

Annual Monitoring Report 2016 - 2017

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Introduction

1 Introduction

1.1 This Annual Monitoring Report (AMR) produced by Staffordshire Moorlands District Council covers the 12 month period from 1 April 2016 - 31 March 2017. Only key indicators have been monitored as resources have been focused on the the preparation of the Local Plan.

1.2 The report covers the following aspects outlined in the Town and Country Planning (Local Planning) (England) Regulations 2012:

- Details of the Local Development Scheme and how the Council is performing against time scales and milestones for preparing LDF documents as set out in the document;
- Details of progress towards the housing requirement and the number of new affordable homes provided;
- The Duty to Co-operate;
- The Statement of Community Involvement;
- Neighbourhood Planning; and
- The Community Infrastructure Levy

Timetable

2 Timetable

Local Development Scheme

2.1 The Planning and Compulsory Purchase Act 2004 (amended by the Localism Act 2011) introduced the requirement for councils to prepare and maintain a Local Development Scheme (LDS). The LDS specifies the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publicly and kept up to date. It is important that local communities and interested parties can keep track of progress. Local planning authorities should publish their LDS on their website.

2.2 Following changes to the Regulations in 2009, there is no longer a requirement for Supplementary Planning Documents (SPDs) to be listed in the Local Development Scheme. Whilst this LDS continues to include SPDs in order to provide information on their content, the timetable for the production of SPDs in this LDS is indicative only. An up-to-date timetable is published on the Council's website where 'real time' information on the progress of all planning documents is given.

2.3 The council prepared its first LDS in 2005, and issued updates in 2007 and 2011. The current LDS was agreed and brought into effect by the Council on 25th July 2012, a revised timetable for the Site Specific Allocations DPD was approved in December 2015.

Table 2.1

LDF adopted documents at 31 March 2014		
Document Type	Name	Date
Development Planning Documents	Core Strategy	March 2014
	Biddulph Town Centre Area Action Plan	Feb 2007
Supplementary Planning Documents	Cheadle Town Centre Masterplan	Mar 2014
	Leek Town Centre Masterplan	Mar 2014
	Churnet Valley Masterplan	Mar 2014
	Local Heritage Register	Feb 2008
	Windows and Doors	Aug 2006

2.4 The LDS anticipated that the Core Strategy would be adopted in April 2013. Following the hearing sessions in February 2013 and the Inspector's interim conclusions, the Council produced main modifications which were considered necessary to make the Core Strategy sound in planning terms. Consultation on the main modifications were undertaken between June and August 2013. The Inspectors final report was received on 2nd January 2014 and the Plan was adopted on the 26th March 2014. The adoption of the Leek and Cheadle Town Centre Masterplans and the Churnet Valley Masterplan were also later than anticipated because of delays to the Core Strategy timetable.

2.5 The 1988 Alton Towers Supplementary Planning Guidance (SPG) was revoked by Council on the 26 March 2014 as guidance for Alton Towers is now contained in the Churnet Valley Masterplan SPD.

Staffordshire Moorlands Local Plan and other SPD's

2.6 The Core Strategy states that in order to take account of the longer term requirements of the District, the Council will undertake an early and comprehensive review. This will incorporate work underway on Site Allocations in the form of a single comprehensive Local Plan for the plan period 2016 - 2031. The current LDS timetable is out of date and needs to be revised to reflect the new Local Plan timetable. This is expected to be in due course.

2.7 The table below outlines progress to date on other documents listed in the LDS that have not yet been adopted and the revised work programme for the following 12 months.

Table 2.2

Development Plan Documents (DPDs)		
Site Specific Allocations DPD		
On target ?	No	<p>The LDS lists the target milestones as follows:</p> <ul style="list-style-type: none"> ● Commencement: Underway ● Public Participation (Reg 18): Underway ● Publication and Representations Invited (Reg 19): September 2013 ● Submission to Secretary of State (Reg 22): December 2013 ● Examination Hearing April: 2014 ● Adoption: August 2014 <p>The Site Specific Allocations DPD is now the be part of a comprehensive Local Plan which will include both the review of the Core Strategy and site allocations.</p> <p>Significant work has been carried out on this document so far.</p> <ul style="list-style-type: none"> ● July- September 2015 non-statutory pre-consultation with the general public over site "options" and development boundaries; this also included a call for sites and invited representations over the existing SHLAA database, and also included certain policy areas for review from the adopted Core Strategy. ● April 2016 Preferred Options Sites and Boundaries Consultation. This consultation included details of the spatial distribution of development, the requirements for housing, employment, retail, gypsy and traveller accommodation, infrastructure and site allocations and development boundaries. The consultation did not include details of proposed policies that will be included in the Local Plan. A separate consultation will be held later regarding policies. This will allow the Council to take potential forthcoming changes to Government policy regarding planning into account along with new evidence. ● July 2017 Preferred Options Consultation. This consultation was on a draft Local Plan and included details of policies and proposed site allocations.
<p>Revised work programme for the following 12 months: Document to be incorporated within a new Local Plan 2016 - 2031. The timetable for Local Plan preparation is as follows:</p> <ul style="list-style-type: none"> ● Publication of Local Plan - formal representations invited - February - March 2018. ● Submission of Local Plan to Secretary of State - June 2018. 		

Table 2.3

Supplementary Planning Documents (SPDs)
Housing Delivery SPD

Supplementary Planning Documents (SPDs)		
On target ?	No	Stage the document is at: Scoping Paper published for consultation Sept - Nov 2010.
This was referred to in the Core Strategy but is no longer included in the draft Local Plan.		
Open Space, Sport and Recreation SPD		
On target ?	No	Stage the document is at: Scoping Paper published for consultation Sept - Nov 2010.
Revised work programme for the following 12 months: To be agreed.		
Design Guide SPD		
On target	No	Stage the document is at: A draft document has been prepared, public consultation was carried out in February-March 2016 work is ongoing.
Revised work programme for the following 12 months: To be agreed.		
Blythe Bridge RIS Development Brief		
On target ?	No	Stage the document is at: Site is included in draft Local Plan
Revised work programme for the following 12 months: Site is included in the draft Local Plan. Draft policy refers to the preparation of a Masterplan. No timetable has been set for this.		
Developer Contributions		
On target ?	No	Stage the document is at: Commencement
Revised work programme for the following 12 months: Preparation of this SPD is currently on hold pending the outcome of the Community Infrastructure Levy work.		

Housing Progress

3 Housing Progress

Housing Completions

3.1 There were 128 (net) completions of new housing between 1st April 2016 and 31 March 2017.

Annual Housing Completions

Year	Gross	Net
2006/07	260	260
2007/08	265	261
2008/09	243	236
2009/10	199	185
2010/11	116	110
2011/12	76	58
2012/13	96	96
2013/14	124	78
2014/15	307	278
2015/16	100	99
2016/17	128	128

Housing Supply 31st March 2017

Sub -area	Commitments		Total Supply		Total Deliverable Supply	
	Balance under Construction (Gross)	Planning Permission (Gross)	Gross	Net	Gross	Net
Leek	163	380	543	538	543	538
Biddulph	50	59	109	106	109	106
Cheadle	20	224	244	244	244	244
Rural	137	424	561	554	561	554
District	370	1087	1457	1442	1457	1442

Definitions

- **Total Supply** - Total Supply over the next 5 years. Comprises of balance of all dwellings under construction and all unimplemented sites with valid planning permission.
- **Total Deliverable Supply** - Number of dwellings on sites which are assessed to be deliverable over the next five years. Comprises of balance of all dwellings under

construction and all unimplemented sites with valid planning permission, but excludes uncommitted sites identified in the Strategic Housing Land Availability Assessment which may be deliverable over the next 5 years.

- **Gross** - The gross figure includes proposed new build dwellings and gross gains from change of use and conversions.
- **Net** - the net figure is the gross figure less any proposed losses through change of use, conversions and demolitions.
- **Sub-area** - based on parishes of Leek, Cheadle and Biddulph and other rural parishes.

5 Year Land Supply Assessment (20% buffer and shortfall in 5 years with 20% added to shortfall - 300 target) (Sedgefield)

- **A. Completions from April 2006-31st March 2017 = 1789**
- B. Sites construction as at 31st March 2017 = 370 gross
- C. Sites with planning permission as at 31st March 2017 = 1087 gross
- D. Losses as at 31st March 2017 = 15
- **E. Total supply (B+C-D) =1442 net**
- F. Housing Requirement (2006-2026)* = 6000
- G. Annual Requirement [F/20] = 300
- H. Target Completions (April 2006 to 31st March 2017) [Gx10] = 3300
- I. Current Shortfall [H-A] = 1511
- **J. 5 year requirement with shortfall [(Gx5)+I] x 1.2 = 3613**
- K. Annual 5 year requirement with shortfall [J/5] = 723
- **L. No of years supply [E/K] = 1.99 years**

* Core Strategy requirement as adopted 26th March 2014

Affordable Housing

3.2 Between 1st April 2016 and 31st March 2017 33 affordable housing units were built in the Staffordshire Moorlands.

- Biddulph - 0 units
- Cheadle - 0 units
- Leek - 31 units
- Rural Area - 2 units

Table 3.1 Affordable Housing Completions

Monitoring period	Biddulph	Cheadle	Leek	Rural Areas	Total
2014-15	33	29	138	25	225
2015-16	7	0	12	0	19
2016-17	0	0	31	2	33
Total	40	29	181	27	277

3.1 Open Space

Sport, Recreation and Open Space

3.3 The Council monitors the quantity, quality and accessibility of open space and outdoor sports facilities. Adopted Core Strategy Policy C2 states that where there is a proven deficiency, qualifying new residential development will be expected to make provision, or a contribution towards provision of open space, sports and recreation facilities which are necessary and reasonably related in form and scale.

3.4 An Open Space, Sports and Recreation Study is being prepared as part of the evidence base for the Local Plan and will provide updated details on provision of facilities in the District.

Table 3.2 Current Balance of Provision (Last updated December 2014)

	Formal Parks (ha)	Country Parks (ha)	Natural and seminatural open space (ha)	Amenity Green Space (ha)	Facilities for Children (ha)	Facilities for Young People (ha)	Outdoor Sports Facilities (ha)	Alberns (ha)
Biddulph	-4.58	41.09	2.14	-0.07	-1.19	-1.15	-10.27	- 0.94
Cheadle	-1.03	-12.04	0.6	0.44	0.09	-0.54	-1.42	-1.18
Leek	11.02	3.22	-1.24	0.25	-1.05	-0.89	0.08	5.72
Rural	-9.0	-38.65	0.12	0.89	-1.42	-2.64	1.20	- 2.56

Table 3.3 Future Balance (2026)

	Formal Parks (ha)	Country Parks (ha)	Natural and seminatural open space (ha)	Amenity Green Space (ha)	Facilities for Children (ha)	Facilities for Young People (ha)	Outdoor Sports Facilities (ha)	Alberns (ha)
Biddulph	- 4.83	39.99	1.31	- 0.4	- 1.28	- 1.23	- 12.8	- 1.05

	Formal Parks (ha)	Country Parks (ha)	Natural and seminatural open space (ha)	Amenity Green Space (ha)	Facilities for Children (ha)	Facilities for Young People (ha)	Outdoor Sports Facilities (ha)	Altogether (ha)
Cheadle	- 1.19	- 12.72	0.08	0.23	0.03	- 0.59	- 2.99	-1.22
Leek	10.77	2.12	-2.07	-0.11	- 1.14	- 0.97	- 2.47	5.74
Rural	- 9.47	- 40.75	-1.47	0.25	- 1.59	- 2.79	- 3.62	- 2.77

Duty to Co-operate

4 Duty to Co-operate

4.1 Strategic planning is a key element of plan-making to ensure that social, economic and environmental planning issues are properly addressed at a larger than local scale. This is because the actions of people, businesses and services have consequences which go beyond a single local authority area. Following the abolition of the regional level, strategic planning will be undertaken through the 'duty to co-operate' requirement set out in the Localism Act and the NPPF which ensures that local authorities and public bodies that are critical to plan making co-operate with each other and that they are involved in continual constructive and active engagement as part of the planning process.

4.2 The Council is working with neighbouring authorities, other public bodies and relevant partners in preparing the Local Plan. Work on the Local Plan is ongoing engagement methods have included meetings, consultation, partnership working and joint evidence gathering.

4.3 The following tables summarise partnership working, joint evidence base studies and consultations that have taken place since 2015.

Partnership Working

Table 4.1 Partnership Working

Partnership	Authority / Organisation	Action
Strategic Alliance	Staffordshire Moorlands District Council and High Peak Borough Council	Since 2009 both councils have shared the delivery of key services. This has been possible through a joint management structure and sharing resources resulting in significant cost savings for both authorities.
Officer Groups	Staffordshire Moorlands District Council and Staffordshire County Council	Frequent contact and meetings with colleagues including the County Highways Team, the School Organisation Team, Public Health Officer, Flood Risk Team, Minerals and Waste and the County Archaeologist.
Staffordshire Development Officers Group (SDOG)	Representative from each Council in Staffordshire	Meets around 6 times a year to discuss strategic planning issues.
Cross Border Discussion	Staffordshire Moorlands District Council, Stoke on Trent City Council, Newcastle Borough Council, Stafford Borough Council and Cheshire East Council	<p>Specific officers groups have been formed to continue cross-border discussions within the context of the 'Duty to Co-operate' and establish appropriate protocols / structures for political endorsement, facilitated through Council Leaders and Chief Executives.</p> <p>A Memorandum of Understanding was signed by Cheshire East and Staffordshire Moorlands Councils in August 2014.</p> <p>Work is underway on the preparation of Statements of Common Ground with the following local authorities.</p> <ul style="list-style-type: none"> ● East Staffordshire Borough Council ● The Peak District National Park Authority ● Staffordshire County Council ● Stoke City Council/Newcastle-under-Lyme Borough ● Stafford Borough Council
Neighbouring authorities	Peak District National Park Authority, Cheshire East Council, Newcastle	Informal meetings and communications to discuss various strategic cross-border issues and planning policy and relevant issues in the emerging Local Plan. Relevant

Partnership	Authority / Organisation	Action
	Borough Council and Stoke-on-Trent Borough Councils	neighbouring authorities were consulted on the Council's Green Belt Review and the Landscape, Local Green Space and Heritage Impact Study and invited to comment on the methodology and the final draft document.
Local Enterprise Partnership	Staffordshire and Stoke-on-Trent LEP	A Planning Charter Mark has been agreed by the LEP and the constituent Local Authorities. The Council's Cabinet agreed to taking the LEP recommendations for the contents of the agreement forward in October 2014. Importantly the process seeks to ensure that development plans are co-ordinated with the overall Strategic Economic Plan.
Monitoring	Representative from each Council in Staffordshire	Staffordshire County Council co-ordinates monitoring on an annual basis. Meetings are held on an annual basis to discuss issues and promote consistency.
Member / Officer Groups	Representative from each Council in Staffordshire	A number of groups exist, such as the Staffordshire Executive and Leader's Group consisting of Chief Officers and Leaders of Councils in Staffordshire. The Staffordshire & Stoke on Trent Planning Forum also exists specifically to discuss strategic planning issues.
Plan Production	Environment Agency, Coal Authority, Sport England, English Heritage, Natural England, United Utilities, Severn Trent, Wildlife Trust, Parish/Town Councils	Throughout the plan making process correspondence and/or meetings have taken place with key organisations.

Joint Evidence Base Studies

Table 4.2 Joint Evidence Based Studies

Name of Document	Date published	Authority / Organisation	Action
CIL, Development Capacity & Viability Study	Study in early stages of production	Joint Study for Staffordshire Moorlands District Council & High Peak Borough Council (CIL element only).	Results of this study will inform the new Local Plan and allocation of sites.
Gypsy & Traveller Accommodation Assessment	November 2015	Joint Study for Staffordshire Moorlands District Council, Newcastle Borough Council, Stoke City Council & Stafford Borough Council. Liaison with all neighbouring authorities.	Results of this study will inform the new Local Plan and allocation of sites.

Consultations

Table 4.3 Planning Documents

Name of Document	Consultation Start Date	Authority / Organisation	Action
Staffordshire Moorlands Local Plan Site Options	July 2015	All residents and businesses in Staffordshire	Responses received were taken into consideration in the preparation of the Preferred Options Consultations.

Name of Document	Consultation Start Date	Authority / Organisation	Action
Consultation Booklet (including SCI & SHLAA)		Moorlands, all interested parties on the LDF database and all statutory bodies and neighbouring authorities.	
Staffordshire Moorlands Preferred Site Options & Boundary consultation	28 April 2016		Responses received were taken into consideration in the preparation of the Preferred Options Consultation.
Staffordshire Moorlands Local Plan Preferred Options Consultation	July 2017		Responses received are currently being analysed.

Statement of Community Involvement

5 Statement of Community Involvement

5.1 The Statement of Community Involvement (SCI) is a document explaining to the local community how they will be involved in the preparation of planning policy documents and planning applications. The preparation of an SCI is a statutory requirement under the Planning & Compulsory Purchase Act 2004. It is intended to set out standards to be met by the authority in terms of community involvement, building on the minimum requirements set out in the Town & Country Planning (Local Planning) (England) Regulations 2012.

5.2 The Council's first SCI was adopted in 2006 and an updated SCI was adopted in December 2014. A revision to Chapter 5 of the updated SCI, relating to consultation on planning applications was consulted on in July 2015. This amendment was necessary to reflect the latest planning procedures which came into place after the SCI was adopted.

5.3 In line with the monitoring requirements set out in the new SCI, future versions of the AMR will provide a summary of the previous years' community involvement activities in relation to Development Plan Documents and Supplementary Planning Documents and assess their effectiveness. This will be done by:

- Use of equal opportunities monitoring data collected from participants of consultation exercises;
- Use of the Citizens' Panel (where appropriate) to obtain feedback on the effectiveness of planning policy consultations in terms of methods of notification and gathering views;
- Consideration of comments received about the quality and effectiveness of planning policy consultations from participants.

5.4 During the monitoring period consultation was carried out on the Preferred Options Sites and Boundaries Consultation for the Local Plan. The consultation was carried out from April- June 2016 and sought views on the following;

- Spatial distribution of development
- Requirements for housing, employment, retail
- Gypsy and traveller accommodation
- Infrastructure
- Site allocations and development boundaries.

5.5 The consultation was widely publicised in line with the SCI:

- Postcards or emails were sent to all interested parties on the Local Plans database, all households in the Plan area. This included all Town and Parish Councils as well as local and statutory organisations and members of the public. Also notified were all those who took part in the previous consultations (where valid contact details were provided);
- The consultation was advertised on the home page of the Council's website throughout the consultation period with details available on the planning policy webpages and a link through to the Council's online consultation portal was provided to enable people to make online comments;
- Copies of the consultation booklet were placed on deposit at Moorlands House, Leek Cheadle & Biddulph One Stop Shops, as well as Biddulph, Blythe Bridge and Werrington Libraries. Paper response forms were also made available at all these locations;
- Consultation events were held throughout the District where interested parties could attend drop in sessions to view the consultation documents and talk to planning officers.

5.6 There was a high response to the consultation around 8,400 responses were received from individuals and organisation the highest number of response received to a Local Plan consultation for many years. A summary of the responses to the consultation can be seen on the Council's website.

5.7 The responses to the consultation have been take into consideration in the preparation of the Preferred Options 2017document.

5.8 The high level of response to the consultation indicates that it was well publicised and people were aware of the consultation being undertaken.

Neighbourhood Planning

6 Neighbourhood Planning

Neighbourhood Planning

6.1 Neighbourhood planning is part of the new planning system introduced by the Localism Act 2011, through the establishment of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build initiatives.

6.2 Neighbourhood planning enables members of a local community to take forward planning proposals for the neighbourhood in which they live. Local communities can produce Neighbourhood Plans for their local area, putting in place planning policies for the future development and growth of the neighbourhood. Neighbourhood Development Plans are voluntary local planning policy documents - that are written and developed by a community - usually led by a town or parish council.

6.3 Once a neighbourhood plan is made, and adopted in Staffordshire Moorlands it will form part of the Local Development Plan for Staffordshire Moorlands. This means that it will become a main consideration within the local planning system.

Support for Neighbourhood Planning

6.4 The District Council supports Neighbourhood Planning and aims to provide assistance to local communities who wish to produce plan by providing:

- Initial advice and an introductory meeting to explain the process.
- Holding Neighbourhood Planning forums
- Advice on the evidence needed to prepare the plan.
- Provision of local maps.
- Specialist technical advice on issues such as affordable housing, heritage and conservation and sustainability appraisal.
- A “critical friend” role throughout the drafting of the plan, attending steering group meetings where necessary to provide advice and support.
- Assistance with consultation and publicity programmes, including providing details of statutory
- consultees and support with press releases.
- Reviewing draft documents to ensure they meet the basic condition

6.5 There are six Neighbourhood Designated Areas in the District of these two were designated during the monitoring period. The details below give progress to date (December 2017) on all the Neighbourhood Plans. For all the neighbourhood areas the designated area is the same as the parish/town council area. All relevant bodies have had discussions with Staffordshire Moorlands District Council regarding preparation of their Neighbourhood Plans.

Leekfrith Neighbourhood Plan

- **Name of Designated Neighbourhood Area:** Leekfrith
- **Date of Designation:** 24 March 2015 (Staffordshire Moorlands District Council) and 13 March 2015 (Peak District National Park Authority)
- **Relevant Body:** Leekfrith Parish Council
- **Progress:** Work underway
 - Plan preparation supported by Peak District National Park Authority.

- Preparing draft plan
- Consultation to be undertaken

Brown Edge Neighbourhood Area

- **Name of Designated Neighbourhood Area:** Brown Edge
- **Date of Designation:** 16 February 2016
- **Relevant Body:** Brown Edge Parish Council
- **Progress:** Work underway
 - Funding received for consultancy assistance in plan preparation.
 - Consultants appointed to assist in plan preparation.
 - Further grant received for housing needs survey. Consultants appointed.
 - Local Green Space assessment survey undertaken.

Biddulph Neighbourhood Area

- **Name of Designated Neighbourhood Area:** Biddulph
- **Date of Designation:** 16 February 2016
- **Relevant Body:** Biddulph Town Council
- **Progress:** Work underway
 - Public consultation undertaken
 - Funding received for consultancy assistance in plan preparation.
 - Consultants appointed to assist in plan preparation.
 - Further grant received for masterplan and housing needs survey. Consultants appointed.

Checkley Neighbourhood Area

- **Name of Designated Neighbourhood Area:** Checkley
- **Date of Designation:** 16 February 2016
- **Relevant Body:** Checkley Parish Council
- **Progress:** Work underway
 - Funding received for consultancy assistance in plan preparation.
 - Consultants appointed to assist in plan preparation.
 - Further grant received housing needs survey. Consultants appointed.
 - Public consultation undertaken.

Draycott in the Moors Neighbourhood Area

- **Name of Designated Neighbourhood Area:** Draycott in the Moors
- **Date of Designation:** 19 July 2016
- **Relevant Body:** Draycott in the Moors Parish Council
- **Progress:** Work underway

Rushton Neighbourhood Area

- **Name of Designated Neighbourhood Area:** Rushton

- **Date of Designation:** 14 February 2017
- **Relevant Body:** Rushton Parish Council
- **Progress:** Work underway
 - Consultancy appointed to assist in plan preparation

Forsbrook

- Application for Neighbourhood Area Designated submitted November 2017.

Community Infrastructure Levy

7 Community Infrastructure Levy

7.1 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.

7.2 In 2013 Staffordshire Moorlands District Council along with the Peak District National Park Authority, Derbyshire Dales District Council and High Peak Borough Council commissioned a viability assessment (2013) which considers how CIL charges could be implemented.

7.3 Staffordshire Moorlands District Council and High Peak Borough Council have commissioned consultants Keppie Massie to provide an update to the earlier study.

7.4 The Council has not made a decision on whether or not it will take CIL forward yet.

Self Build Register

8 Self Build Register

8.1 The Self-build and Custom Housebuilding Act 2015 requires the Council to keep a register of individuals/associations who are seeking a serviced plot of land to build a house on to for them to occupy as their sole or main residence. These register will provide information regarding the demand for self/custom build housing in the District and will inform the evidence base of the demand for this housing.

Table 8.1 Details from the Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
11/6/2016	1	Yes Stoke-on-Trent	Anywhere in the district	Standalone individual plot	Detached	4	Within 12 months
11/6/2016	1	No	Anywhere in the district	Any	Any	2	Within 6 months
20/6/2016	1	no	Anywhere in the district	Standalone individual plot	Detached	3	Within 12 months
28/6/2016 From Leek Cohousing Ltd	22	no	Within a town	Plot as part wider community self build project	Terrace	3	Within 12 months
28/7/2016	Individual or up to 3	No		Standalone individual plot	Detached	3	Within 6 months
16/8/2016	1	No	Biddulph, Biddulph Moor, Bagnall & surrounding areas	Standalone individual plot or plot on development	Detached	4	Within 6 months
16/8/2016	2	no	Wetley Rocks, Cellarhead, Kingsley	Standalone individual plot	Detached	4	Within 12 months
29/9/2016	1	No	Within a town Leek	Standalone individual plot	Detached	4	Within 2-3 years

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
				Minimum 1 acre			
Before 3/10/2016	1		Brown Edge area				
Before 3/10/2016	1					4	
8/10/2016	1	No	Staffordshire Moorlands/Peak District National Park	Other Small holding approx 5 acres	detached	3	Within 6 months
24/10/2016	1	No	Leek & surrounding area	Standalone individual plot	detached	4	Within 1-2 years
30/10/2016	1	Yes Stafford Borough	Caverswall, Forsbrook Blythe Bridge	other	Detached bungalow	3	Within 12 months
1/11/2016	1	Yes High Peak Cheshire East	Anywhere in the district	Standalone individual plot Sustainable house	Detached	3	Within 12 months

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
11/11/2016	1	Yes Cheshire East	North Leek/Cheadle	Standalone individual plot	Detached	4	Within 12 months
11/11/2016	1	Yes Stoke-on-Trent	Blythe Bridge, Stone, Caverswall	Plot as part wider community self build project	Detached	4	Within 12 months
11/11/2016	1	No	Anywhere in District	Standalone individual plot	Detached Bungalow	3	Within 12 months
12/11/2016	1	No	Leek	Standalone individual plot	Detached	4	Within 12 months
14/11/2016	1	No	Village or rural location	Standalone individual plot	Detached	4	Within 2-3 years
14/11/2016	1	Yes Stoke-on-Trent	Any rural semi rural area	Standalone individual plot	Detached bungalow	2	Within 12 months
9/12/2016	1	No	Anywhere in the district	Standalone individual plot	Detached	3	Within 2-3 years
30/1/2017		Yes	Anywhere in the district	Standalone individual plot	Detached	4	Within 12 months

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
5/3/2017		No	Leek	Plot as part wider community self build project or standalone plot	Detached	3	Within 12 months
25/2/2017		No	Cheadle area or towards Leek	Plot as part wider community self build project Sustainable dwelling	Detached	2	Within 2-3 years
22/3/2017		No	Rural location	Standalone individual plot	Detached	2	Within 6 months
26/3/2017		No	Leek	Standalone individual plot Elevated area of Leek or with views of countryside	Detached	4	Within 1-2 years
27/3/2017		No	Waterhouses area.	Any	Any	3	Within 12 months

8.2 The Council's Self Build Register was set up in April 2016. Details of the register are shown in the table above.

8.3 The register provides details of the property required and includes information on the following:

- Registered with other local authority
- Plot/property details
- Location
- Timescale for building

8.4 During the monitoring period there were 27 applications for the register. A number of registrations gave limited details. 7 had also registered with other local planning authorities. All the other authorities were neighbouring authorities Stoke-on-Trent City Council, Stafford Borough Council, High Peak Borough Council, Cheshire East. Most were from individuals looking for a single plot. However there was also a registration from a cohousing group in Leek for 22 plots for a group self build project.

8.5 The majority of registrations were for a stand alone individual plot with a detached house. 17 indicated they wanted a stand alone individual plot, 1 of these also would consider a plot on a larger development. 4 wanted a plot on a community self build project and 1 of these also said they would consider a standalone plot.

8.6 22 were for a detached house (3 of which wanted bungalow). Of the others 2 stated they were flexible regarding plot type and the Leek housing scheme was for terraced properties.

8.7 The majority of registrations were for a large property. 12 were for a 4 bedroom dwelling, 10 for a 3 bedroom dwelling and 4 for 2 bedrooms.

8.8 Most registrations specified a particular location in the Borough. 8 registrations indicated they wanted a plot anywhere in the District. 17 Specified a particular location

- 1 Within a town.
- 5 Leek
- 1 Biddulph, Biddulph Moor, Bagnall & surrounding areas.
- 1 Wetley Roacks, Cellarhead, Kingsley
- 1 Brown Edge area
- 2 Caverswall, Forsbrook, Blythe Bridge
- 2 North Leek Cheadle
- 3 Rural semi rural
- 1 Waterhouses area

8.9 2 registrations indicated they wanted a dwelling with sustainable construction methods.

8.10 The majority of registrations wanted to build relatively quickly. 4 registrations wanted to build within 6 months, 14 within 12 months, 2 within 1-2 years and 3 within 2-3 years.

8.11 In summary most registrations were looking for a stand alone plot for a large 3/4 bedroom detached house and timescale for building was relatively short with most wanting to build within 12 months.

8.12 The Council will looking at regularly updating the register to determine if people have found a plot elsewhere, built in the District or no longer wish to be on the register. It is important that the Register contains an accurate and up to date picture of the demand for self build plots.

8.13 The Council is in the process of updating the Strategic Housing Land Availability Assessment (SHLAA) with a Strategic Housing Employment Land Availability Assessment (SHELAA) and this may provide a source of potential sites.