that makes efficient use of land while protecting local character, supporting regeneration objectives and delivering high quality, attractive and functional places.

Design

DE1 Delivering High Quality Design and Respecting Local Distinctiveness

DE2 Masterplanning and Design Codes

DE3 Design Standards for New Housing, including conversions and subdivisions (reference HMOs, self-contained flats)

DE4 Residential infill / Backland development

DE5 Existing buildings - extensions and alterations

DE6 Non-Residential and Employment Development

DE7 Shopfront Design and Security

DE8 Advertisements, Signs and Illumination

Managing flood risk

- Contains policies designed to ensure development is kept safe from flooding and support the delivery of new flood mitigation infrastructure where appropriate.



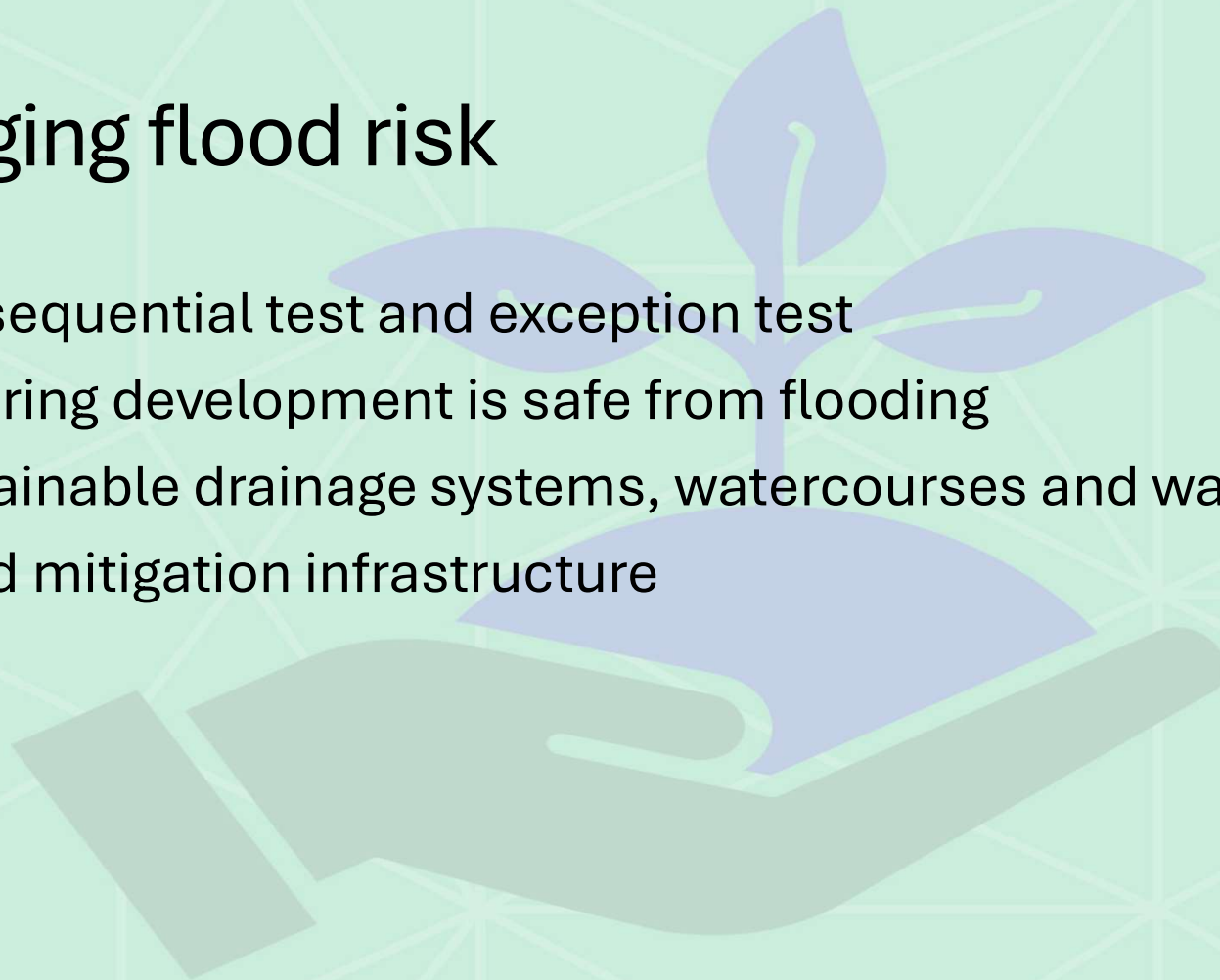
Managing flood risk

FL1 The sequential test and exception test

FL2 Ensuring development is safe from flooding

FL3 Sustainable drainage systems, watercourses and water quality

FL4 Flood mitigation infrastructure



Natural environment

- Contains policies designed to help protect the natural environment including nationally and locally important sites for biodiversity and geodiversity. This section also includes policies in relation to improving biodiversity within the borough and on the appropriate protection and management of trees.



Natural environment



NE1 Blue and Green infrastructure and connectivity

NE2 National and Local Sites of importance for biodiversity

NE3 Geodiversity

NE4 Biodiversity Net Gain

NE5 Biodiversity No Net Loss for development not subject to mandatory BNG

NE6 Trees

Environmental protection and amenity

- Contains policies on pollution, ground conditions and contamination and the safeguarding of minerals and soils as well as a policy on managing the impact of development and safeguarding the amenity of neighbouring land uses.

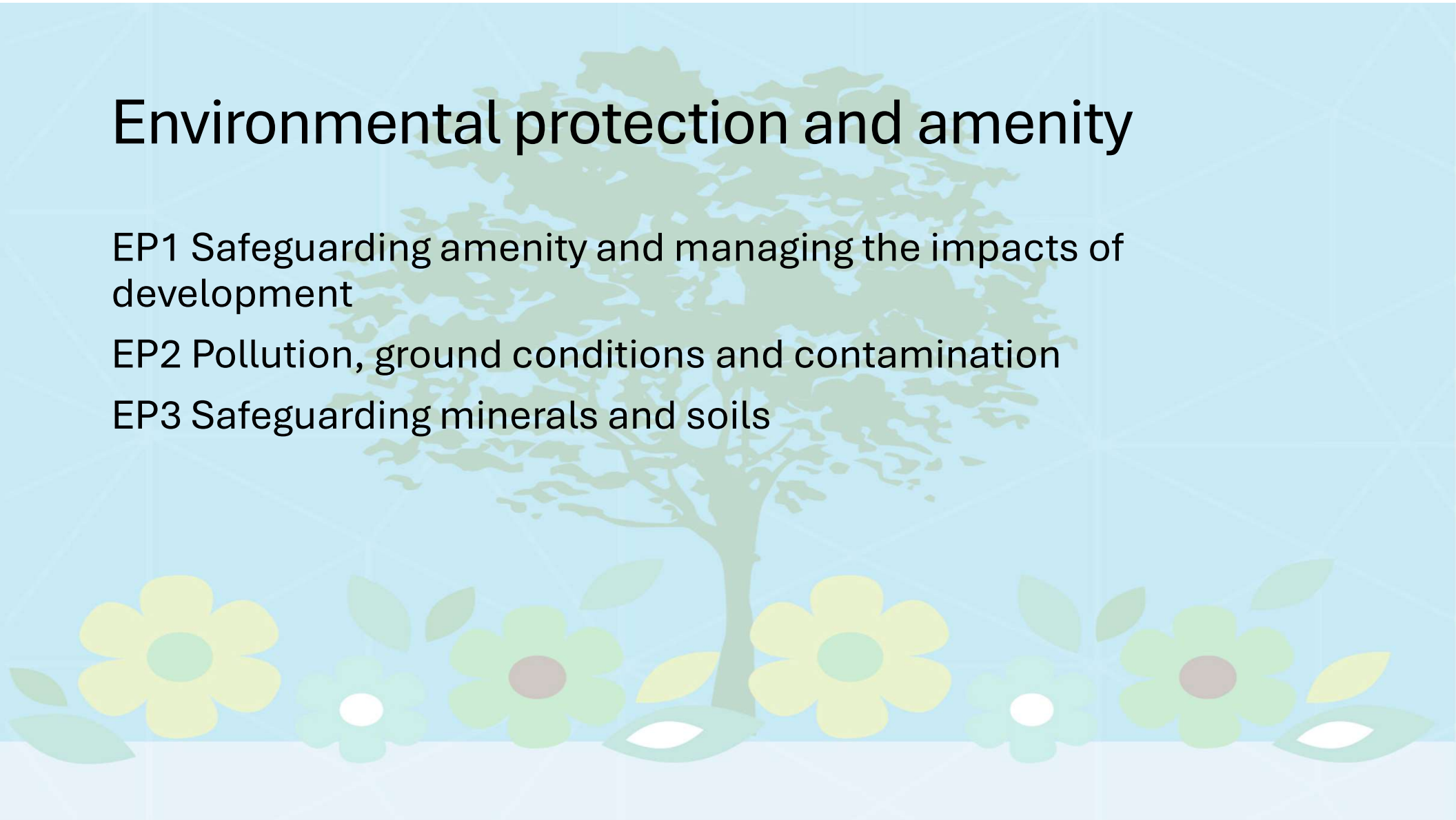


Environmental protection and amenity

EP1 Safeguarding amenity and managing the impacts of development

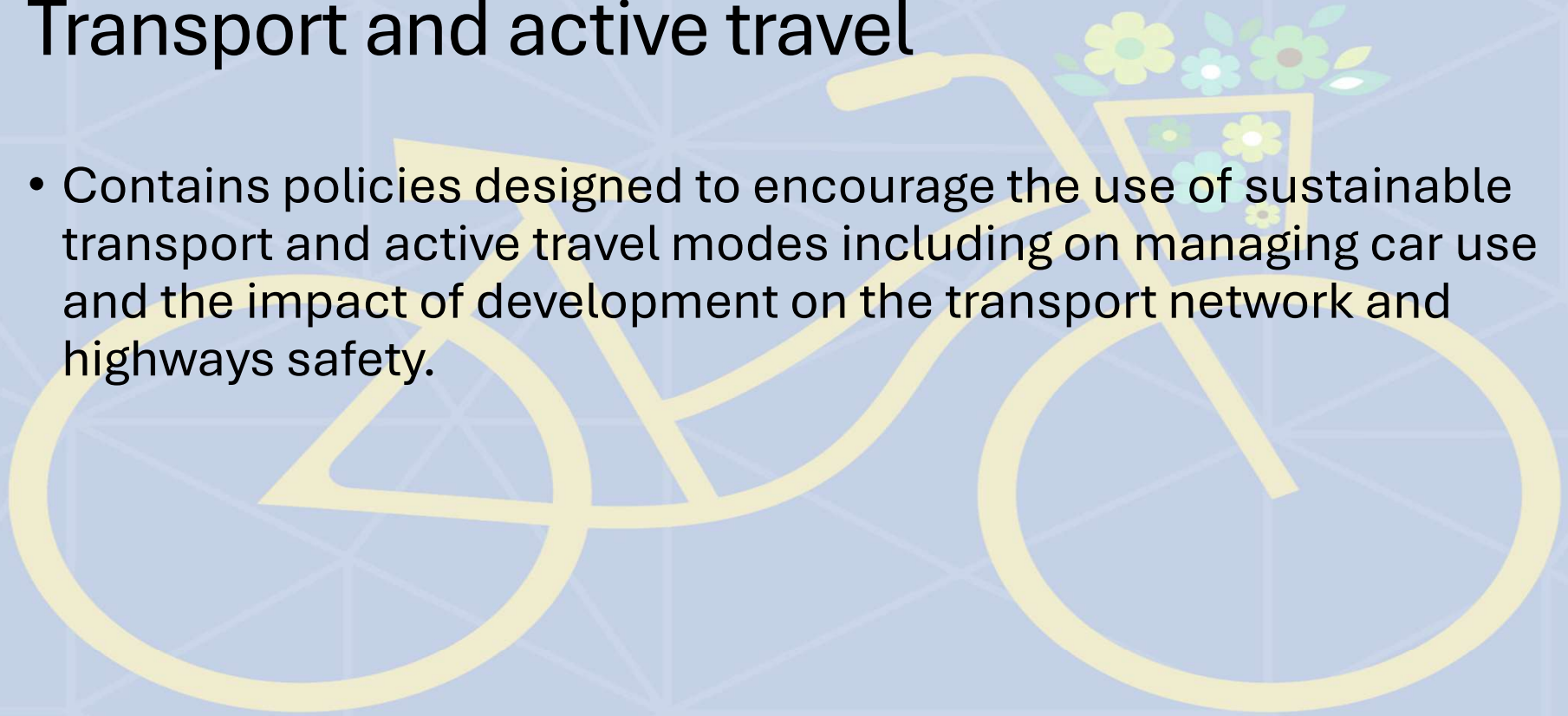
EP2 Pollution, ground conditions and contamination

EP3 Safeguarding minerals and soils



Transport and active travel

- Contains policies designed to encourage the use of sustainable transport and active travel modes including on managing car use and the impact of development on the transport network and highways safety.



Transport and active travel

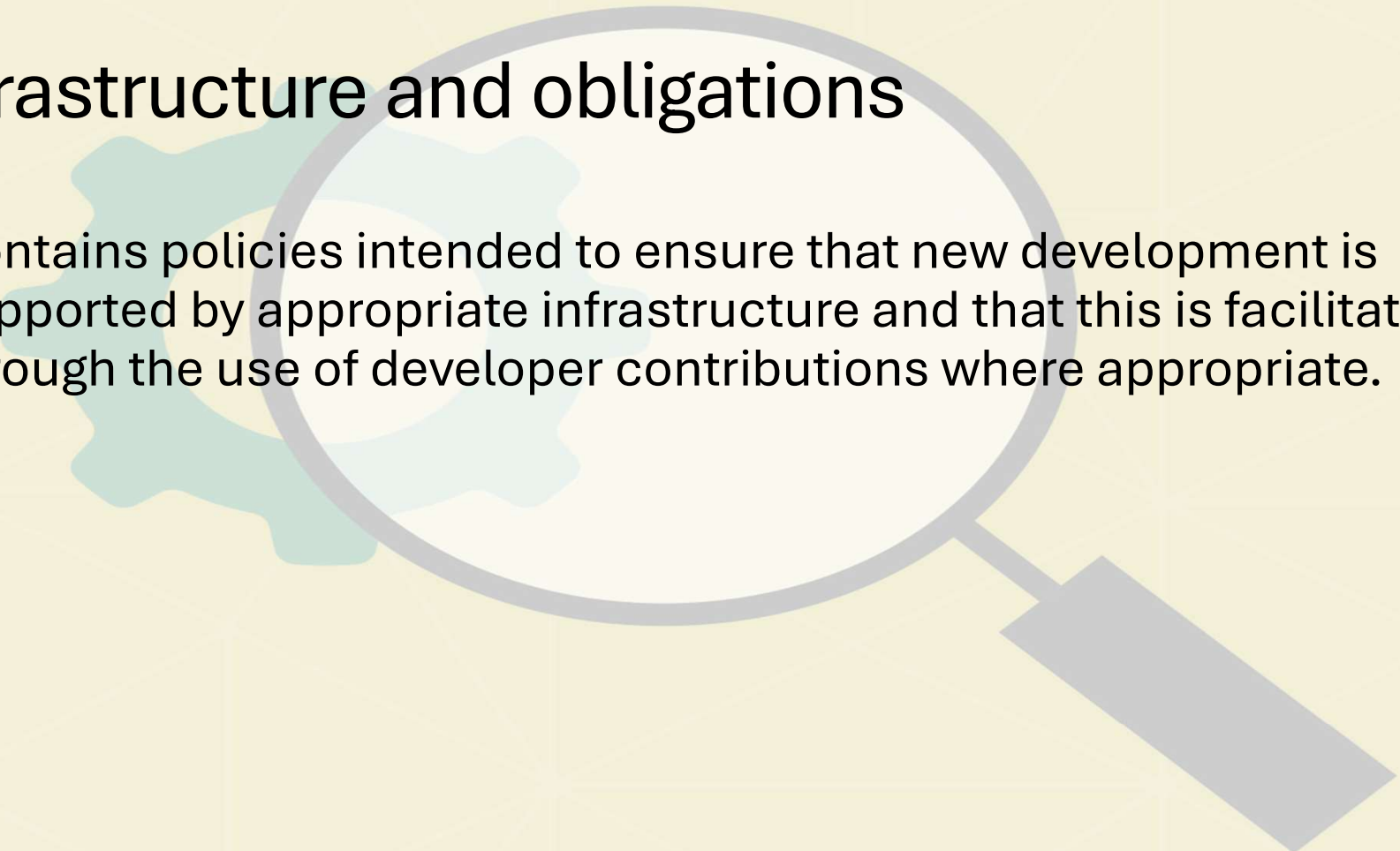
TA1 Managing Car Use

TA2 Impact on the Transport Network and Highways Safety

TA3 Freight, Servicing and Logistics

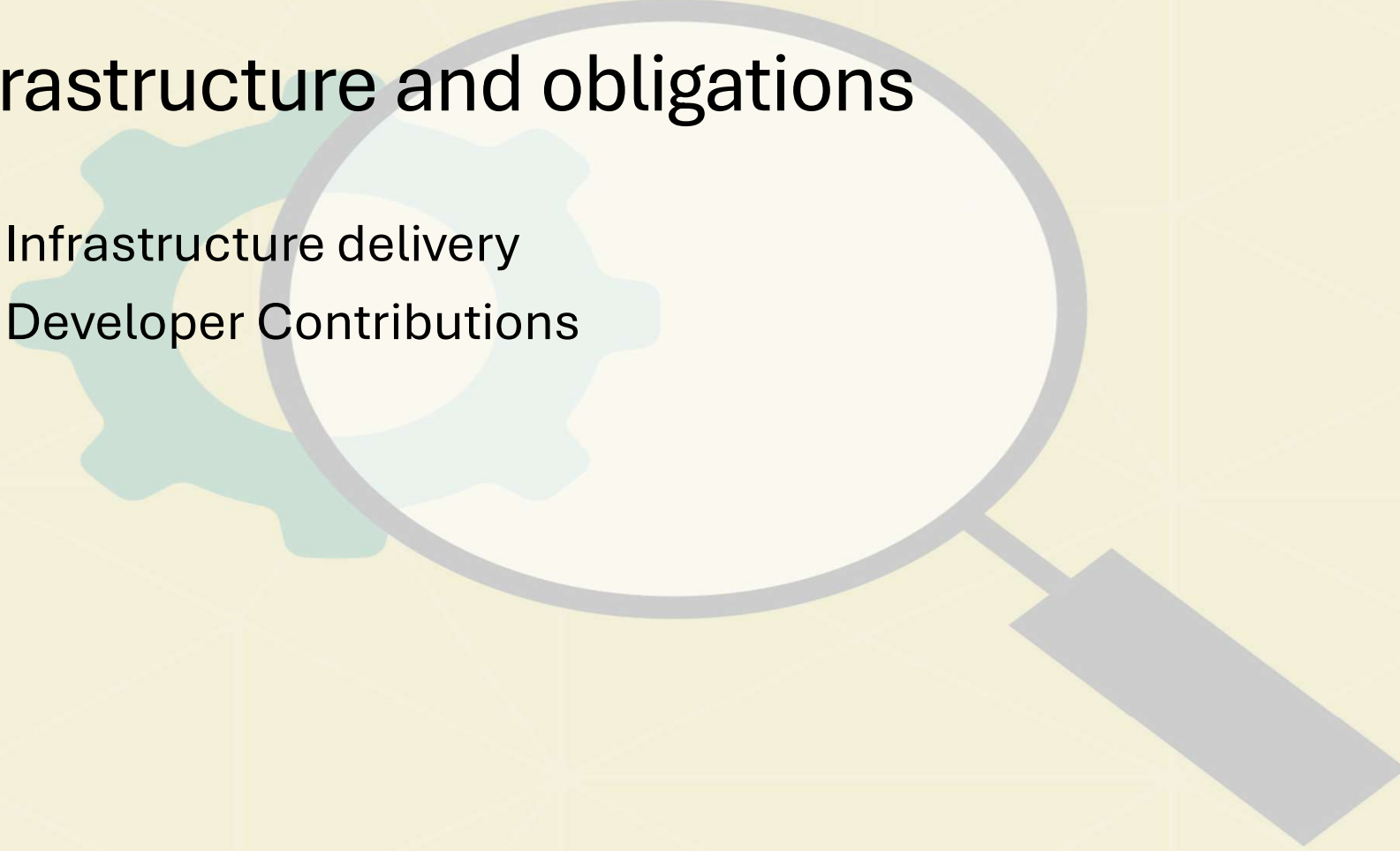


Infrastructure and obligations



- Contains policies intended to ensure that new development is supported by appropriate infrastructure and that this is facilitated through the use of developer contributions where appropriate.

Infrastructure and obligations



IO1 Infrastructure delivery

IO2 Developer Contributions