

Annual Monitoring Report 2019 - 2020

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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 2019 - 31 March 2020.

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 current Local Development Scheme was agreed and brought into effect by the Council in February 2018. This LDS sets out the planning policy documents that are in the pipeline for the District. This includes the Local Plan which has been published and submitted for examination in line with the timetable agreed by the Council. The document supersedes the previous Local Development Scheme that was adopted by the Council in 2012.

2.4 This Local Development Scheme incorporates a number of changes from the 2012 version. They include; the removal of the Core Strategy and Biddulph Town Centre Area Action Plan which have been adopted, expanding the scope of the Site Allocations DPD to encompass a full Local Plan with a revised timetable and amendments to the proposed Supplementary Planning Documents to reflect those identified in the emerging Local Plan.

2.5 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.

Purpose and scope		
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	Progress against target	
Options consultation	July 2015	Consultation carried out 6 th July - 1 st September 2015
Preferred Options Sites and Boundaries Consultation	April 2016	Consultation carried out 28 th April - 13 th June 2016
Preferred Options Local Plan consultation	July 2017	Consultation carried out 24 th July - 15 th September 2017
Publication of Local Plan	February 2018	Plan publication period 27 th February - 11 th April 2018
Submission of Local Plan	June 2018	Local Plan submitted 29 th June 2018
Examination	September / October 2018	Hearings held in October 2018 Consultation on main modifications took place in September-October 2019 Further hearing session in February 2020
Adoption	March / April 2019	The Plan was adopted beyond the monitoring period in September 2020

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	Progress against target	
Consultation	February - March 2016	Consultation carried out 29 th February - 29 th March 2016
Adoption	February 2018	21 st February 2018

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)	

Purpose and Scope		
Timetable		Progress against target
Consultation	TBD	N/a
Adoption	TBD	N/a

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		Progress against target
Consultation	TBD	N/a
Adoption	TBD	N/a

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		Progress against target
Consultations	TBD	N/a
Adoptions	TBD	N/a

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	
Timetable		Progress against target
Consultation	N/A	N/a
Publication	December each year	Monitoring report published annually

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 an 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	Progress against target	
Consultation on preliminary charging schedule	TBD	N/a
Consultation on draft charging schedule	TBD	N/a
Examination	TBD	N/a
Adoption	TBD	N/a

Employment Progress

3 Employment Progress

3.1 In Staffordshire Moorlands the economy is well represented in the public administration, education & health sectors, which represent a larger proportion than regional and national rates. Other key sectors of employment are distribution, hotels & restaurants and manufacturing. Manufacturing in particular is overrepresented in comparison with regional and national levels and has experienced a much slower rate of decline than the West Midlands average. Employment sites are almost at full capacity and there are a number of nationally significant businesses, including Britannia Building Society, JCB and Alton Towers. The Economy policies in the Plan allocate land for employment and seek to protect existing employment development and promote Peak District and Churnet Valley tourism.

3.2 As with elsewhere across the country, Staffordshire Moorlands has been experiencing rapid economic change, moving away from the traditional industries of agriculture, textiles/manufacturing, and coal mining towards service sector businesses such as finance, retailing, tourism, leisure and the knowledge economy. The District's workforce is seeing a trend towards growth amongst managers and senior officials and increases in the professional class. Unemployment rates are below the national and Staffordshire average.

3.3 Whilst there is the continued presence of large nationally recognised employers, the business structure of Staffordshire Moorlands is dominated by micro and small businesses of between 1 and 10 employees which collectively accounted for over 92 per cent of all businesses in 2006.

3.4 The District's economy is under-performing compared to its competitors. It provides low pay to a large proportion of its workforce when compared to the national and regional average and struggles to encourage the growth of new businesses and to attract new firms. The District has one of the lowest formation rates of new businesses in the area.

3.5 Changes in the future economy will have significant implications for the need and type of employment land provided as well as the infrastructure to support growth. Most of Staffordshire Moorlands is unlikely to be a target for significant large-scale inward investment due to its relatively poor transport links and the absence of major centres of further education. However, the quality of the environment, community life and the workforce the District offers will attract new businesses and the District will continue to play a major role in the economy of the wider North Staffordshire area.

3.6 The Council monitors the amount of new employment land and floorspace [use classes B1/B2/B8] it approves annually, and how much is completed annually. So as to create a 'true' picture of employment land provision, floorspace figures pertain to *net* (as opposed to *gross*) creation, ie any floorspace losses in a scheme are taken into account overall. The Council also monitors which *types* of B use (B1a, B1b, B1c, B2, B8 or combinations of these) are affected within schemes (in some cases this is a complicated picture involving net gains in some uses, net losses in others – producing an overall net gain/loss in B class floorspace). Sometimes a judgement has been made when a consent is not clear which B uses are authorised.

3.7 So as not to create an artificial picture of employment land creation, new employment land is only counted as *created* if it is not redeveloping (recycling) land at existing employment premises [this involves a judgement in many cases, and some new commitments involve a combination of both types of land].

3.8 Separately to employment gain approvals and completions the Council also records annual approvals and completions involving loss of B-Class land and floorspace. This is useful as an indicator of whether the District is gaining or losing employment land/floorspace each year overall.

3.9 Unlike land calculations, floorspace figures may relate to provision across multiple levels (eg multi-storey buildings). Building conversions are also included - so changes of use to employment are also land/floorspace gains (and conversely changes from employment use are losses). In all cases, a permission that relates to earlier commitments on the same site (eg an amendment or variation of condition to an earlier extant permission; or reserved matters approval to an earlier outline approval) 'updates' the earlier commitment, so as to avoid doublecounting of site area/floorspace. For clarification, certificates of lawfulness granted that pertain to existing employment development, are counted as employment commitments – and are also deemed to already have been 'completed' on the date of issue. Temporary employment permissions are generally not recorded as commitments.

3.10 Note in all cases a positive or loss commitment is only recorded in annual monitoring if it creates at least 50m² net floorspace. Also many minor industrial extensions and internal works (such as new mezzanine floors) may not require planning permission at all. Therefore the figures presented in this monitoring do not reflect all instances of employment floorspace creation or loss.

3.11 It should also be understood that the 50ha site around the A50 at Blythe Bridge originally allocated in the 1998 Local Plan for a Premium Employment Site (high end B1 uses) is not included in this annual monitoring because as this site responded to a sub-regional need in the Staffordshire Structure Plan (taken forward in the adopted Core Strategy Policy SS8 as a 'Regional Investment Site') it is considered independently of the employment land requirement for the District.

3.12 The Council also keeps a list of employment commitments that remain 'extant' over time as a measure of 'available' employment land and floorspace (permissions that have not commenced by their expiry – usually 3 years – are removed from the commitment list).

3.13 The Council has a suite of adopted employment allocations across the District (both on greenfield sites and redevelopment sites), in:

3.14 · its 1998 Local Plan; and

3.15 · within the 2007 Biddulph Town Centre Area Action Plan.

3.16 Employment commitments can arise across these, or in other locations. This is also monitored. Note that all written policies in the 1998 Local Plan were superseded with the adoption of the 2014 Core Strategy, however the policies maps identifying land use allocations (including Policy E1 employment allocations) remains in force.

Policy Indicator 1**Total amount of additional net floor space completed by type 2019-20****Sustainability Appraisal Indicator****Employment Land Supply****3.17 Target - To develop sufficient land for B1, B2 and B8 to meet the needs identified in the Local Plan****3.18 2014 Core Strategy Policies:**

- • Policy SS1 Development Principles
- • Policy SS2 - Future Provision of Development
- • Policy SS3 - Distribution of Development
- • Policy SS5 – Towns
- • Policy SS5a - Leek Area Strategy
- • Policy SS5b - Biddulph Area Strategy
- • Policy SS5c - Cheadle Area Strategy
- • Policy SS6 - Rural Areas
- • Policy E1 - New Employment Development
- • Policy E2 - Existing Employment Areas
- • Policy R1 - Rural Diversification

3.19 2007 Biddulph AAP:

- • Policy DS2: Bypass Site
- • Policy DS4: Walley Street Area.

3.20 Table 1 Total amount of additional net floor space completed by type 2019-20**Table 3.1**

Use Class	Land Developed(ha)	Floorspace Developed(m²)
GAINS		
B1A	0	0
B1B	0	0
B1C	0	0
B2	0.1502	125
B8	0.067	243

MIXED B USES	0	0
TOTAL GAINS	0.2172	368
LOSSES		
B1A	0	0
B1B	0	0
B1C	0.331	650
B2	0.418	4711
B8	0.0995	108
MIXED B USES	0	0
TOTAL LOSSES	0.8485	5469
TOTAL GAINS NET	-0.6313	-5101

3.21 The table above provides both employment gain and loss commitments that were completed during the 2019-20 monitoring year and 'consolidates' these to provide an overall "net" calculation. Changes in both total sites areas and total floorspaces (across B classes) are provided. There were only a small number of total completed sites (2x gains versus 3x losses); however this represented far greater losses over gains during 2019-20 both in terms of site hectarages and floorspace (about 4x as much land area; about 15x more floorspace was lost). This is largely attributed to the final completion of all residential plots at the large Portland Mill, Leek residential conversion (B2 loss). In terms of individual B uses, B1C and B2 experienced hectareage/floorspace losses, B8 a slight gain, and the other use classes no change.

Policy Indicator 2

Total amount of floorspace on previously developed land by type

Sustainability Appraisal Indicator

Employment Land Supply

Target - To make sufficient land available to meet the needs identified in the Local Plan

3.22 2014 Core Strategy Policies:

- Policy SS1 Development Principles

- • Policy SS2 - Future Provision of Development
- • Policy SS3 - Distribution of Development
- • Policy SS5 – Towns
- • Policy SS5a - Leek Area Strategy
- • Policy SS5b - Biddulph Area Strategy
- • Policy SS5c - Cheadle Area Strategy
- • Policy SS6 - Rural Areas
- • Policy E1 - New Employment Development
- • Policy E2 - Existing Employment Areas
- • Policy R1 - Rural Diversification

3.23 2007 Biddulph AAP:

- • Policy DS2: Bypass Site
- • Policy DS4: Walley Street Area.

3.24 The total amount of net new B class floorspace completed on previously developed land in 2019-20 breaks down into the following use classes:

3.25 Table 2 Net New Employment Floorspace (m²) Created Across Use Classes 19-20

Table 3.2

B1A	B1B	B1C	B2	B8	Mixed B Uses	TOTAL
0	0	0	125	243	0	368

3.26 Note that *all* employment floorspace completed during 2019-20 was deemed to have occurred upon brownfield sites.

Effects on the economy: Enterprise births and deaths

Policy Indicator 3

Annual enterprise births and deaths

Sustainability Appraisal Indicator

Employment Land Supply

3.27 2014 Core Strategy Policies:

- • Policy SS1 Development Principles
- • Policy SS2 - Future Provision of Development

- • Policy SS3 - Distribution of Development
- • Policy SS5 – Towns
- • Policy SS5a - Leek Area Strategy
- • Policy SS5b - Biddulph Area Strategy
- • Policy SS5c - Cheadle Area Strategy
- • Policy SS6 - Rural Areas
- • Policy E1 - New Employment Development
- • Policy E2 - Existing Employment Areas
- • Policy R1 - Rural Diversification

3.28 2007 Biddulph AAP:

- • Policy DS2: Bypass Site
- • Policy DS4: Walley Street Area.

3.29 ONS publish annual data pertaining to, the total number of active businesses in a District, annual business births and deaths. The starting point for the calculation of business demography data is the concept of active businesses in a reference year. These are defined as businesses that had either turnover or employment at any time during the "reference period". New business registrations (identified through registration of the administrative units, that is, Value Added Tax (VAT) and Pay as You Earn (PAYE)) are referred to as business births. The birth rate is calculated using the number of births as a proportion of the active businesses. Businesses that have ceased to trade (identified through de-registration of the administrative units) are referred to as business deaths. The death rate is calculated using the number of deaths as a proportion of the active businesses. The Government makes assumptions about the number of business "reactivations" after death, and adjusts the data accordingly.

3.30 According to the data, in 2019 Staffordshire Moorlands:

3.31 Table 3 Enterprise Births and Deaths

Table 3.3

Total active businesses	Number of annual Births (%)	Number of annual Deaths (%)
3085	285 (9.24%)	265 (8.59%)

Land Available on Allocated Sites

Policy Indicator 4

Employment land available by type on allocated sites for employment

Sustainability Appraisal Indicator

Employment Land Supply

3.32 Target To make sufficient land available to meet the needs identified in the Local Plan

2014 Core Strategy Policies:

- · Policy SS1 Development Principles
- · Policy SS2 - Future Provision of Development
- · Policy SS3 - Distribution of Development
- · Policy SS5 – Towns
- · Policy SS5a - Leek Area Strategy
- · Policy SS5b - Biddulph Area Strategy
- · Policy SS5c - Cheadle Area Strategy
- · Policy SS6 - Rural Areas
- · Policy E1 - New Employment Development
- · Policy E2 - Existing Employment Areas
- · Policy R1 - Rural Diversification

2007 Biddulph AAP:

- · Policy DS2: Bypass Site
- · Policy DS4: Walley Street Area.

Allocations

3.33 The 1998 Local Plan sets out a suite of B Class employment land allocations across the District under Policy E1 totalling 19.7ha employment land. The Biddulph Town Centre Area Action Plan (AAP) superseded earlier allocations in Biddulph town centre and made further employment allocations within the boundary of the AAP [Policies DS2 and DS4] therefore increasing the overall amount allocated to employment use across the District to 23.12ha. However it should be noted the 3.6ha DS4 allocation covers an existing developed mixed use area and pertains to the support of physical improvements to both existing residential and employment premises – extensions, refurbishments, improvements etc to existing B uses are recorded as positive commitments in line with the Policy.

3.34 Note that all written policies in the 1998 Local Plan were superseded with the adoption of the 2014 Core Strategy, however the policies maps identifying land use allocations (including Policy E1 employment allocations) remains in force as the Core Strategy did not make any land use allocations. **Land within all of these areas remain ‘available’ until a planning permission becomes completed.**

3.35 The coverage of new employment commitments across existing employment allocations has to be measured to understand how much available allocated land remains, with completed schemes 'deducted' from this. The allocations are a mixture of brownfield and greenfield sites both within the towns and in/around rural villages.

3.36 Policy SS2 of the Core Strategy states that provision will be made for **at least 24 hectares** of additional employment land in Staffordshire Moorlands during the period 2006 – 2026 (subject to subsequent allocation in future DPDs according to the phasing priority set out for broad employment locations identified in Policies SS5A, SS5B and SS5C); also stating sufficient deliverable land will be identified to provide at least 6 hectares of employment land at all times.

3.37 The land identified as 'available' within the Local Plan (Pol E1) and AAP (Pols DS2, DS4) allocations consolidates with current employment commitments as follows:

3.38 Table 4 Remaining Employment Land Across Allocations

Table 3.4

Site Name	Site Area (ha)	Completions before 01.04.19 (ha)	Completions 19-20 (ha)	Remaining land area available 31.03.19 (ha)
WALLEY STREET [remainder outside AAP Area]	0.62 approx	0.62 [total loss to housing]	0	0
BROOKHOUSES II, CHEADLE	0.7	0	0	0.7
NEW HADEN I, CHEADLE	1.7	1.7	0	0
NEW HADEN II, CHEADLE	4.0	0	0	4.0
CORNHILL, LEEK	3.7	0.68	0	3.02
FROGHALL	2.0	0	0	2.0
IPSTONES	0.3	0.089	0	0.211
WATERHOUSES	1.0	0	0	1.0
Bypass Site (Pol DS2 AAP)	5.5	0.4442	0	5.0558

Walley Street Area (Pol DS4 AAP)	Up to 3.6 approx	0.0054	0	Up to 3.5946
TOTAL	23.12	3.5386	0	19.5814

3.39 Remaining Employment Land

3.40 Policy SS2 of the Core Strategy establishes the residual employment land requirement for the District up to the period 2026. Using the above information it is possible to calculate whether the combination of remaining land at allocations and remaining approved (undeveloped) employment land in all other locations meets this.

3.41 Table 5 Employment Land Available by Type (ha)(by 31.03.20)

Table 3.5

Use Class	Within Employment Allocations (ha)	Other Remaining Non-completed Permissions (ha)
B1A	0	0.0049
B1B	0	0
B1C	0	0
B1/B2	10.931	0
B2	0	1.3396
B8	0	2.6158
Mixed B Uses	8.6504	20.5507
TOTAL	19.5814	24.511

3.42 In the case of 1998 Local Plan allocations note that Pol E1 specifies that these are allocated for B1/B2 use, therefore any undeveloped land at these allocations is deemed to be B1/B2. The DS2 and DS4 allocations in the AAP are assumed to encompass mixed B uses based on the policy wording and supporting text. The total figures of remaining land at allocations plus remaining land at other commitments (44.0924ha) demonstrate that the Council can demonstrate a residual employment land supply of 24ha and can clearly demonstrate a landbank of 6ha, as required by Core Strategy Pol SS2.

Housing Progress

4 Housing Progress

Housing Completions

4.1 There were 203 (net) completions of new housing between 1st April 2019 and 31 March 2020.

Table 4.1 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
2017/18	142	142
2018/19	167	165
2019/20	205	203

Housing Land Supply at 31st March 2019

4.2 The Council adopted the Staffordshire Moorlands Local Plan on the 9th September 2020. The latest housing land supply statement published was for the February 2020 examination hearing sessions and reflected the position at 31st March 2019. A [Housing Implementation Strategy](#) sets out how this will be delivered.

Table 4.2

Sub area	Completions 2014-2019	Commitments			Local Plan Allocations	Windfall allowance
		Completions (gross)	-10% lapse rate on unimplemented completions	Completions (net)		
Leek	276	618	45	573	614	275

Biddulph	167	72	5	67	604	130
Cheadle	145	210	18	192	1026	110
Rural	224	628	55	573	330	330
District	812	1528	123	1405	2574	845

Definitions

- **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.

5 Year Land Supply Calculation

- A. Completions from April 2014 to 31st March 2019 = 812
- B. Sites in the trajectory including under construction = 2502
 - 10% lapse rate on commitments -102
 - **Sites in the trajectory including under construction = 2400**
- C. Housing Requirement (2014-2033) $320 \times 19 = 6080$
- D. Annual Requirement $[C/19] = 320$
- E. Target Completions (April 2014 to March 2019) $[D \times 5] = 1600$
- F. Current shortfall $[E-A] = 788$
- G. 5 year requirement with shortfall $[(D \times 5) + ((F/14 \times 5)) \times 1.2] = 2257$
- H. Annual 5 year requirement with shortfall $[G/5] = 451$
- **I. No of years supply $[B/H] (2400/451) = 5.32$ years**

Affordable Housing

4.3 Between 1st April 2019 and 31st March 2020 18 affordable housing units were built in the Staffordshire Moorlands. 14 were affordable rent and 4 were rent to buy.

Open Space

5 Open Space

Sport, Recreation and Open Space

5.1 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.

5.2 Updated evidence has been prepared: Open Space Study (August 2017) and Playing Pitch Strategy (December 2017) as part of the evidence base for the Local Plan to provide updated details on provision of facilities in the District.

5.3 Consultants Knight Kavanagh & Page (KKP) prepared an Open Space Study Standards paper that proposes quantity standards used to identify areas of shortfall. These have been used to inform the current balance of provision set out in the table below.

5.4 The report recommended that a quantity standard is not set for natural and semi-natural greenspace. The 2009 study recommended a standard of 0.75 hectares per 1,000 population. In 2017, the current provision per 1,000 population is 5.44 hectares. The location and proximity of the Peak District National Park is also recognised as a significant contributor to natural provision in the area.

Table 5.1 Current open space provision against recommended quantity standards (2017)

Analysis area	Quantity standard in hectares per 1,000 population							
	Parks and gardens 0.14		Amenity Green Space 0.60		Provision for children and young people 0.08		Allotments 0.10	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Biddulph	-	-0.14	1.44	+0.84	0.05	-0.03	0.06	-0.04
Cheadle	-	-0.14	0.91	+0.31	0.03	-0.05	0.06	-0.04
Leek	0.66	+0.52	1.00	+0.40	0.16	+0.08	0.37	+0.27
Rural	-	-0.14	0.89	+0.29	0.03	-0.05	0.04	-0.06

5.5 As only the Leek analysis area has parks and gardens provision, the other three areas currently have a shortfall against the recommended quantity standard of 0.14 hectares per 1,000 population. Leek analysis area currently has 0.66 hectares of provision and therefore meets the recommended standard.

5.6 All analysis areas meet the recommended quantity standard for amenity greenspace (0.60 hectares per 1,000 population).

5.7 Leek analysis area, with 0.37 hectares per 1,000 head of population, is currently the only analysis area to meet the recommended quantity standard (0.10 hectares) for allotments. Leek analysis area also meets national benchmarks such as National Society of Allotment and Leisure Gardeners (0.25 hectares).

5.8 Leek analysis area is also currently the only area to meet the recommended quantity standard (0.08 hectares per 1,000 population) with respect to provision for children and young people. The other analysis areas fall short of this standard. The largest shortfalls are noted in the Cheadle and Rural analysis areas (both 0.05 hectares per 1,000 population).

5.9 The identified deficiencies and surpluses in existing and future open space provision should help inform an approach to securing open space facilities through new housing development and help form the basis for negotiation with developers for contributions towards the provision of open spaces.

5.10 A Playing Pitch Strategy (PPS) and Action Plan have been developed from research and analysis of outdoor sports provision and usage within Staffordshire Moorlands. Preparation of the PPS has been undertaken in accordance with the methodology provided in Sport England’s Guidance ‘Playing Pitch Strategy Guidance’ for assessing demand and supply for outdoor sports facilities (2013). Future demand set out in the table below is based on ONS calculations and club consultation which also includes latent and displaced demand identified.

Table 5.2 Quantitative headline findings all sports (2017)

Sport	Current picture	Future picture (2031)
Football (grass pitches)	<ul style="list-style-type: none"> • Spare capacity of 3 adult match equivalent sessions • Shortfall of 2 youth 11v11 pitches • Spare capacity of 0.5 youth 9v9 match equivalent sessions • Mini 7v7 pitches at capacity • Shortfall of 1.5 mini 5v5 pitches 	<ul style="list-style-type: none"> • Spare capacity of 2.5 adult match equivalent sessions • Shortfall of 4 youth 11v11 pitches • Spare capacity of 0.5 youth 9v9 match equivalent sessions. • Shortfall of 2 match sessions on mini 7v7 pitches. • Shortfall of 2.5 mini 5v5 pitches
Football (3G pitches)	<ul style="list-style-type: none"> • Shortfall of three full sized 3G pitches (due to the rural nature of Staffordshire Moorlands, FA registered small sided pitches will have a substantial impact on adequately meeting demand across the District). 	<ul style="list-style-type: none"> • Shortfall of three full sized 3G pitches (due to the rural nature of Staffordshire Moorlands, FA registered small sided pitches will have a substantial impact on adequately meeting demand across the District).

Sport	Current picture	Future picture (2031)
Cricket	<ul style="list-style-type: none"> • Currently at operating at capacity. • Shortfalls are however identified at Ashcome Park CC, Bagnall Norton CC, Checkley CC and Endon CC. 	<ul style="list-style-type: none"> • Shortfall of 35 match equivalent sessions.
Rugby Union	<ul style="list-style-type: none"> • Shortfall of one match session per week at Leek RFC. 	<ul style="list-style-type: none"> • Shortfall of 3 match sessions per week at Leek RFC.
Hockey	<ul style="list-style-type: none"> • Current demand is being met. 	<ul style="list-style-type: none"> • Future demand can be met.
Bowls	<ul style="list-style-type: none"> • Current demand is being met. 	<ul style="list-style-type: none"> • Future demand can be met.
Tennis	<ul style="list-style-type: none"> • All club sites are within recommended capacity. • All remaining courts have spare capacity. 	<ul style="list-style-type: none"> • Future demand can be met.
Athletics	<ul style="list-style-type: none"> • Current demand is being met. 	<ul style="list-style-type: none"> • Future demand can be met.

5.11 The existing position for all sports is either that demand is being met or that there is a shortfall, however the future position shows the exacerbation of current shortfalls and the creation of shortfalls for some facilities and for some areas where demand is currently being met.

5.12 In the main, surpluses and shortfalls expressed can be met by improving quality to increase capacity. In some instances, however, there may also be a requirement for access to existing unused provision, such as pitches located at currently unavailable school sites, or pitch re-configuration. However this does not apply to the shortfall of 3G pitches, which can only be met through increased provision.

Town Centres / Retail

6 Town Centres / Retail

6.1 The Council regularly collects data relating to units in its town centres - Leek, Cheadle and Biddulph including vacancy rates. This data will be used to monitor the new Local Plan policies following its adoption. In the meantime, it provides a useful indicator of the health of the town centres.

Table 6.1 Units in Town Centres October 2019 (as per Use Classes Order)

Town	Retail	Retail %	Eat in/out	Other Business	Pub	Total	Total Vacant	Vacancy rate all %
Leek	184	63%	36	55	19	294	21	7%
Biddulph	57	59%	15	19	5	96	12	13%
Cheadle	78	68%	13	20	3	114	17	15%
Total / Average	319	63%	65	94	27	504	50	10%

6.2 (NB - The unit types listed include vacancies as (at the time of writing) in some cases planning permission may be required for them to change to another use).

Table 6.2 Vacant Retail Units in Town Centres October 2019 (as per Use Classes Order)

Town	Number of Retail units	Number of vacant retail units	Vacancy rate %
Leek	184	16	9%
Biddulph	57	8	14%
Cheadle	78	14	18%
Total/average	319	38	12%

6.3 The Council seeks to maintain and enhance town centres and provide a choice of shops and services.

6.4 The tables above show:

- A break down of all units in the town centre, the percentage of retail units and vacancy rates for all units
- Retail vacancy rates for town centres

6.5 The percentage of retail units is fairly uniform across all the town centres. There has been minimal change in these figures since last year, with the proportion of retail units remaining the same in Cheadle, falling by 1% in Biddulph and 2% in Leek. Leek has by far the largest number of units - over treble those in Biddulph and more than double those in Cheadle. There has been minimal change in these figures in the last two years with this year showing a reduction of three retail units in Biddulph and two units in Cheadle compared

with last year. Leek has seen a reduction of seven retail units since last year. This is mainly due to them changing to other commercial uses - other businesses and to a lesser extent eat in / out and pubs (due to the trend for new 'craft beer' outlets in Leek).

6.6 The retail vacancy rate reached a peak in Cheadle last year (at 23%). It was 14.3% the year before that. This year it has fallen to 18%, though this is still well above the national average town centre vacancy rate of 10% (source: Springboard October 2019). The Leek vacancy rate has fallen slightly from 10% last year to 9% this year, so still remains just below the national average. The Biddulph retail vacancy rate has also fallen this year - from 20% to 14%, though this is still above the national average.

6.7 The fact that the retail vacancy rate in all three towns has fallen, despite changing retail trends is positive, though it must be noted that the impact of the COVID 19 pandemic will only be known in the next monitoring year. Leek's vitality and viability consistently appears stronger than the other Moorlands towns and this is likely to be due to it being a larger centre with significantly more units than the other towns and local initiatives such as the 'Totally Locally' programme which continues to be successful in the town.

6.8 The Council submitted a bid to the 'Future High Street' fund for Cheadle in an attempt to address its issues but the town was not selected to be progressed in that programme. However, Cheadle has been invited to be part of a pilot for the 'High Streets Task Force', with the aim of helping high streets and town centres to thrive by building local capacity and expertise and collaborating to support regeneration efforts.

6.9 The number of retail units in all three towns has remained stable over the last five years, with hardly any change at all. The 2018 and 2019 figures (above) are not directly comparable with the earlier years as the units have now been included in the use classes order category in which they belong.

Table 6.3 Comparison of Number of Retail Units in Town Centres Over Time

Town	2013	2014	2015	2016	2017	2018
Leek	207	205	204	208	207	191
Biddulph	74	74	76	76	73	60
Cheadle	93	92	90	90	90	80
Total	374	371	370	374	370	331

Table 6.4 Comparison of Vacant Retail Units in Town Centres Over Time (includes eat in/out)

Town	2013	2014	2015	2016	2017	2018
Leek	8.6%	7.4%	6.3%	6.6%	7.9%	10%
Biddulph	15.9%	17.2%	16.7%	16.7%	18.2%	20%
Cheadle	15.9%	10.4%	16.2%	16.2%	14.3%	23%
Total	11.8%	10.1%	10.8%	11.0%	11.5%	15%

6.10 The retail vacancy rate trends over the last six years have fluctuated a small amount in Leek, peaking last year, whilst staying below the national average. The Biddulph vacancy rate has only seen small fluctuations though it is consistently above the national average, even though this year it has fallen. The Cheadle vacancy rate saw a relatively large drop between 2013 and 2014 but rose again significantly from 2015 onwards to the peak rate it was in 2018. It has fallen this year. (NB The 2018 and 2019 figures set out above are not directly comparable with the earlier years shown above as retail units are now monitored as A1 only so eat in / out would not be included).

Duty to Co-operate

7 Duty to Co-operate

7.1 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.

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

7.3 The Local Plan identifies eleven Strategic Objectives (SO) that it seeks to achieve. The following table provides an overview of the spatial relationship of each Duty to Co-operate body with Staffordshire Moorlands, associated cooperation matters, engagement methods and Local Plan Strategic Objectives that co-operation supports.

Table 7.1 Spatial relationships and strategic matters

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
Staffordshire County Council	<ul style="list-style-type: none"> Local highways authority Waste and minerals planning authority Lead local flood authority Key infrastructure/service provider including; education, libraries, transport and green infrastructure Land owner in District Member of Constellation Partnership 	<ul style="list-style-type: none"> Ensuring that County Council led infrastructure has sufficient capacity to accommodate planned growth Need for coordinated polices and designations in respect of the Local Plan, infrastructure, minerals and waste Consideration of emerging strategy for the Constellation Partnership 	SO1, SO2, SO9, SO10, SO11	Meetings, partnership working, joint evidence gathering, consultation
Peak District National Park Authority	<ul style="list-style-type: none"> Local planning authority for part of the District Partly lies within same housing market and functional economic areas Parish boundaries span the border of the National Park and Local Plan area Shared infrastructure e.g. Green Infrastructure 	<ul style="list-style-type: none"> Working towards meeting development requirements Consideration of the landscape setting and nature conversation of the National Park Co-ordination of shared infrastructure Joint support for neighbourhood planning where applicable 	SO1, SO2, SO3, SO4, SO7, SO8, SO9	Meetings, joint evidence gathering, consultation

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
Stoke-on-Trent City Council	<p>SO1, SO2, SO3, SO4, SO7, SO8, SO9 Meetings, joint evidence gathering, consultation</p> <ul style="list-style-type: none"> • Adjoining local planning authority • Housing market and functional economic area relationships • Shared infrastructure e.g. A53 • Shared Green Belt boundary • Member of Constellation Partnership 	<ul style="list-style-type: none"> • Working towards meeting development requirements • Co-ordination of shared infrastructure e.g. growth on A50 • Co-ordination of Green Belt reviews • Consideration of Blythe Vale Strategic Site • Consideration of emerging strategy for the Constellation Partnership 	SO1, SO3, SO4, SO6, SO11	Meetings, joint evidence gathering, partnership working, consultation
Newcastle-under-Lyme Borough Council	<ul style="list-style-type: none"> • Adjoining local planning authority • Housing market and functional economic area relationships • Shared infrastructure • Shared Green Belt boundary • Member of Constellation Partnership 	<ul style="list-style-type: none"> • Working towards meeting development requirements • Co-ordination of shared infrastructure • Co-ordination of Green Belt reviews • Consideration of emerging strategy for the Constellation Partnership 	SO1, SO3, SO4, SO6, SO11	Meetings, joint evidence gathering, partnership working, consultation

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
Stafford Borough Council	<ul style="list-style-type: none"> •Adjoining local planning authority •Housing market and functional economic area relationships •Shared infrastructure e.g. A50 •Shared Green Belt boundary •Member of Constellation Partnership 	<ul style="list-style-type: none"> •Working towards meeting development requirements •Co-ordination of shared infrastructure e.g. growth on A50 •Co-ordination of Green Belt reviews •Consideration of Blythe Vale Strategic Site •Consideration of emerging strategy for the Constellation Partnership 	SO1, SO3, SO4, SO6, SO11	Meetings, joint evidence gathering, partnership working, consultation
East Staffordshire Borough Council	<ul style="list-style-type: none"> •Adjoining local planning authority •Shared infrastructure e.g. A50 •Borough includes parts of Churnet Valley 	<ul style="list-style-type: none"> •Co-ordination of shared infrastructure e.g. traffic implications of Alton Towers and growth on A50 •Consideration of Blythe Vale Strategic Site •Initiatives to conserve and improve the Churnet Valley 	SO2, SO7, SO8, SO9, SO11	Meetings, partnership working, joint evidence gathering, consultation
Cheshire East Council	<ul style="list-style-type: none"> •Adjoining local planning authority •Shared infrastructure e.g. A527 •Shared Green Belt boundary •Member of Constellation Partnership 	<ul style="list-style-type: none"> •Co-ordination of shared infrastructure e.g. Green Infrastructure •Co-ordination of Green Belt reviews •Consideration of emerging strategy for the Constellation Partnership 	SO7, SO9, SO11	Meetings, partnership working, joint evidence gathering, consultation

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
High Peak Borough Council	<ul style="list-style-type: none"> Adjoining local authority (planning areas separated by the Peak District National Park) Shared infrastructure (A53) 	<ul style="list-style-type: none"> Shared need for consideration of setting and nature conservation of Peak District National Park 	SO2, SO8, SO9	Joint staff and co-ordination of resources
Derbyshire Dales District Council	<ul style="list-style-type: none"> Adjoining local authority (planning areas separated by the Peak District National Park) Shared infrastructure (A53) 	<ul style="list-style-type: none"> Shared need for consideration of setting and nature conservation of Peak District National Park 	SO2, SO8, SO9	Consultation, meeting
Environment Agency	<ul style="list-style-type: none"> Statutory body with responsibility for a range of environmental issues including; flood risk, water quality and climate change 	<ul style="list-style-type: none"> Input on flood risk and environmental matters including Churnet Valley 	SO2, SO8	Consultation, ongoing dialogue
Historic England	<ul style="list-style-type: none"> Statutory body with responsibility for the historic environment 	<ul style="list-style-type: none"> Input on historic environment matters including Churnet Valley 	SO7, SO8, SO9	Consultation, ongoing dialogue
Natural England	<ul style="list-style-type: none"> Statutory body with responsibility for the conservation, enhancement and management of the natural environment 	<ul style="list-style-type: none"> Input on environmental matters including Churnet Valley 	SO2, SO8, SO9	Consultation, ongoing dialogue
Civil Aviation Authority	<ul style="list-style-type: none"> Statutory body with responsibility for management of UK airspace 	<ul style="list-style-type: none"> No strategic matters identified 		Consultation
Homes England	<ul style="list-style-type: none"> Agency with responsibilities for enabling housing and regeneration 	<ul style="list-style-type: none"> Partner in the delivery of housing, including affordable housing 	SO4, SO6	Consultation, ongoing dialogue

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
North Staffordshire and Stoke-on-Trent Clinical Commissioning Groups	Plan and purchase health care for residents	<ul style="list-style-type: none"> Provision of health care in co-ordination with Local Plan 	S10	Consultation, meeting
National Health Service Commissioning Board (NHS England)	Responsible for support the development of CCGs and providing specialised services and primary care.	<ul style="list-style-type: none"> Provision of health care in co-ordination with Local Plan 	S10	Consultation, discussions
Office of Rail Regulation	Regulate the rail industry in the UK	<ul style="list-style-type: none"> Consideration of railway provision at Blythe Bridge 	SO11	Consultation
Highways England	Highways authority for A50	<ul style="list-style-type: none"> Consideration of impacts of growth on A50 	SO11	Consultation, meeting
Stoke and Staffordshire Local Enterprise Partnership (LEP) ⁽¹⁾	Local Enterprise Partnership Stoke and for Staffordshire	<ul style="list-style-type: none"> Local Plan should reflect and assist in delivering economic objectives 	SO3, SO5, SO6, SO7	Consultation
Peak District Local Nature Partnership (LNP)	Partnership with role in improving the local natural environment of the Peak District	<ul style="list-style-type: none"> Local Plan should assist in delivering LNP objectives 	SO2, SO8, SO9	Consultation
Staffordshire Local Nature Partnership (LNP)	Partnership with role in improving the local natural environment of Staffordshire	<ul style="list-style-type: none"> Local Plan should assist in delivering LNP objectives 	SO2, SO8, SO9	Consultation, mee

1. Note - LEP and LNP are not subject to the Duty to Co-operate but regard should be given to them

Joint evidence base studies

7.4 Numerous joint evidence base studies have shaped the Local Plan and those of neighbouring authorities. In addition, when not directly involved in relevant studies, neighbouring authorities and other stakeholders have also been consulted on the approach and initial findings of evidence base studies to ensure a consistent approach. A summary of joint working on the Local Plan evidence base is provided below.

Table 7.2 Evidence base

Study	Study Partners	Consultees
Strategic Housing Market Assessment	High Peak Borough Council	Neighbouring local planning authorities
Employment Land Study	High Peak Borough Council	Neighbouring local planning authorities
Updated Gypsy and Traveller Needs Assessment	Stoke-on-Trent City Council, Newcastle-under-Lyme Borough Council, Stafford Borough Council	Neighbouring local planning authorities
Retail Study	High Peak Borough Council	
Level 1 Strategic Flood Risk Assessment Update	Environmental Agency, Staffordshire County Council	Highways Agency, neighbouring local authorities, utilities companies
Ecological Study and update		Natural England (data records)
Cheadle Town Centre Transport Study and Phase 2 Assessment	Staffordshire County Council	
Green Belt Review and Updates		Neighbouring local planning authorities
Strategic Housing Land Availability Assessment (SHLAA)		Neighbouring local planning authorities, Staffordshire County Council, Highways Agency, English Heritage, Natural England, Environment Agency, Historic England, Homes and Communities Agency, North Staffordshire and Stoke-on-Trent Clinical Commissioning Groups, NHS England, Office of Rail Regulation
Strategic Housing and Economic Land Assessment (SHELAA)	Peak District National Park Authority, High Peak Borough Council	
Green Infrastructure Strategy	Staffordshire County Council, Peak District National Park Authority, Staffordshire Local Nature Partnership, Environment Agency, Natural England	Neighbouring local authorities and other statutory bodies

Study	Study Partners	Consultees
Open Space Study and Playing Pitch Strategy		Staffordshire County Council
Development Capacity, Viability and Community Infrastructure Levy Study, including Infrastructure Delivery Plan		Staffordshire County Council, Highways England, Network Rail, North Staffordshire and Stoke-on-Trent Clinical Commissioning Groups, NHS England
Habitats Regulations Assessment		Staffordshire County Council, Derbyshire County Council (provision of cross boundary traffic data), Natural England
Landscape, Local Green Space and Heritage Impact Assessment		Peak District National Park Authority, Historic England, Natural England, Staffordshire County Council

Outcomes and future arrangements

7.5 The outcome of the co-operation undertaken during the preparation of the Local Plan in terms of its influence on the plan, its delivery and the plans and strategies of partners are specified in the table below. Details of how these outcomes will be taken forward and implemented during the plan period are also recorded.

Table 7.3 Co-operation, outcomes and future arrangements

Organisation	Strategic matters	Outcomes	Future arrangements
Staffordshire County Council (SCC)	Ensuring that County Council led infrastructure has sufficient capacity to accommodate planned growth	<ul style="list-style-type: none"> ● Local Plan spatial strategy (Policies SS2 and SS3) seeks to concentrate development in towns and larger villages which are more sustainable in terms of infrastructure ● Allocations including Policy H2 (Housing) and E2 (Employment) informed by SCC feedback and consideration of infrastructure ● Policy SS12 (Planning Obligations and CIL) makes provisions for developers to pay towards SCC related infrastructure. Commitment for further joint consideration of funding arrangements and cross boundary education movements ● Policies update to reflect SCC advice and evidence including; DC1 (Design Considerations) in respect of broadband and SS7 (Cheadle Area Strategy) / DSC3 (Mobberley Farm) in relation to transport infrastructure ● Staffs Moorlands Infrastructure Delivery Plan includes measures identified by SCC including additional school provision ● Alton Towers Resort Transport Liaison Group co-ordinates transport improvements to mitigate traffic impacts under terms of legal agreement 	<p>Implementation and monitoring of relevant policies</p> <p>Consultation on planning applications</p> <p>Ongoing dialogue to deliver infrastructure in line with the Local Plan and IDP</p> <p>Further details in future Statement of Common Ground</p>

Organisation	Strategic matters	Outcomes	Future arrangements
	Need for coordinated policies and designations in respect of the Local Plan	<ul style="list-style-type: none"> Policy SD1 (Sustainable Use of resources) address minerals and waste issues to support Minerals and waste Plan. Policy SD5 (Flood Risk) reflects requirements of Lead Local Flood Authority (SCC) Site allocated to enable additional school provision including ADD01, CH001/CH132 & LE140 	<p>Implementation and monitoring of relevant policies</p> <p>Consultation on planning applications</p> <p>Continued joint working and liaison on site delivery</p>
	Consideration of emerging strategy for the Constellation Partnership	<ul style="list-style-type: none"> Joint work towards emerging strategy Allocation of Blythe Vale site which may support strategy 	Continued work through Constellation Partnership
Peak District National Park Authority	Working towards meeting development requirements	<ul style="list-style-type: none"> Objectively assessed need for development of housing and employment relates to whole District. National Park Authority agree to inclusion of 100 dwelling allowance in the Local Plan. Plan to take account of likely completions within the District up to the year 2031 (supporting text to Policy SS4) ⁽¹⁾ 	<p>Sharing of monitoring data and evidence</p> <p>Consultation on planning applications</p> <p>Implementation of relevant policies</p> <p>Further details in Statement of Common Ground (Appendix 1) ⁽²⁾</p>

1 Please note - the figure of 100 dwellings within the National Park is an estimate based on past delivery rates and does not represent a housing target for the National Park Authority.

2 Please note - as of June 2018, Statement of Common Ground signed by Leader of SMDC and Planning Policy Manager of PDNPA.

Organisation	Strategic matters	Outcomes	Future arrangements
		<ul style="list-style-type: none"> ● Employment land delivery in the National Park within the District is likely to be negligible and so no allowance is made for this. ● Joint Strategic Housing and Economic Land Availability Assessment 	
	<p>Consideration of the landscape setting and nature conversation of the National Park</p>	<ul style="list-style-type: none"> ● Policies SS1 (Development Principles), (SD2 Low Carbon Energy), DC3 (Landscape & Settlement Setting) outline policy to address impacts on the National Park ● Input on Landscape, Local Green Space and Heritage Impact Study which has informed site allocations and policy in respect of mitigation measures 	<p>Implementation of relevant policies</p> <p>Consultation on planning applications</p> <p>Further details in Statement of Common Ground (Appendix 1)</p>
	<p>Co-ordination of shared infrastructure</p>	<ul style="list-style-type: none"> ● Input into Green Infrastructure Strategy which in turn informs Policy C3 (Green Infrastructure) 	<p>Implementation of relevant policies</p> <p>Joint working through Green Infrastructure Strategy working group</p> <p>Further details in Statement of Common Ground (Appendix 1)</p>
	<p>Joint support for neighbourhood planning where applicable</p>	<ul style="list-style-type: none"> ● Support given to emerging Leekfrith Neighbourhood Plan 	<p>Further details in Statement of Common Ground (Appendix 1)</p>

Organisation	Strategic matters	Outcomes	Future arrangements
Stoke-on-Trent City Council (SoTCC)	Working towards meeting development requirements	<ul style="list-style-type: none"> <li data-bbox="193 741 359 1115">● Policy SS4 (Housing and Employment Land Supply) supports growth in Moorlands Staffordshire without undermining emerging Stoke-on-Trent and Newcastle-under-Lyme Joint Local Plan <li data-bbox="400 741 922 1115">● SMDC enquired whether a site in Stoke-on-Trent near to Biddulph could be allocated in the Stoke-on-Trent and Newcastle-under-Lyme Joint Local Plan help with the provision of housing for SMDC. SoTCC were unable to support this request as the suggested site lay within the North Staffordshire Green Belt and evidence for exceptional circumstances for the release of that site did not exist. Stoke-on-Trent City Council are not proposing amendments to the North Staffordshire Green Belt as part of the consultation on the Stoke-on-Trent and Newcastle-under-Lyme Joint Local Plan – Preferred Options Consultation. <li data-bbox="963 741 1200 1115">● SoTCC unable to assist in meeting SMDC's housing development requirements due to the fact that the Stoke-on-Trent and Newcastle-under-Lyme Joint Local Plan is in the early stages of preparation and the councils are gathering evidence and consulting on the Preferred Options to meet their own needs. 	Further details in Statement of Common Ground (Appendix 1) ⁽³⁾

3 Please note: as of June 2018, the Statement of Common Ground has been agreed at officer level by all Staffordshire Moorlands District Council, Stoke-on-Trent City Council, Stafford Borough Council and Newcastle-under-Lyme Borough Council and by relevant Councillors on behalf of Staffordshire Moorlands District Council and Newcastle-under-Lyme Borough Council.

Organisation	Strategic matters	Outcomes	Future arrangements
		<p>The Joint Local Plan will need to be at a more advanced stage before the councils can consider the needs of adjoining authorities.</p> <p>The Joint Local Plan Preferred Options Consultation identifies a shortfall in housing supply within the Housing Market Area of Stoke-on-Trent and Newcastle-under-Lyme which would need to be resolved before the consideration of housing need arising from Staffordshire Moorlands could be considered.</p> <ul style="list-style-type: none"> ● SoTCC unable to assist in meeting SMDC's gypsy and travellers development requirements due to the fact that the Stoke-on-Trent and Newcastle-under-Lyme Joint Local Plan is in the early stages of preparation and consideration of meeting their own gypsy and traveller needs was on-going as part of the plan preparation. It was therefore too early to determine whether additional needs could be met over and above the existing requirement for Stoke-on-Trent. ● SMDC is unable to assist in meeting any of SoTCC's development requirements due to development constraints, including Green Belt. ● Joint assessment of gypsies, travellers and travelling showpersons accommodation ● Consultation on SHMA 	

Organisation	Strategic matters	Outcomes	Future arrangements
		<ul style="list-style-type: none"> ● Consultation on Employment Land Review ● Consultation on SHLAA 	
	Co-ordination of shared infrastructure e.g. growth on A50	<ul style="list-style-type: none"> ● Input into Green Infrastructure Strategy which in turn informs Policy C3 (Green Infrastructure) ● Agreement to jointly consider impacts of growth on the A50 and Derby/Crewe railway line and services ● Consideration of potential impacts of growth on school capacity 	Implementation and monitoring of relevant polices and Infrastructure Delivery Plan Further details in Statement of Common Ground (Appendix 1)
	Co-ordination of Green Belt reviews	<ul style="list-style-type: none"> ● Input into respective green belt reviews undertaken during plan preparation ● Agreement to liaise on green belt reviews would affect the common green belt boundary 	Further details in Statement of Common Ground (Appendix 1)
	Consideration of Blythe Vale Strategic Site	<ul style="list-style-type: none"> ● Agreement for liaison to implement Policy DSR1 (Blythe Vale) -mixed-use development of employment, 300 homes to the north of the site and supporting infrastructure measures 	Implementation and monitoring of relevant polices and Infrastructure Delivery Plan Further details in Statement of Common Ground (Appendix 1)
	Consideration of emerging strategy for the Constellation Partnership	<ul style="list-style-type: none"> ● Joint work towards emerging strategy ● Allocation of Blythe Vale site which may support strategy 	Continued work through Constellation Partnership Further details in Statement of Common Ground (Appendix 1)

Organisation	Strategic matters	Outcomes	Future arrangements
Newcastle-under-Lyme Borough Council (NBC)	Working towards meeting development requirements	<ul style="list-style-type: none"> ● Policy SS4 (Housing and Employment Land Supply) supports growth in Moorlands Staffordshire without undermining emerging Joint Stoke and Newcastle Local Plan ● SMDC enquired whether a site in Newcastle Borough near to Biddulph could be allocated in the Joint Stoke and Newcastle Local Plan help with the provision of housing for SMDC. NBC were unable to support this request ● SMDC is unable to assist in meeting any of NBC's development requirements due to development constraints, including Green Belt ● Joint assessment of gypsies, travellers and travelling showpersons accommodation ● Consultation on SHMA ● Consultation on Employment Land Review ● Consultation on SHLAA 	Further details in Statement of Common Ground (Appendix 1)
	Co-ordination of shared infrastructure	<ul style="list-style-type: none"> ● Input into Green Infrastructure Strategy which in turn informs Policy C3 (Green Infrastructure) ● Agreement to jointly consider impacts of growth on the A50 	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan Further details in Statement of Common Ground (Appendix 1)

Organisation	Strategic matters	Outcomes	Future arrangements
	Co-ordination of Green Belt reviews	<ul style="list-style-type: none"> ● Input into respective green belt reviews undertaken during plan preparation ● Agreement to liaise on green belt reviews would affect the common green belt boundary 	Further details in Statement of Common Ground (Appendix 1)
	Consideration of emerging strategy for the Constellation Partnership	<ul style="list-style-type: none"> ● Joint work towards emerging strategy ● Allocation of Blythe Vale site which may support strategy 	Continued work through Constellation Partnership Further details in Statement of Common Ground (Appendix 1)
Stafford Borough Council	Working towards meeting development requirements	<ul style="list-style-type: none"> ● Policy SS4 (Housing and Employment Land Supply) supports growth in Moorlands Staffordshire without undermining Stafford Borough ● SMDC is unable to assist in meeting any of SBC's development requirements due to development constraints, including Green Belt ● Joint assessment of gypsies, travellers and travelling showpersons accommodation ● Consultation on SHMA ● Consultation on Employment Land Review ● Consultation on SHLAA 	Further details in Statement of Common Ground (Appendix 1)

Organisation	Strategic matters	Outcomes	Future arrangements
	Co-ordination of shared infrastructure e.g. growth on A50	<ul style="list-style-type: none"> Input into Green Infrastructure Strategy which in turn informs Policy C3 (Green Infrastructure). SBC welcomes the Blythe Bridge Opportunity corridor for green infrastructure, areas designated for potential new floodplain and riparian woodland within Stafford Borough Council's area should be removed from the Staffordshire Moorlands Local Plan's Green Infrastructure Strategy maps - maps updated to reflect this Agreement to jointly consider impacts of growth on the A50 	Implementation and monitoring of relevant polices and Infrastructure Delivery Plan Further details in Statement of Common Ground (Appendix 1)
	Co-ordination of Green Belt reviews	<ul style="list-style-type: none"> Input into respective green belt reviews undertaken during plan preparation Agreement to liaise on green belt reviews would affect the common green belt boundary 	Further details in Statement of Common Ground (Appendix 1)
	Consideration of Blythe Vale Strategic Site	<ul style="list-style-type: none"> Agreement for liaison to implement Policy DSR1 (Blythe Vale), including infrastructure measures. SBC wish to be consulted on further detailed studies regarding new infrastructure at Blythe Vale as well as a master plan for the area setting out links to adjoining areas and landscape implications 	Implementation and monitoring of relevant polices and Infrastructure Delivery Plan Further details in Statement of Common Ground(Appendix 1)

Organisation	Strategic matters	Outcomes	Future arrangements
East Staffordshire Borough Council	<p>Consideration of emerging strategy for the Constellation Partnership</p> <p>Co-ordination of shared infrastructure e.g. traffic implications of Alton Towers and growth on A50</p>	<ul style="list-style-type: none"> Joint work towards emerging strategy Allocation of Blythe Vale site which may support strategy Alton Towers Resort Transport Liaison Group co-ordinates transport improvements to mitigate traffic impacts under terms of legal agreement Agreement to jointly consider impacts of growth on the A50 	<p>Continued work through Constellation Partnership</p> <p>Meetings to implement Alton Towers Legal Agreement</p> <p>Implementation and monitoring of relevant polices and Infrastructure Delivery Plan</p> <p>Further details in future Statement of Common Ground</p>
	<p>Consideration of Blythe Vale Strategic Site</p>	<ul style="list-style-type: none"> Agreement to jointly consider impacts of growth on the A50 	<p>Implementation and monitoring of relevant polices and Infrastructure Delivery Plan</p> <p>Further details in future Statement of Common Ground</p>
	<p>Initiatives to conserve and improve the Churnet Valley</p>	<ul style="list-style-type: none"> Churnet Valley Living Landscape Partnership co-ordinates and implements measures to conserve and improve the valley Policy SS11 (Churnet Valley Strategy) seeks to conserve and improve the valley 	<p>Continued joint working under provisions of the partnership</p> <p>Implementation of relevant policies</p>

Organisation	Strategic matters	Outcomes	Future arrangements
Cheshire East Council	Co-ordination of shared infrastructure e.g. Green Infrastructure	<ul style="list-style-type: none"> Input into Green Infrastructure Strategy which in turn informs Policy C3 (Green Infrastructure) policies Future consideration of cross boundary highways impacts of growth in Cheshire East and Staffordshire 	<ul style="list-style-type: none"> Future input into new evidence - potentially as part of Constellation Partnership
	Co-ordination of Green Belt reviews	<ul style="list-style-type: none"> Input into respective green belt reviews undertaken during plan preparation Agreement to liaise on green belt reviews would affect the common green belt boundary 	<ul style="list-style-type: none"> Future input into new evidence
	Consideration of emerging strategy for the Constellation Partnership	<ul style="list-style-type: none"> Joint work towards emerging strategy Allocation of Blythe Vale site which may support strategy 	<ul style="list-style-type: none"> Continued work through Constellation Partnership
High Peak Borough Council (HPBC)	Shared need for consideration of setting and nature conservation of Peak District National Park	<ul style="list-style-type: none"> Policies SS1 (Development Principles), (SD2 Low Carbon Energy), DC3 (Landscape & Settlement Setting) outline policy to address impacts on the National Park 	<ul style="list-style-type: none"> Implementation of relevant policies Co-ordination through Strategic Alliance between HPBC and SMDC
Derbyshire Dales District Council	Shared need for consideration of setting and nature conservation of Peak District National Park	<ul style="list-style-type: none"> Policies SS1 (Development Principles), (SD2 Low Carbon Energy), DC3 (Landscape & Settlement Setting) outline policy to address impacts on the National Park 	<ul style="list-style-type: none"> Implementation of relevant policies Correspondence / meetings as required

Organisation	Strategic matters	Outcomes	Future arrangements
Environment Agency (EA)	Input on flood risk and environmental matters including Churnet Valley	<ul style="list-style-type: none"> Findings of Strategic Flood Risk Assessment and dialogue with EA has informed Local Plan Policies SD4 (Pollution and Water Quality) & SD5 (Flood Risk), H2 (Housing Allocations) Churnet Valley Living Landscape Partnership co-ordinates and implements measures to conserve and improve the valley Policy SS11 (Churnet Valley Strategy) seeks to conserve and improve the valley 	<p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies</p> <p>Consultation on future evidence base updates and Local Plan reviews</p> <p>Continued joint working under provisions of the partnership</p>
Historic England (HE)	Input on historic environment matters including Churnet Valley	<ul style="list-style-type: none"> Findings of Landscape, Local Green Space and Heritage Impact Study and dialogue with HE have informed Local Plan policies including SS5 (Leek Area Strategy), DC2 (Historic Environment) an Strategic Development Site Policies); Churnet Valley Living Landscape Partnership co-ordinates and implements measures to conserve and improve the valley Policy SS11 (Churnet Valley Strategy) seeks to conserve and improve the valley 	<p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies</p> <p>Consultation on future evidence base updates and Local Plan reviews</p> <p>Continued joint working under provisions of the partnership</p>

Organisation	Strategic matters	Outcomes	Future arrangements
Natural England	Input on environmental matters including Churnet Valley	<ul style="list-style-type: none"> Input into the Habitat Regulations Assessment which has informed Local Plan policies including; SS8 (Larger Villages Area Strategy), DSL1 (Land at Horsecroft Far, Leek) & DSL2 (Land at the Mount, Leek). Natural England support conclusions and outcomes of assessment. Churnet Valley Living Landscape Partnership co-ordinates and implements measures to conserve and improve the valley Policy SS11 (Churnet Valley Strategy) seeks to conserve and improve the valley 	<p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies</p> <p>Consultation on future evidence base updates</p> <p>and Local Plan reviews</p> <p>Continued joint working under provisions of the partnership</p>
Homes England	Partner in the delivery of housing, including affordable housing	<ul style="list-style-type: none"> Policy H3 makes provisions for affordable housing Policy H2 allocates land to be controlled by Homes England to enable housing development (WE003 & WE052) 	<p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies</p> <p>Continued dialogue regarding potential funding opportunities and implementation of allocation</p>
North Staffordshire and Stoke-on-Trent Clinical Commissioning Groups	Provision of health care in co-ordination with Local Plan	<ul style="list-style-type: none"> Input into Infrastructure Delivery Plan Policy C1 (Creating Sustainable Communities) facilitates new and protects existing healthcare infrastructure 	<p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p>

Organisation	Strategic matters	Outcomes	Future arrangements
National Health Service Commissioning Board (NHS England)	Provision of health care in co-ordination with Local Plan	<ul style="list-style-type: none"> No direct outcome but Policy C1 (Creating Sustainable Communities) facilitates new and protects existing healthcare infrastructure 	Implementation and monitoring of relevant polices and Infrastructure Delivery Plan
Office of Rail Regulation	Consideration of railway provision at Blythe Bridge	<ul style="list-style-type: none"> No direct outcome but Policy DSR1 (Blythe Vale) requires consideration of impacts on railway arising from applications 	Implementation and monitoring of relevant policies
Highways England	Consideration of impact of growth on A50	<ul style="list-style-type: none"> Agreement to work with Highways England and local authority partners to consider and address the impact of Local Plan growth on the A50 	Joint working on study Implementation and monitoring of relevant polices and Infrastructure Delivery Plan
Stoke and Staffordshire Local Enterprise Partnership (LEP)	Local Plan should reflect and assist in delivering economic objectives	<ul style="list-style-type: none"> LEP's Strategic Economic Plan recognised in the Local Plan's Challenges and Spatial Vision Policy SS4 (Strategic Housing and Employment Land Supply) supports housing and economic growth Policy E1 (New Employment Development) support proposals in line with LEP's priorities. 	Implementation and monitoring of relevant polices
Peak District Local Nature Partnership (LNP)	Local Plan should assist in delivering LNP objectives	<ul style="list-style-type: none"> None direct but Policy NE1 (Biodiversity & Geological Resources) makes provisions to conserve and enhance the biodiversity of the District and neighbouring areas 	Implementation and monitoring of relevant polices

Organisation	Strategic matters	Outcomes	Future arrangements
Staffordshire Local Nature Partnership (LNP)	Local Plan should assist in delivering LNP objectives	<ul style="list-style-type: none"> None direct but Policy NE1 (Biodiversity & Geological Resources) makes provisions to conserve and enhance the biodiversity of the District and neighbouring areas 	Implementation and monitoring of relevant poli

Consultation

Table 7.4 Planning Documents

Name of Document	Consultation Start Date	Authority / Organisation	Action
Staffordshire Moorlands Local Plan Site Options Consultation Booklet (including SCI & SHLAA)	July 2015	All residents and businesses in Staffordshire Moorlands, all interested parties on the LDF database and all statutory bodies and neighbouring authorities.	Responses received were taken into consideration in the preparation of the Preferred Options Consultations.
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 were taken into consideration in the preparation of the Submission Version Local Plan.
Staffordshire Moorlands Local Plan Submission Version published	27 February - 11 April 2018		Submission Version of the Local Plan published with representations invited on the soundness and legal compliance of its content.
Staffordshire Moorlands Local Plan Consultation on Housing Implementation Strategy & Local Green Space designations	January 2019		Consultation on the Housing Implementation Strategy and Local Green Space designations.
Staffordshire Moorlands Local Plan Main Modifications consultation	September - October 2019		Consultation on the main modifications to the Local Plan

Statement of Community Involvement

8 Statement of Community Involvement

8.1 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.

8.2 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.

8.3 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.

8.4 During the monitoring period, as part of the examination of the Staffordshire Moorlands Local Plan consultation was carried out on the main modifications to the Plan in September-October 2019 and further hearing sessions were held in February 2020.

Neighbourhood Planning

9 Neighbourhood Planning

Neighbourhood Planning

9.1 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.

9.2 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.

9.3 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

9.4 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 conditions.

9.5 There are eight Neighbourhood Areas designated in the District. For all the neighbourhood areas the designated area is the same as the parish/town council boundary.

9.6 The information below provides details on the progress on the Neighbourhood Plans up to the end of the monitoring period.

Leekfrith Neighbourhood Plan

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

- **Date of Designation:** 24th March 2015 (Staffordshire Moorlands District Council) and 13th March 2015 (Peak District National Park Authority)
- **Relevant Body:** Leekfrith Parish Council
- **Progress:** Work underway
 - The Neighbourhood Plan Area was designated in March 2015.
 - The Draft Plan was consulted on between 31 January - 21 March 2018.
 - The Independent Examination of the Leekfrith Neighbourhood Plan commenced on 27th November 2019.
 - The Examiner's report was received by the Council on 23rd December 2019.
 - The District Council (in February 2020) and Peak District National Park (in March 2020) have now decided that the Neighbourhood Plan as (recommended to be modified) can proceed to referendum. A date for the referendum will be set once the implications of the Coronavirus become clear.
 - The Plan sets out planning policies for Leekfrith Neighbourhood Area concerning: the redevelopment of Upper Hulme Mill, full-time rental of holiday accommodation, the requirement for a transport statement and parking at the Roaches.

Brown Edge Neighbourhood Plan

- **Name of Designated Neighbourhood Area:** Brown Edge
- **Date of Designation:** 16th February 2016
- **Relevant Body:** Brown Edge Parish Council
- **Progress:** Work underway

Biddulph Neighbourhood Plan

- **Name of Designated Neighbourhood Area:** Biddulph
- **Date of Designation:** 16th February 2016
- **Relevant Body:** Biddulph Town Council
- **Progress:** Work underway
 - The Neighbourhood Plan Area was designated in February 2016.
 - Pre-submission consultation on the draft Neighbourhood Plan for Biddulph, alongside the draft Neighbourhood Development Order - Biddulph town centre, took place between Monday 23rd September and Monday 4th November 2019

Checkley Neighbourhood Plan

- **Name of Designated Neighbourhood Area:** Checkley
- **Date of Designation:** 16th February 2016
- **Relevant Body:** Checkley Parish Council
- **Progress:** Work underway

Draycott in the Moors Neighbourhood Plan

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

Rushton Neighbourhood Plan

- **Name of Designated Neighbourhood Area:** Rushton
- **Date of Designation:** 14th February 2017
- **Relevant Body:** Rushton Parish Council
- **Progress:** Work underway

Forsbrook Neighbourhood Plan

- **Name of Designated Neighbourhood Area:** Forsbrook
- **Date of Designation:** 11th April 2018
- **Relevant Body:** Forsbrook Parish Council
- **Progress:** Work underway

Leek Neighbourhood Plan

- **Name of Designated Neighbourhood Area:** Leek
- **Date of Designation:** 20 July 2018
- **Relevant Body:** Leek Town Council
- **Progress:** Underway. A volunteer steering group has been formed and community consultation undertaken.

Community Infrastructure Levy

10 Community Infrastructure Levy

10.1 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.

10.2 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.

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

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

Self Build Register

11 Self Build Register

11.1 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 for them to occupy as their sole or main residence. This 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 for a number of purposes including Local Plan review and assessing planning applications (and wider Council functions including housing strategies; regeneration strategies, land disposal plans etc).

11.2 In line with the legislation the Council initiated its register on 1st April 2016. Demand on the register has generally increased each year as more people request to be added. However it is good practice for Councils to keep self-build demand under review by writing out annually to all register entries checking whether they wish to remain on the register. The Government instructs Councils to measure self-build demand according to annual 'base periods' [October-October]- this is discussed further in this section below. To synchronise with base periods the Council writes out to all entries on the register every October.

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

- Whether the applicant is already registered with other local authority(ies)
- Plot/property details
- Location requested
- Anticipated timescale for building

11.4 The total number of successful entries on the Staffordshire Moorlands Register (after the October 2020 annual write out) is 29. Of these, 8 applications for the register were made during this monitoring period. A number of registrations gave limited details. Whilst applicants can express a demand for more than one building plot, all apart from one of the remaining entries on the register either requested a single plot, or did not specify number of plots at all (so assumed to demand 1x plot)- so (as one entry requested 7xplots) the total demand for self/custom-build plots is 35. In some cases separate entries have been grouped together where it is clear they only constitute a single entry (eg where 2x separate applications were received from each member of a couple living together)

11.5 Two of the applications received during this monitoring period had also registered with other local planning authorities [but neither identified the authorities in question]. In the wider register 6x entries had done so, but 2x of these did not identify the other authorities in question. Of the remaining 4x, Stoke on Trent City Council was identified twice, along with Stafford Borough and Cheshire East Councils.

Property Types

11.6 The following tables set out the number of entries in relation to requested property types and sizes.

Table 11.1

Property Type	Number of entries in monitoring period	Number of entries in overall register
Detached House /"Detached"	6	23
Detached Bungalow	0	2
Terraced House	0	1
Other/ Not stated	2	3
Total	8	29

Table 11.2 Number of Bedrooms

Number of Bedrooms	Number of entries in monitoring period	Number of entries in overall register
1	0	0
2	1	4
3	2	9
4	3	12
5+	2	4
Not stated	0	0
Total	8	29

11.7 During both the monitoring period, and in the overall register by far the most common request was for larger, 3 or 4 bed detached dwellings.

Plot Types

11.8 The following table set out the number of entries in relation to requested plot types.

Table 11.3 Plot Types

Plot Type	Number of entries in monitoring period	Number of entries in overall register
A stand alone individual self build plot	5	22
A plot as part of a wider community self build project	1	2

Plot Type	Number of entries in monitoring period	Number of entries in overall register
An individual self build plot on a conventional housing development	0	0
Other/Various types acceptable/ Not stated	2	5
Total	8	29

11.9 The vast majority of entries both on the overall register and during the monitoring period requested standalone individual self-build plots; the second most common stated request was a plot as part of a wider community self build project (or various types being acceptable).

Locations

11.10 Most entries specified a particular settlement or area in the District, although a number specified multiple locations, or were vague. Another common response was to specify anywhere in the District. As can be seen in the table below [which for clarity groups responses] in the monitoring period there was no strong favourite with a spread of locations identified. Overall the most common responses were multiple locations, anywhere in the District, the Leek area, and rural villages.

Table 11.4 Location

Location	Number of entries in monitoring period	Number of entries in overall register
"All" / "Anywhere in District" / "Staffordshire Moorlands" or similar	3	6
Biddulph / Biddulph Moor	0	0
Blythe Bridge / Caverswall	0	2
Brown Edge / Endon / Longsdon / Stanley	0	2
Cheadle / Draycott / Checkley / Freehay	0	2
Leek area	1	5
Rural / Villages etc	2	5

Location	Number of entries in monitoring period	Number of entries in overall register	
Other / multiple locations / Not stated	2	7	
Total	8	29	

Sustainable Construction

11.11 4 entries in the overall register indicated they wanted a dwelling made with sustainable construction methods (eg Passivhaus), 2 of which fell within the monitoring period.

Commencement

11.12 Entries on the register may specify a desired construction commencement date. The table below sets out the most common requests (in relation to date the entry was received).

Table 11.5 Timescale

Commencement	Number of entries in monitoring period	Number of entries in overall register
ASAP/ Immediately	4	9
Within 3 months	1	3
Within 3-6 months	0	3
Within 6-12 months	3	11
Within 1-2 years	0	0
Within 2-3 years	0	1
Other/ Unclear response	0	2
Total	8	29

11.13

The majority of registrations wanted to build relatively quickly. During the monitoring period there is a spread of requests, but all falling within the first 12 months. In the overall register the most common request was 6-12 month commencement followed by ASAP.

Meeting Demand Arising from Base Periods

11.14 The Housing and Planning Act 2016 placed a duty on Councils to grant sufficient development permissions to meet the demand for self-build and custom housebuilding arising in each 'base period' within three years after the end of each base period. This came into force on 31 October 2016. The Planning Practice Guidance (PPG) enshrined these legislative

requirements into policy and required base periods to run from 31 October to 30 October each year [With Base Period I running from 01.04.16 - 30.10.16; Base Period II running 31.10.16 - 30.10.17, and so on].

11.15 However whilst some residential applications make clear the scheme is for self-/custom-build, it is not a legal requirement to declare this on the application (and many applicants may not yet have decided their intention for the plot). Further as the legislation defines self-build plots as those *capable of accommodating* a self-build unit, arguably many generic approvals for single market housing plots may qualify (and in some cases, larger development sites). Staffordshire Moorlands Council granted various forms of approval for **91 single residential plots** throughout the District between 01.04.16 and 30.10.19 (ie the start of Base Period I to the end of Base Period IV). During Base Period V the Council approved **58x** separate individual residential planning approvals (discounting 'renewals' or reserved matters of earlier live consents, to avoid doublecounting).

11.16 Some consents explicitly declare in the particulars that they are self- or custom-build. Also many agricultural workers' dwellings, rural workers' dwellings etc by their nature constitute self-build/custom-build (even if this is not explicitly stated by the applicant). During Base Period V the Council approved **7x** dwellings explicitly for self- or custom-build.

11.17 In addition to this a number of generic residential consents could be reasonably construed to constitute self-/custom-build according to the information provided in the application particulars (even if the term 'self-build' or 'custom-build' is not used by the applicant). During Base Period V the Council approved **8x** such dwellings.

11.18 The table below shows the number of residential approvals in both categories combined (ie those explicitly for self-/custom-build **and** other approvals construed as self-/custom-build based on the information within the application) in Staffordshire Moorlands across the Base Periods.; and how this relates to register demand (**as of 30/10/20 after write out**):

Table 11.6 Base Period

	Need on register on 31 October	Permissions needed	Permissions granted
Base Period I	3	0	0
Base Period II	7	0	0
Base Period III	6	0	0
Base Period IV	5	3	0
Base Period V	8	7	15
Base Period VI	0	6	0

11.19 Summary

11.20 In summary most registrations were looking for a stand alone plot for a large 3/4 bedroom detached house or bungalow, and timescale for building was relatively short with most entries generally seeking to commence within 12 months. Many areas of the District were popular, notably multiple stated locations, anywhere in the District, the Leek area, and rural villages.

11.21 The Council will look at regularly updating the register to determine if people have found a plot elsewhere, built in the District already 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 in each annual 'base period', as set out in the legislation, as this evidence feeds into a number of Council functions including Local Plan review and assessing planning applications (and wider Council functions including housing strategies; regeneration strategies, land disposal plans etc).

11.22 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.

