

From: [REDACTED]
Sent: 21 August 2012 10:20
To: Clarke, Gavin
Cc: [REDACTED]
Subject: RE: Duty to Cooperate Statement
Hi Gavin,

Statement seems to be accurate as far as I recall.

Thanks

[REDACTED]
[REDACTED]
City Renewal Directorate
City of Stoke-on-Trent
Civic Centre | Glebe Street | Stoke-on-Trent | ST4 1RF
[REDACTED]
www.stoke.gov.uk

From: Clarke, Gavin [mailto:Gavin.Clarke@staffs Moorlands.gov.uk]
Sent: 14 August 2012 16:00
To: [REDACTED]
Subject: Duty to Cooperate Statement

Hi All

Attached is a copy of our draft Local Strategy and Duty to Cooperate Statement which is now completed. I have not attached the accompanying appendix as this is merely a long table of statutory consultee responses and our comments. As we are aiming to submit our Core Strategy for examination in early September, I would appreciate any comments you might wish to make on this Statement by the end of August. We are not asking for your endorsement of this Statement but want to be sure that what we have reported is accurate and reasonable so far as your authority is concerned before we finalise it. Apologies for the length of the Statement – too much to cover!

Regards

[REDACTED]
[REDACTED]
Principal Regeneration Officer (Planning Policy)
Staffordshire Moorlands District Council
Tel.: 01538 395400 ext 4134 (personal no.)
01538 395570 (forward plans group no.)
Email: gavin.clarke@staffs Moorlands.gov.uk

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From: [REDACTED]
Sent: 05 July 2012 09:22
To: Clarke, Gavin
Subject: Staffs Moorlands Revised Submission Core Strategy
Hi Gavin,

Apologies we meant to send this across in early June, I think with leave it may have got missed. In any event I am resending to double check you get it. Look forward to seeing you later.

I write in response to your email requesting officer views on the transfer of housing requirements in the Cheadle area of Staffordshire Moorlands to Stoke-on-Trent as referred to through representations made to your Core Strategy. As discussed at the last Duty to Co-operate meeting both [REDACTED] from Newcastle-under-Lyme Borough Council and myself have agreed the following by way of response:

Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council have an adopted joint Core Spatial Strategy, which in terms of housing is based on a targeted regeneration approach. The requirement for housing in the City is divided into three areas the City Centre; the Inner Urban Core and the Outer Urban Area with an overall net requirement for 11,400 houses (and an indicative annual net requirement of 570 dwellings). As recognised by the representations to your Core Strategy the city has numerous brownfield, previously developed sites, however our own housing requirement already recognises the presence of such sites. Both Councils were supportive of Staffordshire Moorlands reduction in their housing figure by 500 dwellings, which in part will strengthen the conurbations ability to bring forward previously developed sites. However, our own housing trajectory, as set out in the adopted Core Strategy and Annual Monitoring reports, will in itself prove challenging particularly given the existing weak housing market; recession and the withdrawal of Housing Market Renewal programme all of which has been reflected in our revised housing trajectory. A similar scenario exists in Newcastle-under-Lyme. Newcastle's net housing figure is 5,700 with an indicative annual net requirement of 285. The Borough Council is preparing its own evidence base for the delivery of sites, but it is already clear that any increase in housing numbers at this time will put pressures on greenfield and Green Belt land in the Newcastle area.

The City Council are in the process of preparing a Strategic Housing Land Availability Assessment (SHLAA) which will test the viability of potential housing sites. Whilst we have a lot of potential housing sites in the City these may possess delivery issues both in terms of market conditions and physical constraints. We are therefore doing further work in preparation of our Land Allocation plans to provide us with an up to date evidence base on a site by site basis. Parallel to this work we are looking at the infrastructure requirements of the city and the effects this will have on the timing and supply of housing sites.

Whilst the City Council and Newcastle-under-Lyme Borough Council understand and support the principle of stemming out migration from the City to surrounding areas this needs to be done on a phased basis and has already been reflected in the initial reduction of the housing numbers in Staffordshire Moorlands.

On a policy level if the Councils were to accept an increase in housing numbers now this would force a review of our Core Spatial Strategy, which will increase the pressure on our trajectory too early in the plan period and ahead of the preparation of our respective site allocations plans. Whilst there may be a long term expectation to increase housing numbers towards the end of the plan period the Councils need to be confident that market conditions and supply constraints have significantly improved and housing delivery strengthened before we could support an increase in our housing requirements, this can only be recognised towards the middle/end of the existing plan period.

I would also note we have nothing further to add with regard to the current consultation considering the NPPF.

Regards

[REDACTED]

[REDACTED]
City Renewal Directorate
City of Stoke-on-Trent
Civic Centre | Glebe Street | Stoke-on-Trent | ST4 1RF
[REDACTED]
[REDACTED]
www.stoke.gov.uk

STAFFORD BOROUGH LOCAL DEVELOPMENT FRAMEWORK

DUTY TO CO-OPERATE MEETING

DATE OF MEETING: 2 MAY 2012

In Attendance:

- [REDACTED], City of Stoke-on-Trent Council
- [REDACTED], City of Stoke-on-Trent Council
- [REDACTED], Newcastle-under-Lyme Borough Council
- [REDACTED], Newcastle-under-Lyme Borough Council
- [REDACTED] (Planning Policy), Staffordshire Moorlands District Council
- [REDACTED], Stafford Borough Council

- Notes of the last meeting were agreed as a correct record.
- [REDACTED] provided an update on the Waste Core Strategy Examination which took place on 23 & 24 April 2012. A number of procedural issues were raised concerning the National Planning Policy Framework (NPPF) and Duty to Co-operate but no serious issues undermining soundness occurred. Regional officers meetings were accepted as fulfilling Duty to Co-operate requirements and a new policy to be included to align the document with the NPPF. The evidence base was accepted as up-to-date due to no other alternative information and the Regional Spatial Strategy approach used. [REDACTED] confirmed that updated Strategic Housing Land Availability Assessment on site viability and a Strategic Housing Market Assessment (SHMA) focused on affordable housing levels, to replace the 2008 Northern SHMA to be completed in during Summer 2012. Procurement being secured through the BRAVO tendering system. [REDACTED] stated that the current policy in the Core Strategy of 25% affordable housing was challenging in the context of the City of Stoke-on-Trent's low value housing stock. There could be implications for Staffordshire Moorlands and Newcastle-under-Lyme Borough. The policy objective for the City should be to reduce out-migration and increase delivery of high value housing. [REDACTED] confirmed the strong links between outflow of population from the City to other neighbouring Districts. [REDACTED] highlighted City of Stoke-on-Trent's Executive Housing Strategy for high value homes with the target being delivering of £400K properties rather than £200K homes. City of Stoke-on-Trent focused regeneration scheme currently focused on £200-300K using Homes & Communities Agency (HCA) sites at Hanford and Penkell.
- [REDACTED] confirmed progress being made on the Site Allocations Development Plan Document (DPD) for City of Stoke-on-Trent for the inner urban core during 2013 and the outer urban core during 2014. The North Staffordshire Core Strategy is also being assessed in terms of NPPF compliance. The City Centre Area Action Plan is being progressed, linked to regeneration projects, together with Development Management policies through the Site Allocations DPD. [REDACTED] stated the new terminology of Local Plans to include all DPDs as well as the strategic context. Potentially the Local Plan could be in two parts. [REDACTED] stated that different

policy aspects will be applicable to different parts of the new Local Plan. [REDACTED] emphasised that politicians and local communities were comfortable with the Local Plan terminology.

- [REDACTED] stated that the Staffordshire Moorlands Core Strategy to be submitted by June / July 2012, with representations on the revised document being processed and reported to Members. A meeting is taking place with the Planning Inspectorate on 3 May 2012 to confirm Examination details and NPPF conformity. [REDACTED] to provide feedback. [REDACTED] stated no significant inconsistencies had been identified with NPPF. The objective would be for a call on representations during the Examination process on NPPF issues together with the Regional Spatial Strategy being revoked. Policies in the Core Strategy cover all the key issues. The evidence base will be using the 2008 SHMA for the Staffordshire Moorlands Examination. Work on site allocation options to take place at end of 2012 and progressed during 2013. The Area Action Plan at Biddulph only covers the town centre area. [REDACTED] stated that a key issue at the Examination could be the scale of development at Cheadle. A meeting has been held to assess reduced development at Cheadle and increased growth in the North Staffordshire conurbation, with no change in approach. It is important to provide for local needs, which the Examination will assess as an issue. The RSS evidence-based studies did assess higher growth levels in the conurbation but it was deemed not deliverable due to the level of brownfield implementation being relied upon. The City of Stoke-on-Trent SHLAA includes viability based on the housing trajectory of sites. Reference was made to the NPPF additional text on sustainable development from Central Lancashire Core Strategy Examination. [REDACTED] to include new definition in the Newcastle's Site Allocations DPD. [REDACTED] agreed to circulate project brief for Community Infrastructure Levy viability work, scheduled for completion in July 2012.
- [REDACTED] provided an update on the Plan for Stafford Borough informing the meeting that a Strategic Policy Choices document is being considered by Cabinet on 10 May 2012 for public consultation, which was circulated. The Strategic Policy Choices document will set out the Council's position, taking into account the National Planning Policy Framework and revocation of the West Midlands Regional Spatial Strategy on development provision, settlement hierarchy, distribution of growth including to Key Service Villages and affordable housing.
- [REDACTED] stated that an Infrastructure Delivery Plan (IDP) is nearing completion, which will be useful for on-going discussions concerning infrastructure. The IDP will be a 'living' document and will be subject to updating for revised costs and assumptions. Other evidence-based work is taking place on the Strategic Housing Land Availability Assessment, Employment Land Review and year end monitoring. [REDACTED] stated that recent work for City of Stoke-on-Trent has received technical support from [REDACTED] at Staffordshire County Council on assessment of sites for a transport modelling exercise. A Strategic Housing Market Assessment update is due to take place in Summer 2012 together with a Gypsy Travellers Accommodation Assessment (GTAA). There was interest from City of Stoke-on-Trent and Newcastle-under-Lyme Councils for a joint updated study of gypsy local needs. [REDACTED] agreed to circulate a draft project brief for further discussion. Concern was raised about the scale of provision identified through

the 2008 GTAA. [REDACTED] stated that the City of Stoke-on-Trent had a requirement for 76 pitches (residential and transit) and referenced a recent High Court case associated with a Stop Notice. [REDACTED] stating the figure for Newcastle-under-Lyme is 20 pitches whilst Staffordshire Moorlands is just 2 pitches. [REDACTED]

- A general discussion took place on the Duty to Co-operate and the need for new working arrangements to be established, in order to meet legal requirements in future Local Plan Examinations on DPDs. [REDACTED] stated that Staffordshire Moorlands has produced a Duty to Co-operate & Local Strategy Statement in preparing for their Examination, to be circulated. It was agreed that Members should be involved in the Duty to Co-operate, either through the Leader's / Chief Execs group or the Staffordshire & Stoke-on-Trent Planning Forum as a standard item. [REDACTED] stated that any paper would be along the lines of an agreed position rather than a Memorandum of Understanding. [REDACTED] agreed to ask the Planning Inspectorate for an updated position and feedback to the Group. [REDACTED] stated that the Duty to Co-operate will become an increasingly important issue for the Examination process. [REDACTED] and [REDACTED] to investigate appropriate Members Group. The following steps were agreed as an initial process:
 1. Local Strategy Statement & Duty to Co-operate Agreement prepared by individual authorities for consideration by neighbouring authorities and those listed as key stakeholders
 2. Neighbouring authorities to consider the Local Strategy Statement & Duty to Co-operate Agreement and report to Members in order to provide a formal response. This would provide a signed agreement, subject to any key issues outstanding or not agreement
 3. Endorsement through the Leader's / Chief Execs group or the Staffordshire & Stoke-on-Trent Planning Forum, to be included as a standard item for future meetings
- [REDACTED] confirmed that a planning application had been received for the proposed employment location at Redhill north of Stafford from Staffordshire County Council, although no view had been taken in terms of the acceptability of the proposal, which is currently being processed, validated and will then be taken to a Special Meeting of Planning Committee for consideration. [REDACTED] stated that the City of Stoke-on-Trent would consider its response and asked about being formally consulted on this application. [REDACTED] stated it would appear on Stafford Borough Council's web-site in due course and is a major application for 13 weeks. The application does not have any Growing Places funding attached.
- [REDACTED] confirmed that the Regional Investment Site near Blythe Bridge was still being pursued through the new Staffordshire Moorlands Core Strategy for B1 uses, although the developer was seeking B1, B2, B8 and hotel / pub uses. The site is over 40 hectares in size and has not been factored into providing for local employment needs. B1, B2 and a small element of B8 uses may be appropriate. [REDACTED] confirmed that Etruria Valley is 39 hectares, requires a new road access and has other constraints but is supported for manufacturing. An SPD is being

prepared to set out the planning requirements and development principles for the site.

- [redacted] highlighted that Local Enterprise Partnerships (LEP) are referenced in the NPPF's economic sections, with further engagement work anticipated in the future. The Stoke-on-Trent and Staffordshire LEP is currently taking less of a strategic planning role. [redacted] stated that the Greater Birmingham LEP had prepared a map of proposed strategic developments, which [redacted] at Staffordshire County Council is seeking to replicate for Staffordshire. [redacted] is investigate and feedback to next meeting. Signing up to the Planning Charter was also discussed, with limited uptake so far. Newcastle is not keen on the Planning Charter as it is one-sided and there is limited requirements given to developers. The objective should be to deliver appropriate development rather than a 'red carpet' approach of simply agreeing to any design and limited landscaping.
- [redacted] stated that a meeting with Cheshire East is being arranged to discuss the Duty to Co-operate and Neighbourhood Planning system. Cheshire East has consulted on the latest SHLAA and an Interim Housing Statement. [redacted] stated that Newcastle-under-Lyme Borough Council is subject to local elections tomorrow (3rd May 2012) which may result in changes to the administration and structure.
- Date of Next Meeting – 5 July 2012 at 10.00 a.m. - Civic Centre, City of Stoke-on-Trent.

Note prepared by [redacted]
Date last revised: 24/09/2014
Forward Planning Section, Stafford Borough Council

STAFFORD BOROUGH LOCAL DEVELOPMENT FRAMEWORK

DUTY TO CO-OPERATE MEETING

DATE OF MEETING: 5 JULY 2012

In Attendance:

[REDACTED] - [REDACTED] City of Stoke-on-Trent Council
[REDACTED] - [REDACTED] City of Stoke-on-Trent Council
[REDACTED] - [REDACTED] City of Stoke-on-Trent Council
[REDACTED] - [REDACTED] Newcastle-under-Lyme Borough Council
[REDACTED] - [REDACTED] Staffordshire Moorlands District Council
[REDACTED] - [REDACTED] Stafford Borough Council

- Notes of the last meeting were agreed as a correct record. [REDACTED] stated that Newcastle-under-Lyme Borough has a gypsy requirement of 35 pitches with 5 transit pitches and 5 travelling show-people. Reference amendment to read 'North Staffordshire Executive Housing Strategy'.
- [REDACTED] provided an update on the Strategic Policy Choices document, deadline Wednesday 11 July 2012 and following consideration of responses the pre-submission consultation stage to take place in December 2012. [REDACTED] stated support for the development strategy approach from City of Stoke-on-Trent Council rather than higher housing and employment numbers. Support for the phasing approach at Stone for housing and employment after 2021 - [REDACTED] to provide a response to the Strategic Policy Choices document including reference to Stone. [REDACTED] confirmed that Newcastle would be responding to the Strategic Policy Choices document providing support.
- [REDACTED] explained the position of brownfield employment land available for Stafford Borough including significant constraints at Meaford and lack of delivery at Hixon, although a current application being considered on an alternative adjacent site to land identified in the Stafford Borough Local Plan 2001.
- [REDACTED] highlighted the Local Enterprise Partnership work and funding approach, with support for Eutruria Valley project to deliver B1, B2 & B8 uses with infrastructure. [REDACTED] currently preparing a project brief which was agreed to be circulated. It was confirmed that there is no site sufficiently large to provide a Regional Logistics Site in North Staffordshire although there are a number of employment sites which, when taken together, meet this requirement. These sites include Chattersley Valley, Hadleigh Park at Blythe Bridge, Meaford, Prologis at Sidaway. [REDACTED] confirmed that there were insufficient employment sites in Newcastle Borough to meet current need. [REDACTED] stated that Staffordshire Moorlands were content with the situation of Hadleigh Park and a Regional Investment Site close by.
- An update and limited discussion took place on the Redhill planning application. [REDACTED] stated that further clarification should be provided in terms of Stafford

Borough's limited readily available employment land position, the balanced consideration of National Planning Policy Framework's sustainable development and the pre-maturity position. Concern was raised about the office element of the Redhill scheme not meeting the sequential test approach. [redacted] stated that Newcastle-under-Lyme Borough Council supported Staffordshire County Council's planning application due to links with other partnership and investment priorities. Travel to work issues were discussed and [redacted] asked for clarification about whether other employment sites would be challenged by the City of Stoke-on-Trent in Cheshire East, such as a Crewe, which was confirmed by [redacted]. [redacted] highlighted that a meeting had been arranged with Cheshire East for 10 July 2012, to which all were invited to attend to discuss cross-border issues and links.

- [redacted] provided an update on Newcastle-under-Lyme's Sites & Allocations document with pressure on housing and employment land delivery due to a lack of supply. Consultation to take place in Autumn 2012 with current internal discussions on site options and the level of greenfield land to include. The document is planning for 10-14 years housing land supply but a significant number of sites need to be included to ensure delivery. There is a shortfall of 500 new homes which Newcastle would welcome to be delivered by adjoining authorities, but included within their provision. [redacted] stated that viability modelling had been completed by Newcastle. Employment land information identified a significant demand but limited supply and a lack of a range of sites.
- A discussion took place on the potential for an early review of the North Staffordshire Core Strategy, supported by [redacted] to assist Newcastle's position. [redacted] explained that this would be resisted by the City of Stoke-on-Trent due to significant regeneration and funding initiatives reliant on the adopted strategy. Any review should not take place until 2014-2015.
- [redacted] updated the meeting on the Sites & Allocation document for City of Stoke-on-Trent with work on the evidence base and viability as well as Etruria Valley project. The Strategic Housing Land Availability Assessment and 2009 housing figures identified a 6 year supply, in step with the Core Strategy housing trajectory, but limited viability testing.
- [redacted] updated the meeting on the Staffordshire Moorlands Core Strategy submission stage. Useful meeting with Planning Inspectorate (PINS) inspector providing advice on NPPF position and limited issues raised, the document being in step with the NPPF and current Regional Spatial Strategy (RSS). Members due to consider and agree submission on 25 July 2012. [redacted] stated that City of Stoke-on-Trent to send comments supporting out-migration approach, reduced housing numbers at Staffordshire Moorlands and deliverability. Submission to take place in September 2012 with an Examination in November / December 2012. Sites and allocations document to follow during 2013.
- [redacted] provided a brief update on the Waste Core Strategy, being progressed ahead of the National Waste Strategy, which will replace current PPS10 with Inspector recommendations to include further facilities of a limited scale across Staffordshire to avoid the need for an early review next year. Scheduled for Cabinet sign off by both City of Stoke-on-Trent and Staffordshire County

Councils in August 2012, proposed modification in September 2012 and adoption in early 2013.

- [REDACTED] provided an update on Stafford Borough's evidence base including a Strategic Housing Market Assessment update. [REDACTED] confirmed Newcastle's interest in a joint Gypsy study update, together with [REDACTED] on behalf of City of Stoke-on-Trent. [REDACTED] stated the 2007 study showed demand in North Staffordshire and highlighted funding available from the Homes & Communities Agency (HCA) to deliver sites. The latest position through the Government's Gypsy planning document was discussed including the necessity to provide a five year supply of sites, being specific within the new Local Plans. [REDACTED] stated that Staffordshire Moorlands had a very limited demand, delivered through a criteria based policy. [REDACTED] stated that Stafford Borough were progressing a criteria-based approach but had significantly greater demand. Demand based on site lists, to be reviewed.
- Community Infrastructure Levy (CIL) was discussed with City of Stoke-on-Trent preparing evidence for a schedule through viability modelling during July 2012. It was noted that Savills have been engaged by the House Builders Federation (HBF) to assess all CIL work by Local Planning Authorities. [REDACTED] stated that Stafford Borough had completed viability work, with a draft charging schedule to be progressed following adoption of the new Local Plan in 2014. In future CIL viability rates will be subject to the Duty to Co-operate discussions.
- Duty to Co-operate further issues were discussed. [REDACTED] stated that Stafford Borough would be circulating a letter in August 2012 to all its neighbouring authorities for a political response to the Duty. [REDACTED] stated that Staffordshire Moorlands were preparing a draft Statement, based on PINS recommendations, with a request for feedback and sign off to show proof of discussions. [REDACTED] highlighted that Duty to Co-operate can cover significant distances, such as the River Trent and Natural England's interest extending to the Humber Estuary Special Area of Conservation (SAC), through the Appropriate Assessment.
- Wedgewood redevelopment is being supported by City of Stoke-on-Trent Cabinet to ensure continued factory production at the site. This will involve housing development in the Green Belt which will be a departure for consideration, although on previously developed land. The nature of housing is being considered with support for executive housing of up to £400-500,000. A detailed viability assessment, independently considered, to be prepared for City of Stoke-on-Trent to determine any application. [REDACTED] highlighted that this site was on the boundary with Stafford Borough and its Green Belt. It was also noted that the Wedgewood Memorial Hall in Barlaston is being sought for re-development for housing, a site owned by City of Stoke-on-Trent.
- Date of Next Meeting – Thursday 4 October 2012 at 2.00 p.m. (TBC) - Civic Centre, City of Stoke-on-Trent.

Note prepared by [REDACTED]
Date last revised: 24/09/2014
Forward Planning Section, Stafford Borough Council