

Local Development Scheme

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Introduction

1 Introduction

1.1 The Staffordshire Moorlands Local Development Scheme sets out the documents, which the Council will use when exercising its planning functions. The planning policies, which the Council uses to guide planning applications, together with proposals for the development and regeneration of specific areas of land are contained in a variety of documents.

1.2 The Local Development Scheme (LDS) explains what each of these documents are, what areas they cover and how they relate to each other. The Scheme also sets out a timetable for the production of new documents. The Council will measure progress against this published timetable. The present LDS concentrates on a three year period starting in February 2018 but will be reviewed again within that period.

1.3 The Local Development Scheme should be the starting point for everyone who has an interest in the planning of the District. The Scheme sets out:

- The documents to be produced and the linkages between them
- The timescales for the documents
- How the documents will be monitored and evidenced
- Potential risks and how they will be managed

1.4 The previous Local Development Scheme was agreed by the Council in July 2012 when the timescales for the preparation of the Core Strategy were resolved. However, the timescales for the preparation for the Local Plan have been considered more recently with the current timetable being agreed by the Council in July 2017. This Local Development Scheme includes the same timetable for the Local Plan that was agreed in 2017 which included the following milestone:

- Publication of the Local Plan - February 2018
- Submission of the Local Plan - June 2018

The Development Plan

2 The Development Plan

2.1 All local planning authorities are required to draw up a Development Plan for their area. The Plan sets out the Authority's policies and proposals for the development and other use of land. It also provides the framework for making decisions about planning applications and conservation matters within the area.

2.2 The Peak District National Park Authority functions as the local planning authority for the parts of the District that are located within the National Park. As such, a separate Development Plan for this part of the District is in place which includes the Peak District National Park Core Strategy. For the avoidance of doubt, this Local Development Scheme focuses solely on the area of Staffordshire Moorlands outside of the National Park, for which, the District Council is the local planning authority. Staffordshire County Council is also responsible for minerals and waste planning outside of the National Park.

2.3 Neighbourhood Plans when "made" will also form part of the Development Plan for the District. As of February 2018, there are no made Neighbourhood Plans in the District. However, the following Parishes have been formally designated by the Council as Neighbourhood Areas with Neighbourhood Plans now being led by the respective Parish Councils in these areas:

- Leekfrith Parish (designated March 2015)
- Biddulph (designated February 2016)
- Brown Edge (designated February 2016)
- Checkley (designated February 2016)
- Draycott in the Moors (designated July 2016)
- Rushton (designated February 2017)

2.4 In November 2017, a request from Forsbrook Parish Council to designate the Parish as a Neighbourhood Area was received by the District Council. The Area will be subject to consultation in early 2018.

2.5 As of February 2018, Staffordshire Moorlands' currently Development Plan consists of the:

- Core Strategy (adopted March 2014)
- Biddulph Town Centre Area Action Plan (adopted February 2007)
- Minerals Local Plan for Staffordshire 2015-2030 (adopted February 2017)
- Staffordshire and Stoke-on-Trent Waste Local Plan 2010 to 2026 (adopted March 2013)

2.6 The new Staffordshire Moorlands Local Plan is proposed to supersede the Core Strategy and Biddulph Town Centre Area Action Plan.

Other documents

2.7 In addition, the Development Plan, the following document provide additional guidance and information relating to planing in the District:

Supplementary Planning Documents

2.8 The Council has a variety adopted Supplementary Planning Documents (SPD) which provide additional information and advice in support of the Core Strategy. Adopted SPDs include:

- Churnet Valley Masterplan (adopted March 2014)
- Leek Town Centre Masterplan (adopted March 2014)
- Cheadle Town Centre Masterplan (adopted March 2014)

2.9 Older Supplementary Planning Guidance documents relating to matters including Developer Contributions and Public Open Space are also in place but relate back to the now superseded 1998 Local Plan.

Statement of Community Involvement (SCI)

2.10 This was one of the first documents to be produced and sets out the standards and processes of engaging the community on the Council's planning functions. The document details procedures for public involvement with planning policy as well as setting out standards for development control. An update version of the SCI was adopted by the Council in April 2016.

Annual Monitoring Reports (AMR)

2.11 The Annual Monitoring Report was introduced in 2004 under the Planning and Compulsory Purchase Act. The process of monitoring is seen as being fundamental to plan preparation and the concept of plan, monitor and manage. Monitoring helps to establish what is happening now, what may happen in the future and by comparing trends against existing policies and targets, determines what needs to be done.

2.12 The monitoring reports present and analyse data relating to specific planning policies to consider their effectiveness.

Sustainability Appraisal

2.13 The Local Plan is subject to a sustainability appraisal. This builds in an assessment of the environmental, economic and social impact of policies and proposals as an integral part of plan making. It is an iterative process, informing and shaping the plans and strategies as they are being prepared – rather than being an assessment of a finished document. Sustainability Appraisal satisfies the requirements of the European Strategic Environmental Assessment Directive, but also broadens the process to address the need to build sustainable communities. A sustainability report is published alongside the Local Plan during its preparation.

Community Infrastructure Levy (CIL)

2.14 The adopted Core Strategy states that the Council will also consider the use of 'Community Infrastructure Levy' (CIL) to fund investment in vital infrastructure either across the District or in specific areas. Policy SS12 in the emerging Local Plan also states that subject to an assessment of development viability and further consideration by the Council, infrastructure requirements related to the cumulative impact of development in Staffordshire Moorlands will generally be supported by the Community Infrastructure Levy.

2.15 The money raised from CIL can be used to support development by funding infrastructure that the Council, local community and neighbourhoods need, such as new or safer road schemes, footpaths and park improvements, or a new health centre. Currently the CIL process is subject to further Government consultation following on from the national CIL review.

Timescales and Programme

3 Timescales and Programme

3.1 The future programme for planning policy in the District includes the following:

- Staffordshire Moorlands Local Plan (2016 to 2031) and Policies Map
- Design Guide SPD
- Developer Contributions SPD
- Open Space, Sport and Recreation SPD
- Neighbourhood Plans
- Monitoring Reports
- Community Infrastructure Levy (potential)

Staffordshire Moorlands Local Plan and Policies Map

Purpose and scope	
What is the subject of the document?	A spatial strategy and vision for the District and the policies and site allocations to deliver them
What is the status of the document?	Part of Development Plan
What will it replace?	The Core Strategy and Biddulph Town centre Area Action Plan.
Timetable	
Options consultation	July 2015
Preferred Options Sites and Boundaries Consultation	April 2016
Preferred Options Local Plan consultation	July 2017
Publication of Local Plan	February 2018
Submission of Local Plan	June 2018
Examination	September / October 2018
Adoption	March / April 2019

Table 3.1

Design Guide SPD

Purpose and Scope	
What is the subject of the document?	Guidance regarding design to supplement Policy DC1 (Design Considerations)
What is the status of the document?	Supplementary Planning Document
What will it replace?	N/A
Timetable	
Consultation	February - March 2016
Adoption	February 2018

Table 3.2

Developer Contributions SPD

Purpose and Scope	
What is the subject of the document?	Guidance for the application of Local Plan policies relating to developer contributions required to make development acceptable in planing terms
What is the status of the document?	Supplementary Planning Document
What will it replace?	Developer / Landowner Contribution Supplementary Planning Guidance (2004)
Timetable	
Consultation	TBD
Adoption	TBD

Table 3.3**Open Space, Sport and Recreation SPD**

Purpose and Scope	
What is the subject of the document?	Guidance for the application of Local Plan policies relating to developer contributions towards, and the provision of open space, sport and recreation
What is the status of the document?	Supplementary Planning Document
What will it replace?	Public Open Space Supplementary Planning Guidance (2004)
Timetable	
Consultation	TBD
Adoption	TBD

Table 3.4**Neighbourhood Plans**

Purpose and Scope	
What is the subject of the documents?	To be determined by the relevant Parish Councils.
What is the status of the document?	Part of the Development Plan for the respective Parishes. Plans must be in general conformity with the strategic policies of the development plan (as set out in the Core Strategy or Local Plan)
What will it replace?	TBD
Timetable	
Consultations	TBD
Adoptions	TBD

Table 3.5**Monitoring Reports**

Purpose and Scope	
What is the subject of the document?	Presentation and analysis of data for indicators relating to development plan policies
What is the status of the document?	Monitoring Report
What will it replace?	Monitoring Report to be replaced annually

Purpose and Scope	
Timetable	
Consultation	N/A
Publication	December each year

Table 3.6

Community Infrastructure Levy (CIL) Charging Schedule and Infrastructure List (potential)

Purpose and Scope	
What is the subject of the document?	A CIL Charging Schedule would establish the rates per m ² that would be chargeable for developments. Full collected would be used to provide infrastructure required to support the growth of the area. The Infrastructure List would identify which infrastructure projects would be support through the levy. The Council will need to consider the implications of the ongoing national review of CIL and viability before deciding upon and appropriate course of action. This project would be closely linked to the preparation of the Developer Contributions SPD and Open Space, Sport and Recreation SPD in order to ensure a clear and consistent approach to funding infrastructure via development
What is the status of the document?	Community Infrastructure Levy
What will it replace?	N/A
Timetable	
Consultation on preliminary charging schedule	TBD
Consultation on draft charging schedule	TBD
Examination	TBD
Adoption	TBD

Table 3.7

Monitoring, Evidence and Review

4 Monitoring, Evidence and Review

4.1 The Council needs to ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The Council has updated and commissioned additional evidence to support the Local Plan as follows:

- Strategic Housing Market Assessment (SHMA) (2014) and Update (2017)
- Employment Land Study (2014) and Update (2017)
- Updated Gypsy and Traveller Needs Assessment (2015)
- Retail Study (2013)
- Level 1 Strategic Flood Risk Assessment Update (SFRA) (2015)
- Ecological Study (2015) and update (2017)
- Cheadle Town Centre Transport Study (2015) and Phase 2 Assessment (2017)
- Green Belt Review (2015) and Updates (2016 and 2017)
- Strategic Housing Land Availability Assessment (SHLAA) (2015)
- Draft Green Infrastructure Strategy (2017)
- Open Space, Sports and Recreation Study Interim Report (2017)
- Development Capacity, Viability and Community Infrastructure Levy Study, including Infrastructure Delivery Plan (2016-2018)
- Habitats Regulations Assessment of Local Plan (2017-2018)
- Landscape, Local Green Space and Heritage Impact Assessment (2016)

4.2 Evidence base studies that informed the Core Strategy and which are still of relevance to the Local Plan include:

- Development Capacity Study (2008/9, and update 2010/11)
- Landscape & Settlement Character Appraisal (2008)
- Renewable Energy/Low Carbon Energy Study (2010)
- Tourism Study (2011)
- Ecological Surveys (2010/11)
- Historic Environment Character Assessment: Staffordshire Moorlands (2010)

4.3 These documents are available to view on the Council's evidence base webpage:

4.4 www.staffs Moorlands.gov.uk/article/1163/Evidence-base

4.5 Evidence will be reviewed periodically to ensure that it remains up to date and relevant. Reviews may be triggered by a materials change in circumstances. For example, in response to a change in national policy or legislation or the the outcome of monitoring reports which may indicate that further information is required on a particular issue.

4.6 Where necessary, this may lead to a partial or full review of the Local Plan or supporting documentation. The Town and County Planning (Local Planning) (England) (Amendment) Regulations 2017 sets a period of five years from adoption within which an authority should undertake an assessment of whether its development plan documents, and its Statement of Community Involvement remain up to date. This will help ensure that plans are kept up to date. Where an authority reviews a document but decides not to update it, must publish the reasons why. Monitoring data and evidence will inform such reviews.

Risk Management

5 Risk Management

5.1 The following risks and actions to manage them have been identified for the preparation of planning policy documents, including the Local Plan:

Project management

5.2 Given the dominance of project work within the section, its efficient and effective management is of paramount importance. Good project management is based on the identification and clarification of objectives and outputs from the outset as well as the containment of risks.

5.3 Containment: The Council has recently adopted a project management methodology that embraces many of the tools and techniques of the more complex Prince II approach. The status and progress of key documents are managed through this process.

Business continuity

5.4 The team mainly serves the Council's aims through their intellectual output. Although certain activities are process driven (e.g. development control consultations) most of the output of the section depends on the knowledge, creativity and motivation of the staff. It is common for individual team members to acquire specialist knowledge of particular fields – such as heritage issues, sustainability issues, affordable housing and retailing issues. As a consequence, the productivity of the team can be seriously impaired when a staff member leaves as their knowledge leaves with them.

5.5 Containment: Responding to staff needs and requests and promoting a professional approach assists staff retention. Vacancies require swift decisions and actions on replacements. The Strategic Alliance between High Peak Borough Council and Staffordshire Moorlands District Council enables the pooling of staffing to cover key projects. Flexible working and the sharing of experience and skills is actively encouraged.

New legislation / political priorities

5.6 New legislation or new policy pronouncements can require remedial action or unforeseen responses. In the same way political priorities may require a shift in resources to deal with a 'hot' issue

5.7 Containment: Keeping abreast of trends in policy and legislation helps avoid pitfalls. Flexibility assists in adapting workloads

ICT Failure

5.8 Development Plan preparation is dependent on effective ICT systems to handle representations. Failure of these could de-rail the process

5.9 Containment: timely liaison with ICT suppliers regarding timetables should reduce risk of system failure.