

Annual Monitoring Report 2014 - 2015

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Introduction

1 Introduction

1.1 This Annual Monitoring Report (AMR) produced by Staffordshire Moorlands District Council covers the 12 month period from 1 April 2014 - 31 March 2015. Due to resources available it is a slimmed down version compared to previous reports produced.

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

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

Timetable

2 Timetable

Local Development Scheme

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

2.2 The council prepared its first LDS in 2005, and issued updates in 2007 and 2011. The current LDS was agreed and brought into effect by the Council on 25th July 2012. This will be updated in due course.

2.3 The documents adopted to date are listed in the table below.

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

Table 2.1

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

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

Staffordshire Moorlands Local Plan and other SPD's

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

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

Development Plan Documents (DPDs)		
Site Specific Allocations DPD		
On target ?	No	Stage the document is at: Non-statutory pre-consultation with the general public was conducted during July-September 2015 over site "options" and development boundaries; this also included a call for sites and invited representations over the existing SHLAA database, and also regarding certain policy areas for review anticipated from the adopted Core Strategy. This consultation stage being in advance of formal public consultation over the Preferred Options Local Plan in April 2016. The Preferred Options Local Plan will combine existing (as amended) Core Strategy Policies with both site allocations for different uses of land, and development boundaries for identified settlements across the District. The most recently approved timetable (December 2015) anticipates Submission to Inspector February 2017, with adoption later in the year.
Revised work programme for the following 12 months: Document to be incorporated within a new Local Plan 2016 - 2031. New timetable as follows:		
<u>Activity - Target Date</u>		
Member Workshop on Preferred Option Sites - 10th Dec 2015		
Parish Council sessions -14 & 15 Dec 2015		
OAN (Council Assembly) - February 2016		
Council agree Draft Preferred Options Local Plan - Mar 2016		
Consultation on Preferred Options - April - May 2016		
Member Workshop on Proposed Submission Local Plan - Sept 2016		
Council agree Proposed Submission Local Plan - Oct 2016		
Publication and Representations Invited - Nov- Dec 2016		
Council agree to submit Local Plan - Jan 2017		
Submission to Secretary of State - Feb 2017		

Table 2.2

Supplementary Planning Documents (SPDs)
Housing Delivery SPD

Supplementary Planning Documents (SPDs)		
On target ?	No	Stage the document is at: Scoping Paper published for consultation Sept - Nov 2010.
Revised work programme for the following 12 months: to be agreed.		
Open Space, Sport and Recreation SPD		
On target ?	No	Stage the document is at: Scoping Paper published for consultation Sept - Nov 2010.
Revised work programme for the following 12 months: Draft for representation anticipated Spring 2016.		
Design Guide SPD		
On target ?	No	Stage the document is at: Draft document was prepared November 2015 for public consultation as a Supplementary Planning Document.
Revised work programme for the following 12 months: Public consultation anticipated early 2016.		
Blythe Bridge RIS Development Brief		
On target ?	No	Stage the document is at: Document underway
Revised work programme for the following 12 months: Document is under consideration as part of the Site Allocations part of the Local Plan.		
Developer Contributions		
On target ?	No	Stage the document is at: Commencement
Revised work programme for the following 12 months: Preparation of this SPD is currently on hold pending the outcome of the Community Infrastructure Levy work.		

Table 2.3

Housing Progress

3 Housing Progress

Housing Completions

3.1 There were 278 (net) completions of new housing between 1st April 2014 and 31 March 2015. This is the highest since 2006. This is predominantly due to Ascent, a joint venture between Staffordshire Moorlands District Housing and Your Housing Group to build affordable housing units across the Staffordshire Moorlands.

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

Annual Housing Completions

Housing Supply 31st March 2015

Sub -area	Commitments		Total Supply		Total Deliverable Supply	
	Balance under Construction (Gross)	Planning Permission (Gross)	Gross	Net	Gross	Net
Leek	209	272	481	472	481	472
Biddulph	126	50	176	162	176	162
Cheadle	27	89	116	112	116	112
Rural	138	206	344	335	344	355
District	500	617	1117	1081	1117	1081

Definitions

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

uncommitted sites identified in the Strategic Housing Land Availability Assessment which may be deliverable over the next 5 years.

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

5 Year Land Supply Assessment

- A. Completions from April 2006 to 31st March 2015 = 1562
- B. Under Construction as at 31st March 2015 = 500 gross
- C. Sites with Planning Permission as at 31st March 2015 = 617 gross
- D. Losses as at 31st March 2015 = 36
- **E. Total Supply [B + C - D] = 1081 net**
- F. Housing Requirement (2006-2026)* = 6000
- G. Annual Requirement [F/20] = 300
- H. Target Completions (April 2006 to 31st March 2015) [Gx9] = 2700
- I. Current Shortfall [H-A] = 1138
- **J. 5 year requirement with shortfall [(Gx5)+I] = 2638**
- K. Annual 5 year requirement with shortfall [J/5] = 528
- L. 20% buffer mover forward [(Gx5)x20%] = 300
- **M. Annual Requirement with Shortfall and 20% buffer [(J+L)/5] = 588**
- **N. No of years supply [E/M] = 1.84 years**

* Core Strategy requirement as adopted 26th March 2014

Affordable Housing

3.2 Between 1st April 2014 and 31st March 2015 225 affordable housing units were built in the Staffordshire Moorlands. This is predominantly due to Ascent, a joint venture between Staffordshire Moorlands District Housing and Your Housing Group to build affordable housing units across the Staffordshire Moorlands.

- Biddulph - 33 units
- Cheadle - 29 units
- Leek - 138 units
- Rural Area - 25 units

3.1 Open Space

Sport, Recreation and Open Space

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

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

Table 3.1 Current Balance of Provision (Last updated December 2014)

	Formal Parks (ha)	Country Parks (ha)	Natural and semi-natural open space (ha)	Amenity Green Space (ha)	Facilities for Children (ha)	Facilities for Young People (ha)	Outdoor Sports Facilities (ha)	Alotments (ha)
Biddulph	-4.83	39.99	1.31	-0.4	-1.28	-1.23	-12.8	-1.05
Cheadle	-1.19	-12.72	0.08	0.23	0.03	-0.59	-2.99	-1.22
Leek	10.77	2.12	-2.07	-0.11	-1.14	-0.97	-2.47	5.74
Rural	-9.47	-40.75	-1.47	0.25	-1.59	-2.79	-3.62	-2.77

Table 3.2 Future Balance (2026)

Duty to Co-operate

4 Duty to Co-operate

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

4.2 The following tables summarise partnership working, joint evidence base studies and consultations that have taken place since April 2014.

Partnership Working

Partnership	Authority / Organisation	Action
Strategic Alliance	Staffordshire Moorlands District Council and High Peak Borough Council	Since 2009 both councils have shared the delivery of key services. This has been possible through a joint management structure and sharing resources resulting in significant cost savings for both authorities.
Officer Groups	Staffordshire Moorlands District Council and Staffordshire County Council	Frequent contact and meetings with colleagues including the County Highways Team, the School Organisation Team, Public Health Officer, Flood Risk Team, Minerals and Waste and the County Archaeologist.
Staffordshire Development Officers Group (SDOG)	Representative from each Council in Staffordshire	Meets around 6 times a year to discuss strategic planning issues.
Cross Border Discussion	Staffordshire Moorlands District Council, Stoke on Trent City Council, Newcastle Borough Council, Stafford Borough Council and Cheshire East Council	Specific officers groups have been formed to continue cross-border discussions within the context of the 'Duty to Co-operate' and establish appropriate protocols / structures for political endorsement, facilitated through Council Leaders and Chief Executives. A Memorandum of Understanding was signed by Cheshire East and Staffordshire Moorlands Councils in August 2014.
Neighbouring authorities	Peak District National Park Authority, Cheshire East Council, Newcastle Borough Council and Stoke-on-Trent Borough Councils	Informal meetings and communications to discuss various strategic cross-border issues. Relevant neighbouring authorities were consulted on the Council's Green Belt Review and invited to comment on the methodology and the final draft document.
Local Enterprise Partnership	Staffordshire and Stoke-on-Trent LEP	A Planning Charter Mark has been agreed by the LEP and the constituent Local Authorities. The Council's Cabinet agreed to taking the LEP recommendations for the contents of the agreement forward in October 2014. Importantly the process seeks to ensure that development plans are co-ordinated with the overall Strategic Economic Plan.
Monitoring	Representative from each Council in Staffordshire	Staffordshire County Council co-ordinates monitoring on an annual basis. Meetings are held on an annual basis to discuss issues and promote consistency.

Partnership	Authority / Organisation	Action
Member / Officer Groups	Representative from each Council in Staffordshire	A number of groups exist, such as the Staffordshire Executive and Leader's Group consisting of Chief Officers and Leaders of Councils in Staffordshire. The Staffordshire & Stoke on Trent Planning Forum also exists specifically to discuss strategic planning issues.
Plan Production	Environment Agency, Coal Authority, Sport England, English Heritage, Natural England, United Utilities, Severn Trent, Wildlife Trust	Throughout the plan making process correspondence and meetings have taken place with key organisations.

Table 4.1 Partnership Working**Joint Evidence Base Studies**

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

Table 4.2 Joint Evidence Based Studies**Consultations**

Name of Document	Consultation Start Date	Authority / Organisation	Action
Staffordshire Moorlands Local Plan Site Options Consultation Booklet (including SCI & SHLAA)	July 2015	All residents and businesses in Staffordshire Moorlands, all interested parties on the LDF database and all statutory bodies.	Responses received are currently being analysed.

Table 4.3 Planning Documents

Statement of Community Involvement

5 Statement of Community Involvement

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

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

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

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

5.4 No public consultation took place on planning policy documents in the period 1st April 2014 to 31st March 2015 and the results of the consultation which took place in July, August and September of 2015 are still being analysed.

Neighbourhood Planning

6 Neighbourhood Planning

6.1 Since 2012, local communities have been able to produce Neighbourhood Plans for their local area, putting in place planning policies for the future development and growth of the neighbourhood.

Leekfrith Neighbourhood Plan

6.2 The Leekfrith neighbourhood area was designated by Staffordshire Moorlands District Council on the 24 March 2015 and the Peak District National Park Authority on 13 March 2015. The Leekfrith neighbourhood area is the same as the parish council area. Leekfrith Parish Council intend to produce a neighbourhood plan.

Brown Edge Neighbourhood Area

6.3 Brown Edge Parish Council have submitted a proposed neighbourhood area to Staffordshire Moorlands District Council for consideration. Consultation on this is anticipated to commence in early January 2016.

Biddulph Neighbourhood Area

6.4 Biddulph Town Council have submitted a proposed neighbourhood area to Staffordshire Moorlands District Council for consideration. Consultation on this is anticipated to commence in early January 2016.

Checkley Neighbourhood Area

6.5 Checkley Parish Council have submitted a proposed neighbourhood area to Staffordshire Moorlands District Council for consideration. Consultation on this is anticipated to commence in early January 2016.

Community Infrastructure Levy

7 Community Infrastructure Levy

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

7.2 In 2013 Staffordshire Moorlands District Council along with the Peak District National Park Authority, Derbyshire Dales District Council and High Peak Borough Council commissioned a viability assessment (2013) which considers how CIL charges could be implemented. This document can be viewed on the Council's website: <http://www.staffsmoorlands.gov.uk/sites/default/files/documents/pages/J2%20-%20CIL%20-%20Final%20Report.pdf>

7.3 Staffordshire Moorlands District Council and High Peak Borough Council have recently commissioned consultants Keppie Massie to provide an update to the earlier study. The results are expected in early 2016.

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