

AMR 2022-23

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## 1 Introduction

**1.1** Staffordshire Moorlands Authority Monitoring Report 2022-2023 will identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect.

**1.2** The Council is required to publish information at least annually that shows progress with Local Plan preparation, duty to cooperate and the implementation of Local Plan policies. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 details the information the Monitoring Reports should contain.

**1.3** The Regulations setting out what information should be contained in the AMR are summarised in Table 1 below.

Regulation 34 (1)	Progress of the Local Development Scheme (LDS)
Regulation 34 (2)	Non implementation of a Local Plan policy <ul style="list-style-type: none"> <li>• Set out the steps (if any) that the Council intends to take to secure that the policy is implemented</li> </ul>
Regulation 34 (3)	Housing delivery Including: <ul style="list-style-type: none"> <li>• Housing requirement for the plan period</li> <li>• Number of net additional dwellings</li> <li>• Number of net additional affordable dwellings Information to be recorded by the relevant monitoring period and since the policy was first published, adopted or approved.</li> </ul>
Regulation 34 (4)	Neighbourhood planning Details.
Regulation 34 (5)	Community Infrastructure Levy (CIL) <ul style="list-style-type: none"> <li>• include information specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010</li> </ul>
Regulation 34 (6)	Duty to Cooperate Details of what action has been taken during the monitoring period with another local planning authority, county council, or a body or person prescribed under section 33A of the Localism Act 2011 (c.20, Part 6, Chapter 1, Section 110)

Regulation 34 (7)	<p>Availability of AMR. Make up to date information publicly available as soon as possible in accordance with Regulation 35: for inspection at the principal office and other appropriate locations:</p> <ul style="list-style-type: none"> <li>• published on the Council's website</li> </ul>
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Table 1.1

## 2 Local Development Scheme & Neighbourhood Planning

### Local Development Scheme

**2.1** This LDS sets out the planning policy documents that are in the pipeline for the District.

**2.2** This Local Development Scheme explains what each of these documents are, what areas they cover and how they relate to each other. The Scheme also sets out a timetable for the production of new documents. The Council will measure progress against this published timetable.

### Staffordshire Moorlands Local Plan and Policies Map

Purpose and scope	
What is the subject of the document?	A spatial strategy and vision for the District and the policies and site allocations to deliver them.
What is the status of the document?	Part of Development Plan.
What will it replace?	The Local Plan
Timetable	
Review of Adopted Local Plan	2025
<b>Following the initial assessment if a full review of the Adopted Local Plan is required the following timetable is proposed:</b>	
Options consultation	Autumn 2025
Preferred Options Local Plan consultation	Autumn 2026
Publication of Local Plan	Summer 2027
Submission of Local Plan	Autumn 2027
Examination	Winter 2027

Purpose and scope	
Adoption	Summer 2028

Table 2.1

**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 planning terms
What is the status of the document?	Supplementary Planning Document
What will it replace?	Developer / Landowner Contribution Supplementary Planning Guidance (2004)
Timetable	Progress against target
Issues and Options Consultation	February - April 2022
Consultation	May - June 2023
Adoption	November

Table 2.2

## Neighbourhood Planning

Neighbourhood Plan Area	Designated Area	Regulation 14	Regulation 16	Examination	Referendum	Adoption
Biddulph	X	X	X	X	X	
Checkley	X	X	X	X		
Leek	X					
Leekfrith	X	X	X	X	X	X
Rushton	X					
Forsbrook	X					
Draycott in the Moors	X					
Brown Edge	X					

Table 2.3

## 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

Table 2.4

## 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 <sup>2</sup> 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

Purpose and Scope		
Adoption	TBD	N/a

**Table 2.5**

**2.3** The above timetable shows the parishes that have been formally designated by the Council as Neighbourhood Areas with emerging Neighbourhood Plans now being led by the respective District. Once adopted, a Neighbourhood Plan will form part of the Local Development Plan for Staffordshire Moorlands.

### 3 Duty to Cooperate

**3.1** 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.

**3.2** The 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.

**3.3** The following table provides an overview of the spatial relationship of each Duty to Co-operate body.



Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
Staffordshire County Council	<ul style="list-style-type: none"> <li>Local highways authority</li> <li>Waste and minerals planning authority</li> <li>Lead local flood authority</li> <li>Key infrastructure/service provider including; education, libraries, transport and green infrastructure</li> <li>Land owner in District</li> </ul>	<ul style="list-style-type: none"> <li>Ensuring that County Council led infrastructure has sufficient capacity to accommodate planned growth</li> <li>Need for coordinated polices and designations</li> <li>in respect of the Local Plan, infrastructure, minerals and waste</li> </ul>	SO1, SO2, SO9, SO10, SO11	Meetings, partnership working, joint evidence gathering, consultation
Peak District National Park Authority	<ul style="list-style-type: none"> <li>Local planning authority for part of the District</li> <li>Partly lies within same housing market and functional economic areas</li> <li>Parish boundaries span the border of the National Park and Local Plan area</li> <li>Shared infrastructure e.g. Green Infrastructure</li> <li>SO1, SO2, SO3, SO4, SO7, SO8, SO9</li> <li>Meetings, joint evidence gathering, consultation</li> </ul>	<ul style="list-style-type: none"> <li>Working towards meeting development requirements</li> <li>Consideration of the landscape setting and nature conversation of the National Park</li> <li>Co-ordination of shared infrastructure</li> <li>Joint support for neighbourhood planning where applicable</li> </ul>	SO1, SO2, SO3, SO4, SO7, SO8, SO9	Meetings, joint evidence gathering, consultation
Stoke-on-Trent City Council	<ul style="list-style-type: none"> <li>Adjoining local planning authority</li> <li>Housing market and functional economic area relationships</li> <li>Shared infrastructure e.g. A53</li> <li>Shared Green Belt boundary</li> </ul>	<ul style="list-style-type: none"> <li>Working towards meeting development requirements</li> <li>Co-ordination of shared infrastructure e.g. growth on A50</li> <li>Co-ordination of Green Belt reviews</li> <li>Consideration of Blythe Vale Strategic Site</li> </ul>	SO1, SO3, SO4, SO6, SO11	Meetings, joint evidence gathering, partnership working, consultation
Newcastle-under-Lyme Borough Council	<ul style="list-style-type: none"> <li>Adjoining local planning authority</li> <li>Housing market and functional economic area relationships</li> </ul>	<ul style="list-style-type: none"> <li>Working towards meeting development requirements</li> </ul>	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"> <li>Shared infrastructure</li> <li>Shared Green Belt boundary</li> </ul>	<ul style="list-style-type: none"> <li>Co-ordination of shared infrastructure</li> <li>Co-ordination of Green Belt reviews</li> </ul>	SO1, SO3, SO4, SO6, SO11	Meetings, joint evidence gathering, partnership working, consultation
East Staffordshire Borough Council	<ul style="list-style-type: none"> <li>Adjoining local planning authority</li> <li>Shared infrastructure e.g. A50</li> <li>Borough includes parts of Churnet Valley</li> </ul>	<ul style="list-style-type: none"> <li>Working towards meeting development requirements</li> <li>Co-ordination of shared infrastructure e.g. growth on A50</li> <li>Co-ordination of Green Belt reviews</li> <li>Consideration of Blythe Vale Strategic Site</li> </ul>	SO2, SO7, SO8, SO9, SO11	Meetings, partnership working, joint evidence gathering, consultation
Cheshire East Council	<ul style="list-style-type: none"> <li>Adjoining local planning authority</li> <li>Shared infrastructure e.g. A527</li> <li>Shared Green Belt boundary</li> </ul>	<ul style="list-style-type: none"> <li>Co-ordination of shared infrastructure e.g. traffic implications of Alton Towers and growth on A50</li> <li>Consideration of Blythe Vale Strategic Site</li> <li>Initiatives to conserve and improve the Churnet Valley</li> </ul>	SO7, SO9, SO11	Meetings, partnership working, joint evidence gathering, consultation
High Peak Borough Council	<ul style="list-style-type: none"> <li>Adjoining local authority (planning areas separated by the Peak District National Park)</li> <li>Shared infrastructure (A53)</li> </ul>	<ul style="list-style-type: none"> <li>Co-ordination of shared infrastructure e.g. Green Infrastructure</li> <li>Co-ordination of Green Belt reviews</li> </ul>	SO2, SO8, SO9	Joint staff and co-ordination of resources
Derbyshire Dales District Council	<ul style="list-style-type: none"> <li>Adjoining local authority (planning areas separated by the Peak District National Park)</li> <li>Shared infrastructure (A53)</li> </ul>	<ul style="list-style-type: none"> <li>Shared need for consideration of setting and nature conservation of Peak District National Park</li> </ul>	SO2, SO8, SO9	Consultation, meeting

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
Environment Agency	<ul style="list-style-type: none"> <li>Statutory body with responsibility for a range of environmental issues including; flood risk, water quality and climate change</li> </ul>	<ul style="list-style-type: none"> <li>Input on flood risk and environmental matters including Churnet Valley</li> </ul>	SO2, SO8	Consultation, ongoing dialogue
Historic England	<ul style="list-style-type: none"> <li>Statutory body with responsibility for the historic environment</li> </ul>	<ul style="list-style-type: none"> <li>Input on historic environment matters including Churnet Valley</li> </ul>	SO7, SO8, SO9	Consultation, ongoing dialogue
Natural England	<ul style="list-style-type: none"> <li>Statutory body with responsibility for the conservation, enhancement and management of the natural environment</li> </ul>	<ul style="list-style-type: none"> <li>Input on environmental matters including Churnet Valley</li> </ul>	SO2, SO8, SO9	Consultation, ongoing dialogue
Civil Aviation Authority	<ul style="list-style-type: none"> <li>Statutory body with responsibility for management of UK airspace</li> </ul>	<ul style="list-style-type: none"> <li>No strategic matters identified</li> </ul>		Consultation
Homes England	<ul style="list-style-type: none"> <li>Agency with responsibilities for enabling housing and regeneration</li> </ul>	<ul style="list-style-type: none"> <li>Partner in the delivery of housing, including affordable housing</li> </ul>	SO4, SO6	Consultation, ongoing dialogue
North Staffordshire and Stoke-on-Trent Clinical Commissioning Groups	<ul style="list-style-type: none"> <li>Plan and purchase health care for residents</li> </ul>	<ul style="list-style-type: none"> <li>Provision of health care in co-ordination with Local Plan</li> </ul>	S10	Consultation, meeting
National Health Service Commissioning Board (NHS England)	<ul style="list-style-type: none"> <li>Responsible for support the development of CCGs and providing specialised services and primary care.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of health care in co-ordination with Local Plan</li> </ul>	S10	Consultation, discussions
Office of Rail Regulation	<ul style="list-style-type: none"> <li>Regulate the rail industry in the UK</li> </ul>	<ul style="list-style-type: none"> <li>Consideration of railway provision at Blythe Bridge</li> </ul>	SO11	Consultation
National Highways	<ul style="list-style-type: none"> <li>Highways authority for A50</li> </ul>	<ul style="list-style-type: none"> <li>Consideration of impacts of growth on A50</li> </ul>	SO11	Consultation, meeting

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
Stoke and Staffordshire Local Enterprise Partnership (LEP) <sup>(1)</sup>	<ul style="list-style-type: none"> <li>Local Enterprise Partnership Stoke and for Staffordshire</li> </ul>	<ul style="list-style-type: none"> <li>Local Plan should reflect and assist in delivering economic objectives</li> </ul>	SO3, SO5, SO6, SO7	Consultation
Peak District Local Nature Partnership (LNP)	<ul style="list-style-type: none"> <li>Partnership with role in improving the local natural environment of the Peak District</li> </ul>	<ul style="list-style-type: none"> <li>Local Plan should assist in delivering LNP objectives</li> </ul>	SO2, SO8, SO9	Consultation
Staffordshire Local Nature Partnership (LNP)	<ul style="list-style-type: none"> <li>Partnership with role in improving the local natural environment of Staffordshire</li> </ul>	<ul style="list-style-type: none"> <li>Local Plan should assist in delivering LNP objectives</li> </ul>	SO2, SO8, SO9	Consultation, meeting

**Table 3.1 Spatial relationships and strategic matters**

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

## 4 Community Infrastructure Levy

**4.1** 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.

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

**4.3** The Council has not made a decision on whether or not it will take CIL forward as it might be replaced by a new single infrastructure levy proposed as part of national planning reforms. The Local Plan is still reliant on S106 and this will be used until the new national levy is in place.

## 5 Self Build Register

**5.1** The Self-build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016 and section 123 of the Levelling Up and Regeneration Act 2023, 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 measured according to annual 'base periods' [October-October] and in line with the legislation. The term "custom-build" implies that another party constructs to the bespoke order of the person seeking to build a dwelling - but the above legislation does not distinguish between "self-" and "custom-" build and treats the two as a single concept. In practice there are some models of housebuilding that 'pre-build' some element of the structure to the customer's order, allowing for the the purchasing self-builder to finish off the construction as a form of 'custom-build'.

**5.2** 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. To synchronise with base periods the Council usually writes out to all entries on the register every October/November. **The information provided in this section pertains to the register after having accounted for the annual write out that occurred in 2023.**

The total number of successful entries on the Staffordshire Moorlands Register as of 30th October 2023 is **17**. Of these, **7** applications for the register were made during Base Period 8 (31.10.22 - 30.10.23).

Plot type, property type, area and number of bedrooms is also record on the register.

### 5.3 Meeting Demand Arising from Base Periods

**5.4** The Housing and Planning Act 2016 as amended by section 123 of the Levelling Up and Regeneration Act 2023, places a duty on Councils to grant sufficient development permissions to meet the demand for self-build and custom housebuilding according to annual 'base periods'.

**5.5** The Council now monitors *all* residential approvals arising in each Base Period. Permissions, renewals and variations of condition applications etc. are also assessed. Also residential conversions can be construed as self-build provided they involve building works and are not straight changes of use; dwelling rebuilds may also count. Residential annexes or holiday lets do not count as they are not creating a self-contained residential unit. It should also be noted that under the legislation, Councils cannot doublecount' approvals for self-/custom-build (csb) plots pertaining to the same site/planning unit, ie the Council will not count a repeat application for the same exact site, if the original consent is still active. Similarly, the Council would only count csb plot(s) arising from a scheme split between, say, outline matters, and reserved matters, once across the whole consent.

**5.6** Some consents explicitly declare in the particulars that they are for 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 8 the Council approved **7x** dwellings explicitly for self- or custom-build.

**5.7** 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 8 the Council approved **5x** such dwellings.

**5.8** Therefore during Base Period 8 the Council approved a total of **12x** dwelling plots for self- or custom-build.

**5.9** The table below shows the number of self-/custom-build permissions in Staffordshire Moorlands across the Base Periods.; and how this relates to register demand (as of 30/10/23):

	Demand on register on 31 October	Permissions needed	Permissions granted
Base Period 1	1	0	0
Base Period 2	4	0	0
Base Period 3	3	0	0
Base Period 4	5	1	0
Base Period 5	2	4	15
Base Period 6	4	3	8
Base Period 7	11	5	6
Base Period 8	17	2	12

**Table 5.1**

### **5.10 Summary**

**5.11** 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 to ensure an accurate and up to date picture of demand.

## 6 Housing Delivery

### Spatial Objectives

**6.1** The provision of sustainable, decent and affordable housing for all sectors of the community is one of the priorities of the Council Sustainable Community Strategy and the Local Plan. The policies in the Plan seek to ensure an appropriate range and type of housing is provided to meet the identified needs arising from changes in population structure, including special needs of an ageing population. The Plan recognises there is a need for affordable housing particularly in the rural areas and the policies set out the expected affordable housing provision from residential developments. The Plan allocates a number of sites for residential development and has a criteria based policy for gypsy and traveller sites and sites for travelling showpeople.

### Housing Completions

Year	Leek	Biddulph	Cheadle	Rural	District Total
2014/15	149	60	31	38	278
2015/16	29	28	10	32	99
2016/17	44	40	4	40	128
2017/18	40	33	13	56	142
2018/19	14	6	87	58	165
2019/20	85	18	22	78	203
2020/21	79	15	41	66	201
2021/22	29	11	57	80	177
2022/23	23	4	128	87	242
Total	492	215	393	535	1,635
<b>Local Plan Target (%)</b>	<b>30%</b>	<b>20%</b>	<b>25%</b>	<b>25%</b>	<b>100%</b>
Percentage % (to date)	30.1%	13.2%	24%	32.7%	100%

**Table 6.1 Housing completions (net) each year (2014-2023)**

**6.2** The table above shows the number of residential completions in the towns and the rural area since the beginning of the plan period. The Local Plan identifies an annual housing requirement of 320 dwellings per annum.

Area	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	Total
	15	16	17	18	19	20	21	22	23	
	<b>Leek</b>									
Allocations	2	1	0	1	0	3	10	2	0	492
Windfalls (large)	139	24	42	17	1	50	42	19	20	

Area	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	Total
Windfalls (small)	8	4	2	22	13	32	27	8	3	
<b>Biddulph</b>										
Allocations	0	0	0	0	0	0	0	0	0	215
Windfalls (large)	44	27	39	16	0	16	14	0	0	
Windfalls (small)	16	1	1	17	6	2	1	11	4	
<b>Cheadle</b>										
Allocations	0	0	0	0	0	0	0	11	83	393
Windfalls (large)	0	0	0	0	76	3	25	42	37	
Windfalls (small)	31	10	4	13	11	19	16	4	8	
<b>Rural Area</b>										
Allocations	0	0	0	0	7	0	33	41	60	535
Windfalls (large)	16	17	24	19	0	11	0	0	4	
Windfalls (small)	22	15	16	30	51	67	33	39	23	

**Table 6.2 Details of residential completions (net) on allocated sites and windfall sites**

**6.3** The table above shows the proportion of housing completions delivered in the town and the rural area on allocated sites and windfall (non-allocated sites) since the beginning of the plan period.

**6.4** The total number of housing completions have generally been higher over the last three monitoring years, however they have not been meeting the target of 320 per annum specified in Policy SS3 of the Staffordshire Moorlands Local Plan. Policy SS4 sets out the percentage target for each of the areas: Leek 30%; Biddulph 20%; Cheadle 25% and the Rural Areas 25%. Leek (30.1%) and the Rural Areas (32.7%) have delivered a higher percentage so far with Biddulph (13.2%) and Cheadle (24%) providing a lower percentage. There have been a higher number of completions on large and small windfall sites than the allowances included in the Local Plan. Construction has now started on a number of allocated sites in Cheadle and the Rural Area.

## Affordable Housing

**6.5** Policy H3 'Affordable Housing' seeks to ensure that adequate provision is made both in urban and smaller rural settlements to help address the need for affordable housing. This policy requires a percentage of new housing to be affordable on residential developments of 10 dwellings or more (or 0.5ha +) unless a reduced provision is justified through viability evidence. The policy allows for affordable housing schemes on suitable rural exceptions sites which are well related to services and facilities and where a demonstrable need exists in the local area which cannot otherwise be met by means of provision in the plan.



Monitoring Period	Number of Dwellings
14/15	225
15/16	19
16/17	33
17/18	5
18/19	42
19/20	18
20/21	21
21/22	20
22/23	48
<b>Total</b>	<b>431</b>

Table 6.3 Annual Affordable Housing Completions (net)

### Housing on Allocated Sites

Allocated Site	No dwellings allocated	No dwellings permitted	Site Status	Comments
<b>Leek</b>				
Land east of Horsecroft Farm (ADD01)	15	N/A	Allocation	No planning application submitted.
Land at the Mount (LE066, LE128a&b, LE140, LE142a, LE142b)	345	N/A	Allocation	No planning application submitted.
Land adj to Newton House, Cheddleton Road (LE150)	179	N/A	Allocation	No planning application submitted.
Land at Cornhill (LE235)	50	N/A	Allocation	No planning application submitted.
Land west of Ashbourne Road	16	12	Site complete	N/A
Land north of Macclesfield Road	25	N/A	Allocation	No planning application submitted.
<b>Biddulph</b>				
Wharf Road Strategic Development Area (BD055,	442	N/A	Allocation	Masterplan prepared in order to identify some of the challenges associated with the site so the Council can address these issues in order to deliver the site.

Allocated Site	No dwellings allocated	No dwellings permitted	Site Status	Comments
BD071, BD071a, BD106, BD156, BD076, BD076a, BD108, BD016, BD104)				
The Mills - Yarn and Minster Mills, Stringer Street (BD101 & BD102)	57	N/A	Allocation	No planning application submitted.
Tunstall Road Strategic Development Area (BD117)	105	N/A	Allocation	Masterplan prepared in order to identify some of the challenges associated with the site so the Council can address these issues in order to deliver the site.
<b>Cheadle</b>				
Cheadle North Strategic Development Area (CH001 & CH132)	320	125 (FULL) & 135 (OPP)	Site under construction	Construction on phase 1 is now well under way. Reserved matters application SMD/2021/0780 for Phase 2 is awaiting decision. The site is being developed by Persimmon Homes.
Cecilly Brook Strategic Development Area - CH024 plus Former Cecilly Mill	106	120	Site under construction	Construction on the site is now well under way. The site is being developed by Bellway Homes Limited.
Remainder of Cecilly Brook Strategic - Development Area -(CH002a, CH002b)	See above	N/A	Allocation	No planning application submitted.
Land to the rear of Froghall Road (CH004)	45	N/A	Allocation	No planning application submitted.
Land to the rear of The Birches (CH013)	51	39	Site under construction	The site is now under construction. Developer is Walton Homes Ltd.
Stoddards Depot, Leek Road (CH015)	32		Allocation	No planning application submitted.
Land north of the Green (CH020)	42	South part - 9 dwellings	Planning permission / remainder allocation	A full planning application SMD/2020/0029 was approved (08/12/2021) on the southern section and is now under construction. The remainder of the site is still an allocation.

Allocated Site	No dwellings allocated	No dwellings permitted	Site Status	Comments
Mobberley Strategic Development Area (CH085A, CH085B, CH085C, CH085D, CH128)	430	N/A	Allocation	No planning application submitted.
<b>Rural</b>				
Land at Capri, Gallows Green, Alton (AL012)	13	N/A	Planning application awaiting decision	Outline application SMD/2021/0089 approved subject to S106 agreement.
Blythe Vale, Blythe Bridge	300	146 (Phase 1)	Under construction	Phase 1 - Complete. Phase 2 - Under construction
Land at corner of Brookfield Avenue / Stoney Lane, Endon	22	N/A	Allocation	No planning application submitted.
Haulage Depot, St Thomas's Road, Upper Tean (UT019)	15	N/A	Allocation	No planning application submitted.
Land at Waterhouses Enterprise Centre, Leek Road (WA004)	36	N/A	Allocation	No planning application submitted.
Land off Ash Bank Road, Werrington (WE003 & WE052)	75	75	Under construction	The site will be delivered by Homes England in partnership with Countryside Properties UK.

Table 6.4 Progress on residential allocated sites

## 7 Town Centres and Retailing

7.1 The geographic extent of the town centres of Leek, Biddulph and Cheadle is defined in the adopted 2020 Local Plan.

Town	Retail Occupied	Retail %	Eat in/out Occupied	Financial Services Occupied	Other Business Occupied	Pub Occupied	Total (including Vacant)	Total Vacant	Vacancy rate all %
Leek	150	59%	31 (12.2%)	13 (5.1%)	26 (10.2%)	14 (5.5%)	254	20	7.9%

Town	Retail Occupied	Retail %	Eat in/out Occupied	Financial Services Occupied	Other Business Occupied	Pub Occupied	Total (including Vacant)	Total Vacant	Vacancy rate all %
Cheadle	61	53%	13 (11.2%)	11 (9.5%)	8 (6.9%)	2 (1.7%)	116	21	18%
Biddulph	48	52%	15 (16.3%)	10 (10.9%)	5 (5.4%)	5 (5.4%)	92	9	9.8%

**Table 7.1 Commercial Units in Town Centres October 2022**

**7.2** All three town centres have at least 50% of units in retail use so they each meet the first monitoring target. In terms of overall commercial vacancy rates, the national rate of 10.9% <sup>(1)</sup> has been significantly exceeded in Cheadle, at 18%. The vacancy rate has risen in Cheadle this year - it was 12% last year. Leek has the lowest vacancy rate of the Moorlands town centres and Biddulph, at 9.8% also falls below the national average. These rates are the same or very similar to last year.

Town	Number of Retail Units (including vacant)	Number of Vacant Retail Units	2022/23 Vacancy Rate (%)	2021/22 Vacancy Rate (%)
Leek	163	13	8%	9.9%
Cheadle	80	19	23.8%	15.1%
Biddulph	56	8	14.3%	12.9%

**Table 7.2 Proportion of Vacant Retail Units in Town Centres**

**7.3** Looking at the proportion of vacant retail units in the town centres, Cheadle is significantly higher than the other towns and has increased by over 8% since last year. Biddulph's retail vacancy rate has also increased this year. Leek's vitality and viability is consistently higher than the other Moorlands towns and the retail vacancy rate here has fallen since last year. It is the only town with a retail vacancy rate below the Springboard benchmark.

1 (source: Springboard October 2022)

Town	Retail Occupied	Retail %	Eat in/out Occupied	Financial/Prof Services Occupied	Other Business Occupied	Pub Occupied	Total (including Vacant)	Total Vacant	Vacancy rate all %
Leek	111	63%	23(13%)	11(6%)	9 (5%)	11 (6%)	177	13	7%
Cheadle	56	57%	10 (10.2%)	8 (8.2%)	4 (4%)	2 (2%)	98	18	18.6%
Biddulph	43	51%	15 (17.9%)	8 (9.5%)	4 (4.7%)	5 (6%)	84	9	11%

**Table 7.3 Commercial Units in Primary Shopping Frontage**

**7.4** All three Primary Shopping Frontages (PSF) in the towns have at least 50% of units in retail use so they each meet the first monitoring target. Only Leek PSF has a vacancy rate below the national rate of 10.9%. Biddulph is very close to this average but Cheadle is significantly higher - a sign that the core part of the town centre has a problem with vacant units (a 7.2% rise since last year).

**7.5** The PSF has a higher proportion of retail uses than the wider town centre in both Leek and Cheadle. However, the proportion of retail units is slightly less in the Biddulph PSF, which has a relatively high proportion of cafes / takeaways compared with the other two towns.

## Retail Approvals

Application No.	Location	Town Centre?	Type of Retail Floorspace	Amount of Retail Floorspace Gain (Gross m <sup>2</sup> )	Amount of Retail Floorspace Gain (Net m <sup>2</sup> )	Retailer	Other Town Centre Use?
SMD/2022/0094	UNIT 1 Thornfields Farm, Leek Road, Moorville, Cellarhead, ST3 5BE	N	Not known	44	-	unknown	N
SMD/2022/0094	UNIT 2 Thornfields Farm, Leek Road, Moorville, Cellarhead, ST3 5BE	N	Not known	44	-	unknown	N
SMD/2022/0094	UNIT 3 Thornfields Farm, Leek Road, Moorville, Cellarhead, ST3 5BE	N	Not known	43	-	unknown	N
SMD/2022/0094	UNIT 4 Thornfields Farm, Leek Road, Moorville, Cellarhead, ST3 5BE	N	Not known	23	-	unknown	N
SMD/2022/0189	Land at Broad Street, Leek	N	Convenience	111	-	unknown	N

**Table 7.4 Retail Decisions 22/23**

**7.6** In this monitoring year, there have only been a small number of approvals for additional retail floor space totalling 265m<sup>2</sup> all outside of defined town centre boundaries.

### 7.7 Retail & Office Completions

Application No.	Location	Town Centre?	Type of Retail Floor space	Amount of Retail Floor space Gain (Gross m <sup>2</sup> )	Amount of Retail Floor space Gain (Net m <sup>2</sup> )	Retailer	Completion Date
21/08900/DEXBN	56 Tape Street, Cheadle	N	Comparison	-67	-	-	12/08/22
21/04116/XSMIR	Bulls Head Inn, High Street, Kingsley	N	Convenience	120	-	-	23/12/22

**Table 7.5 Retail and Office Completions 22/23**

**7.8** The table above shows retail and office completions in the monitoring year. There is very little activity with a small loss in Cheadle and a convenience gain at Kingsley. No office completions have taken place.

## 8 Economy and Employment

**8.1** For the purposes of the AMR, employment land relates to business, industrial, storage and distribution uses, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)<sup>1</sup>. This consists of use classes B1 (replaced by E(g) since 1st September 2020), B2 and B8.

## Net Additional Floorspace

**8.2** The Council monitors the amount of new employment land and floorspace [use classes B1/B2/B8 or class E(g)] it approves annually, and how much is completed annually. The Council also monitors which types of B use (B1a, B1b, B1c (E(g)), 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). . Note in all cases a positive commitment is only recorded in annual monitoring if it creates at least 50m<sup>2</sup> 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. The table below lists all Parishes that are totally or partially within the Staffordshire Moorlands planning area (i.e. excluding Parishes entirely within the National Park) and the amount of employment (classes B1/B2/B8/E(g)) development completed within them during the 2022-23 monitoring year:

Parish	Completed floorspace (m <sup>2</sup> )	Percentage (%)
Alton	0	0
Bagnall	0	0
Biddulph	0	0
Blore with Swinscoe	0	0
Bradnop	0	0
Brown Edge	0	0
Caverswall	0	0
Cheadle	0	0
Checkley	0	0
Cheddleton	2450	100
Consall	0	0
Cotton	0	0
Dilhome	0	0
Draycott	0	0
Endon and Stanley	0	0
Farley	0	0
Forsbrook	0	0
Heaton	0	0
Horton	0	0
Ipstones	0	0
Kingsley	0	0
Leek	0	0
Leekfrith	0	0

Parish	Completed floorspace (m <sup>2</sup> )	Percentage (%)
Longsdon	0	0
Oakamoor	0	0
Onecote	0	0
Rushton	0	0
Tittesworth	0	0
Waterhouses	0	0
Werrington	0	0
<b>DISTRICT TOTAL</b>	2450	<b>100</b>

**Table 8.1**

**8.3** The table above demonstrates that all (100%) of the 2450m<sup>2</sup> provided across the District during the monitoring year was completed within Cheddleton Parish.

**8.4** The table below sets out how the total employment completions floorspace in the District 2022-23 breaks down into use classes:

Use Class	Floorspace Developed (m <sup>2</sup> )
B1A	0
B1B	0
B1C	0
E(g i/ii/iii)	0
B2	0
B8	0
Mixed B /Mixed E(g) uses	2450
<b>TOTAL</b>	2450

**Table 8.2**

**8.5** The table illustrates that all the completed floorspace was for mixed B-use and/or mixed Class E(g) uses. This is attributable to a single site at Rownall Road, Werrington [Cheddleton Parish] involving the change of use of land and buildings from agricultural to interchangeable business uses falling within use Classes E and B8 covering 2450m<sup>2</sup>.

## Windfall Sites

**8.6** The Council needs to monitor uptake on employment land both within allocations, and outside them ('windfall') to understand employment land delivery; and also the extent of employment land remaining as still "available" (ie uncompleted) across the District.

**8.7** During the monitoring year, all (100%) of employment completions occurred upon windfall sites. As stated above this amounted to 2450m<sup>2</sup>, across 0.6863 hectares of land.



## Requirements identified in the Local Plan

**8.8** Policy SS3 2020 Local Plan states that provision will be made for at least 32 hectares of additional employment land in Staffordshire Moorlands between 2014 and 2033. The adopted Local Plan provides a suite of allocations which, along with employment commitments and completions since 2014, exceeds this requirement: Policy E1 identifies a total of 16.05ha employment land across the District: land within all of these areas remain 'available' until a planning permission upon them becomes completed. 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 around rural villages.

**8.9** The table below illustrates the land developed during 22-23 (and therefore the land remaining undeveloped) at the employment allocations within the 2020 Local Plan:

Allocation	Site Area (Sept 2020) ha	Completions Sept 20 - 31/03/22 (ha)	Completions 22-23 (ha)	Remaining Site Area 31/03/23
Land at Newton House, Leek	1.50	0	0	1.50
Cornhill East, Leek	0.83	0	0	0.83
Land east of Brooklands Way, Leekbrook	4.01	0	0	4.01
Land off Tunstall Road (opposite Victoria Business Park), Biddulph	4	0	0	4
Wharf Road Strategic Development Area, Biddulph	1	0	0	1
Cheadle EM1 Land off New Haden Road Cheadle	4.27	0	0	4.27
Land at Waterhouses Enterprise Centre, Leek Road	0.44	0	0	0.44
<b>TOTAL*</b>	<b>16.05</b>	<b>0</b>	<b>0</b>	<b>16.05</b>

**Table 8.3**

**8.10** There has only been a single completed scheme across the District during 22-23 for (although 'minor' scale) not insubstantial conversion scheme in Cheddleton Parish: therefore there have been zero completions across the District outside of Cheddleton Parish. As the scheme involves converted farmbuildings/land the site could be construed as 'greenfield' development. There have been no completions whatsoever on any of the District's allocations in the 2020 Local Plan, since adoption. Therefore the Council will keep under review delivery of employment land across all 3 towns, and the rural areas as per expectations of Policy SS4, especially within employment allocations; and will consider the need for policy review as appropriate.

## Loss of Employment Land

**8.11** Government policy guidance for development to take place on previously-developed land has meant that many existing employment sites have become under considerable pressure from the threat of residential development. During the monitoring year 22-23, however, **no** employment sites were developed for non-B class (or non Class E(g)) uses as set out in the table below. It should also be clarified that the Policy DSR1 mixed use housing/ employment site at Blythe Vale, provides for part of the site for employment development (south of the A50) - however this responds to a regional employment land need and is considered separately to the employment land allocations listed in the table above. There have in recent years been a number of residential completions at Blythe Vale (but at the northern 'half' of the site intended for residential development), responding to the District's requirements for housing.

Scheme	application reference	Site area (hectares)	B-Class floorspace lost (m <sup>2</sup> )
No completed Schemes	not applicable	not applicable	not applicable
<b>Total</b>	<b>not applicable</b>	<b>0</b>	<b>0</b>

**Table 8.4**

## Tourist Sector Employment

**8.12** According to data held by Nomis (Source: ONS Business Register and Employment Survey : open access) in 2022, 5000 people were employed in the tourism sector across the Staffordshire Moorlands. This comprised 2,500 people in accommodation and food, and 2,500 people employed in arts, entertainment and recreation. Employment in accommodation, food, arts, entertainment and recreation, as a percentage of full time and part time jobs across all sectors [excluding agriculture] was 20% in 2019, but fell back to 17% in the pandemic year where it remained in 2022

## 9 Design and Conservation

### Heritage at Risk Register

**9.1** A search of the Register reveals that as of early April 2023, there are eight entries on the register within the Staffordshire Moorlands planning area (i.e. excluding the Peak District National Park). The Heritage at Risk Register can be found using the following link: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>.

### Development in Local Green Space

**9.2** The Local Green Space (LGS) designation allows local communities to identify and protect spaces that are important to them in Local Plans or Neighbourhood Plans provided that they meet the designation criteria set out in the NPPF. Development opportunities within a Local Green Space are very limited, proposals are assessed against national Green Belt policy. There are 36 Local Green Space designations in the Staffordshire Moorlands Local Plan. These are spread across the District.

**9.3** There have been no relevant planning approvals or refusals on an LGS designated site in Staffordshire Moorlands in this monitoring period.

## 10 Sustainable Communities

### Development on Brownfield Land

**10.1** The two tables below set out the total number (and percentage) of dwellings developed on brownfield land during the monitoring year; and the total amount of B use class (employment) floorspace developed on brownfield land during the monitoring year, respectively.

	Number of net additional dwellings completed 22/23	Percentage
Brownfield	76	31.4%
Greenfield	166	68.6%
Total	242	100%

**Table 10.1**

	Employment floorspace completed 22/23	Percentage
Brownfield	0	0
Greenfield	2450	100%
Total	2450	100%

**Table 10.2**

**10.2** This monitoring year 31.4% of dwellings were completed upon brownfield sites. The equivalent greenfield figure for employment floorspace is 100% this is due to there only being one completion.

### Renewable Energy

**10.3** Renewable energy consents have continued to increase across the District since 2015. This monitoring period has seen no developments completed although, there have been a number of renewable energy/low carbon applications approved within this monitoring period including solar panel developments.

### Pollution and Flood Risk

**10.4** During the monitoring year only one application SMD/2022/0275 (Land At Blythe Park, Sandon Road, Cresswell) has received a Environmental Agency objection - the application is still under consideration.

## Open Space

**10.5** Details of new commitments and developer contributions for open space and associated facilities are available annually and are reported below. This information helps to give an indication of gains / losses in types of open space provision and consequently how the Local Plan policies are working. However, data is not available to report precise gains and losses for all open space typologies in hectares. Data is collected for planning applications determined within the monitoring year so any permitted development is not monitored.

**10.6** The table below shows new commitments in this monitoring year relating to open space and associated facilities.

Location	Application Number	Proposal	Decision Date	Notes
Ashcombe Park Cricket Club Basford Bridge Lane Cheddleton	SMD/2021/0396	Proposed Demolition of Existing Stores and the Construction of Proposed Garage, Bar Store & Disabled & Female Changing Facilities.	22/04/2022	-
Land at Ash Bank Road Werrington	SMD/2021/0694	Development of 75 new dwellings, new access, provision of green infrastructure and all associated works	26/09/2022	Green infrastructure part of the 106 agreement.
Lower Grange Farm Oakamoor Road Cheadle	SMD/2021/0703	Change of use of existing equestrian facilities from private use to riding school. A total of 7 permanent stables with a 20x40m riding arena and a room (an Equi-gym) housing an equisimulator.	01/02/2023	
Cricket Ground And Pavilion Post Lane Stanley ST9 9DT	SMD/2022/0459	Proposed practice facility.	12/12/2022	
Cricket Pavilion Tean Road Cheadle ST10 1LX	SMD/2022/0341	The installation of a fully carpeted non-turf cricket practice facility.	23/03/2023	

**Table 10.3 Commitments from Applications in Monitoring Year 22/23**

## Infrastructure Funding Statement

**10.7** The Infrastructure Funding Statement (IFS) provides a summary of all financial and non-financial developer contributions within Staffordshire Moorlands. The data below is what financial contributions have been received with the monitoring year and is useful to give a picture of potential future open space provision in the District. Further information regarding received and retained contributions are available on the Council website and can be found here: [Monitoring - Staffordshire Moorlands District Council \(staffsmoorlands.gov.uk\)](https://www.staffsmoorlands.gov.uk)

Date	Application Number	Land Details	Sum Received	Details
08/11/2022	SMD/2021/0694	Land at Ash Bank Rd, Werrington	£139,128.08	Sports Pitch provision
05/09/2023	SMD/2021/0694	Land at Cheadle Road, Upper Tean	£72,400	Sports pitch contribution
06/02/2021	SMD/2020/0301	Meadows Special School Site Former, Tunstall Road, Knypersley	£22,000	Ecology

Table 10.4 Received Funding for Open Space 22/23

## Community Facilities

**10.8** The table below shows that one facility have been completed in the towns during this monitoring year.

	Location	Application Number	Proposal	Notes and Completion Date
<b>Leek</b>	n/a	n/a	n/a	n/a
<b>Biddulph</b>	n/a	n/a	n/a	n/a
<b>Cheadle</b>	Painsley Catholic College, Station Road Cheadle	SMD/2019/0200	School inclusion unit	Completed 07/12/2022

Table 10.5 Completions of Community Facilities 22/23

**10.9** The table below shows the changes in the Community Facilities during the monitoring period:

	Location	Application Number and Determination Date	Proposal	Notes
<b>Town</b>	Cheadle	DET/2023/0004 22/03/2023	COU from commercial to residential	Loss of retail shop
<b>Smaller Village</b>	Kinglsey	SMD/2020/0359 25/09/2020	COU from public house to convenience store	Loss of pub but a gain of retail shop

Table 10.6 Changes in Number of Community Facilities 22/23

**10.10** The table below shows that there has on approval relating to community facilities this monitoring year:

	Location	Application Number and Determination Date	Proposal (Type of Infrastructure / Facility)	Notes
<b>Town</b>	-	-	-	-
<b>Larger Village</b>	Land at Ash Bank Road Werrington	SMD/2021/0694 26/09/2022	Development of 75 new dwellings, new access, provision of green infrastructure and all associated works (Park)	Green infrastructure (Park)
<b>Smaller Village</b>	-	-	-	-

**Table 10.7 Planning Approvals for New Infrastructure and Community Facilities associated with new development 22/23**

## Infrastructure

**10.11** The Infrastructure Delivery Plan (IDP) details how the infrastructure needed to support the Local Plan will be provided, what infrastructure is needed and who is responsible for its provision. It is an evolving document and will be reviewed and updated regularly to take account of relevant funding programmes and changes in infrastructure providers delivery programmes. Infrastructure delivery is carried out by a range of responsible delivery bodies including developers, infrastructure providers, Staffordshire County Council and the Council. The table below shows the key requirements from the IDP for the allocated housing sites which were granted permission since the adoption of the Local Plan:

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
<b>Leek</b>			
DSL 1 Land east of Horsecroft Farm	SMD/2013/0714	Affordable housing (in accordance with Local Plan policy)  Education provision to ensure there is sufficient school capacity to support growth. Expansion of secondary school capacity.  Transport & accessibility infrastructure ( as required by SCC Highways & determined on a site by site basis. S106 as required).	Permission granted based of S106 contributions towards education and open space.  No contrary's to infrastructure provider advice.

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
		<p>1 Health care (S106 as required health care providers).</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	
DSL 4 Land West of Ashbourne Road	SMD/2010/0255	<p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport and accessibility infrastructure to be determined on a site by site basis</p>	Education contribution paid.
<b>Biddulph</b>			
DSB 1 Wharf Road	SMD/2008/1028	<p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers).</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p>	<p>Highways and open space secured through S106 funding.</p> <p>No objections from infrastructure provides conditions included in permission in line with the comments received from highways.</p>

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
		Open space/sports/recreation provision (in accordance with Local Plan policy).	
DSB 2 The Mills, Upland Mill	SMD/2009/0833	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	<p>Permission granted based of S106 contributions towards education, open space and an ecological contribution.</p> <p>No contrary's to infrastructure provider advice.</p>
<b>Cheadle</b>			



Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
<p>DSC 2</p> <p>Cecilly Brook Strategic Development Area</p>	<p>SMD/2019/0723</p>	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	<p>No objections from infrastructure service providers.</p> <p>Included deed of variation to existing S106.</p> <p>Conditions included in the permission in line with consultee comments.</p>
<p>DSC 2 Land to the rear of the Birches (CH013)</p>	<p>SMD/2017/0659</p>	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p>	<p>No objections from infrastructure service providers.</p> <p>Education contribution received through S106</p>

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
		<p>1 Health care (S106 as required health care providers).</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	
DSC 2 Land to the rear of Froghall Road, Cheadle (CH004)	SMD/2018/0180	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers).</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	<p>No objections from infrastructure service providers.</p> <p>Permission granted based of S106 contributions towards education, and open space.</p>

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
<p>DSC 2</p> <p>Land Off The Birches Cheadle</p>	<p>SMD/2017/0659</p>	<p>Education provision to ensure there is sufficient school capacity to support growth.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	<p>No objections from infrastructure service providers.</p> <p>Permission granted based of S106 contributions towards education, and highways.</p>
<p>DSC 2</p> <p>Land At The Green Cheadle</p>	<p>SMD/2020/0029</p>	<p>Education provision to ensure there is sufficient school capacity to support growth.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p>	<p>No objections from infrastructure service providers.</p> <p>Permission granted based of S106 contributions towards education.</p>

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
		Open space/sports/recreation provision (in accordance with Local Plan policy).	
<b>Rural</b>			
DSR 1  Blythe Vale, Blythe Bridge	SMD/2018/0790	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	Permission granted in accordance with conditions regarding Vehicle turning, parking, access.

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
DSR 4 Land off Ash Bank Road, Werrington	SMD/2021/0694	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	Permission granted with conditions and section 106 contributions agreement signed.

Table 10.8

**10.12** Consultation was carried out on the applications with interested bodies including infrastructure providers. In most cases the infrastructure required was secured with conditions on the planning permission or through a S106 agreement. In the case of reserved matters permission conditions and S106 agreements may have been agreed as part of the outline permission.

## 11 Natural Environment

### Habitat Creation

**11.1** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] schemes where habitat creation measures have been recommended by its Horticultural Service and/or arboricultural officer. Also note that Staffordshire Wildlife Trust have for some time been providing ecology comments to Council officers as part of a service-level agreement with the Council these are also considered to have been 'provided' by the Horticultural Service. During the 2022-23 monitoring year a

number of major schemes were approved across the District, some relating to variation of conditions or reserved matters. In some cases the Horticultural Service/ Staffordshire Wildlife Trust may not either have been consulted, or did not respond to consultation; in other cases the scheme attracted a HS response. During the monitoring year, **9x of the 10** major approved schemes included some kind of recommendation (or recommended imposition of condition) relating to specified habitat creation/enhancement on application sites, or more generally, recommending the applicant be required to submit documentation (such as site-specific landscape plan) to address creation/enhancement of habitats on the development site.

## Nature Designations

**11.2** During the 2022-23 monitoring year, there were no formal changes in extent (either increase or decrease) by any organisation of any nature designations within the Staffordshire Moorlands. It is understood that the combined area of this coverage remains at 7830 hectares [this is approximately 13.59% of the total land area of the District including Peak District area].

## Conservation Management

**11.3** Management activities are conducted by other organisations for many sites in the District (ie Staffordshire Wildlife Trust, Staffordshire County Council, Severn Trent Water etc). According to data provided by the Staffordshire Wildlife Trust (SWT), it is understood that during 2022-23, around 174 sites (approximately 45% of nature conservation sites in the Staffordshire Moorlands including Peak Park part) are the subject of 'appropriate management'. At least 10x sites that are owned by SMDC [various designations] across the District are now managed by Staffordshire Wildlife Trust (which involves conservation management).

**11.4** The Council should advocate for the conservation management of all designations and contender sites, including its own.

## 12 Transport

**12.1** The Plan contains two policies on transport issues which seek to promote and support development which reduces private car journeys and the need to travel generally and promotes other sustainable transport measures.

## Parking Standards

**12.2** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] approved schemes where parking provision appears to satisfy parking standards required by the local Highways Authority [LHA]. During the 2022-23 monitoring year **10x major schemes** were approved (or allowed on appeal) across the District. One scheme pertained to the variation of conditions to an earlier outline approval outside of the monitoring period [this variation application was initially refused but later allowed on appeal, both during the monitoring year]. The response of the highways officer has been checked for each of these approvals; in some cases this indicator is not applicable because of the nature of an approval (eg variation of conditions approvals not affecting parking issues; or where the highways authority has not identified parking provision as an issue). During the monitoring year:

- 6x schemes did not attract LHA objections regarding parking, subject to the imposition of planning conditions. Note that in some cases LHA conditions were recommended to major approvals that the applicant must produce, and enact a 'travel plan' on the development site, to encourage sustainable travel options; in one case a travel plan was a requirement to deal with a slight under-provision of off-street parking.
- 3x schemes attracted LHA representations, that , whilst raising (and recommending planning conditions) in relation to other highways matters, did not specifically reference parking at all. Therefore these schemes were assumed not to have raised LHA parking objections.
- 1x scheme (to which the LHA was consulted upon) did not appear to attract an LHA response.

**12.3** Therefore out of the 9x major schemes that the LHA provided representations to, 66.66% did not attract LPA objections to parking, after the recommended imposition of conditions; 33.33% did not attract LHA objections to parking at all [ie 100% did not attract outstanding parking objections].

## Travel Plans and Sustainable Transport

**12.4** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] approved schemes which are accompanied by a travel plan. During the 2022-23 monitoring year a number of major schemes were approved across the District. The majority of these approvals were 'full' permissions, some related to reserved matters to earlier outline approvals, and one scheme pertained to the variation of conditions (coincidentally in relation to highways access matters). During the monitoring year, **one** of these major approvals was accompanied by a travel plan.

**12.5** The Council would follow the advice of the local highways authority regarding the appropriateness of expecting the submission of a travel plan with major schemes on a case by case basis, in line with NPPF policy, and PPG generally.

## Sustainable Transport Schemes

**12.6** The County Transportation officer has provided the following information in relation to a request for data for the 2022-23 monitoring year. "In the 2022-23 financial year the following integrated transport schemes were progressed/delivered":

Integrated Transport Schemes
Caverswall Road, Blythe Bridge - parking restrictions and formalised bus stop
Holt Lane, Kingsley – parking restrictions and bus stop
Cotton Lane, Cotton – 30 mph speed limit
Southlowe Road, Cellarhead - parking restrictions
Leek Road-Stoneyfold Lane Junction, Upper Elkstone – new signing and road markings [note site falls within Peak Park area of Staffordshire Moorlands District].
Cheadle Road, Tean - school crossing patrol signing
Consall Lane / Longacres Lane Junction – Give Way markings

Integrated Transport Schemes
Biddulph Valley Way improvements – S.106 funded
Biddulph High Street traffic management
Ashbourne Road, Cheadle – traffic regulation order 30mph extension

**Table 12.1**

**12.7** A number of the elements covered by Policy T2 are under the District Council's control (for example through the planning applications process), whereas other elements are provided by other organisations (such as SCC Transportation), including, in some cases working with the District Council. As can be seen in the table above, numerous measures have been delivered through SCC Transportation during the monitoring year.

## 13 Development in the Green Belt

**13.1** Around 30 percent of the Staffordshire Moorlands planning area is part of the North Staffordshire Green Belt. Looking at all applications received in the Green Belt in the monitoring year - both approvals and refusals - gives an indication of how the policy is working at a local level.

Number of Applications	Type of Application	Approved	Refused
1	Advertisement Consent	1	
9	Agricultural / Forestry Determination	7	1 Prior Approval not required 1 Refused
1	Certificate of Lawfulness (Existing)	1	
14	Certificate of Lawfulness (Proposed)	13	1 refused (non greenbelt issue)
0	Demolition Determination	0	0
8	Discharge of Conditions	7	2 Discharged in part 1 Closed
81	Householder	55	17 refused (16 - inappropriate development in the Green Belt)  5 Appealed



Number of Applications	Type of Application	Approved	Refused
			3 Dismissed at appeal 1 Allowed at appeal 1 Awaiting Decision 9 withdrawn
87	Full - Minor	65	13 refused (12 - for inappropriate development in the Green Belt ) 4 Appealed 1 Dismissed at appeal 1 Allowed at appeal 2 Awaiting Decision 9 Withdrawn
2	Full - Large Scale Major	1	1 Withdrawn
3	Full - Small Scale Major		2 Refused and Appealed - Countryside reasoning 1 Application - Awaiting decision
10	Householder Notification Applications	7 Notification permitted	2 Refused 1 Application to determine if prior approval is required
10	Listed Building Consent & Alterations	8	2 Withdrawn
0	Listed Building Consent - Demolition	0	0
7	Non-material Amendments	7	

Number of Applications	Type of Application	Approved	Refused
9	Change of Use Prior Approval	6	3 Refused
5	Outline - Minor	3	1 Refused - 1 inappropriate development in the Green Belt 1 withdrawn
1	Reserved Matters - Minor	3	0
1	Permission in Principle	0	1 Refused
Total 249		182	41 refused 23 Withdrawn

**Table 13.1 Number & Nature of applications received in the Green Belt 22/23**

**13.2** As the Green Belt makes up a significant proportion of land in the Staffordshire Moorlands planning area, there were 249 applications for development within the Green Belt in this monitoring year, (of which 182 were approved and 41 were refused - with 23 others being withdrawn and three applications awaiting a decision). The vast majority of applications were either for householder development or other minor development with only one application related to major developments being approved.

### Development in the Churnet Valley

**13.3** The Churnet Valley, running from Rudyard Lake and Tittesworth Water through Leek, Cheddleton, Froghall and Oakamoor to Alton is an area of significant landscape, wildlife and heritage value with a number of existing well-established tourist and visitor attractions.

**13.4** Looking at all the applications received within the Churnet Valley in the monitoring year - both approvals and refusals - gives an indication of how the policy is working. The table below is arranged into approvals and refusals by type.

Number of applications	Type of Approval	Approved	Refused
3	Advertisement consent	2	1 Withdrawn
6	Agriculture / Forestry Prior Notifications	4	1 Refused 1 Withdrawn

Number of applications	Type of Approval	Approved	Refused
38	Other: Certificate of Lawfulness - Existing Certificate of Lawfulness - Proposed Demolition Determination Discharge of Conditions	1 7 2 22, 2 - Part Doc	Certificate of Lawfulness - Existing: 1 refused  Certificate of Lawfulness - Proposed: 0  Demolition Determination - 1 Refused  Discharge of Conditions - 1 Refused, 1 Closed
132	Householder	102	25 Refused 5 Withdrawn
14	Householder Notification Application	14	0
136	Full Minor	106	21 Refused 9 withdrawn
2	Full Planning - Large scale MAJOR apps	1	1 Withdrawn
4	Full Planning - Small-scale MAJOR apps	3	1 Refused
32	Listed Building Consent	24	5 Refused, 2 Withdrawn
1	Listed Building Demolitions	1	
14	Non-material amendment	13	1 non-material amendment applications withdrawn
12	Change of use prior approval	5	7 Change of use prior approval refusals
7	Outline - Minor applications		7 refused.
3	Reserved Matters (minor) applications	3	0
1	EIA screening opinion request received relating to		
1	Telecommunications		1 refused

Number of applications	Type of Approval	Approved	Refused
406		Total no of approvals in Churnet Valley (all types of application) in 22/23 is 406	Total no of refusals in Churnet Valley (all types of application) in 22/23 is 71

**Table 13.2 Number of applications for development in the Churnet Valley 22/23**

**13.5** Most of the 406 planning applications received during the monitoring year are minor in nature, with 132 being householder applications as the Churnet Valley Masterplan boundary covers Leek and Cheadle as well as several other villages. The major applications provide the most insight into how the policy is working.

## 14 Conclusion

### Conclusion

**14.1** The Annual Monitoring Report looks at the implementation of the policies in the adopted Staffordshire Moorlands Local Plan 2020 against a number of defined indicators and targets. Monitoring is a key part of the plan preparation process and helps to establish what is happening at a point in time and compares trends against existing policies and targets. The Report can be used to consider whether the policies are achieving their intended objectives and can help to determine if the Plan needs to be reviewed.

**14.2** The Local Plan contains policies for Staffordshire Moorlands outside the National Park. The Plan aims to see Staffordshire Moorlands become an exceptional place to live, work and visit by creating distinctive, sustainable, self-supporting settlements; meet the needs of our communities; encourage a strong, prosperous and diverse economy; and maintain a quality environment and special places.

