



Staffordshire
Moorlands
Local Plan



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Annual Monitoring Report

2013-2014



*Staffordshire Moorlands
Local Development Framework*

December 2014

Annual Monitoring Report 2013-2014

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Introduction

1 Introduction

1.1 This is the tenth Annual Monitoring Report (AMR) produced by Staffordshire Moorlands District Council. It covers the 12 month period from 1 April 2013 - 31 March 2014. AMR's have to be produced at least annually and they should be published direct to the public.

1.2 Monitoring is essential to establish what is happening now and what may happen in the future and to compare these trends against existing policies and targets to determine what needs to be done. It provides crucial feedback on the performance of planning policy and its surrounding environment. As the delivery of sustainable development and sustainable communities are a key focus of planning, monitoring provides a check on whether those aims are being achieved. Monitoring will also enable the District Council to respond more quickly to changing priorities and circumstances.

1.3 Annual Monitoring Reports should report and advise on the following aspects of planning policy monitoring:

- 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;
- The extent to which policies specified within the Local Development Documents are being implemented;
- 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;
- Community Infrastructure Levy; and
- Strategic Environmental Assessment and Sustainability Appraisal.

1.4 The Core Strategy sets out an Implementation and Monitoring Plan to monitor principal outcomes and indicators. In a number of cases the data originally identified in the Core Strategy is now unavailable and indicators will need to be revised through the review of the Core Strategy and included in the new Local Plan. These are identified in Sections 4 to 7.

1.5 The Council is in the process of reviewing the content and production of its monitoring report to consider the most effective way it can share the performance and achievements of the planning service with the local community. **If you have any suggestions for how this Annual Monitoring Report could be improved, please contact the Forward Plans team at forward.plans@staffsmoorlands.gov.uk.**

Staffordshire Moorlands Snapshot 2013/14

2 Staffordshire Moorlands Snapshot 2013/14

Total Area: 57,624 ha / 222.5 square miles

Green Belt: 17,418 ha (30 % of total area)

Area within Peak District National Park: 20,055 ha (35% of total area).

Key Facts and Figures 01/04/13 - 31/03/14

Planning Documents Adopted:

- Staffordshire Moorlands Core Strategy (Development Plan Document)
- Leek Town Centre Masterplan (Supplementary Planning Document)
- Cheadle Town Centre Masterplan (Supplementary Planning Document)
- Churnet Valley Masterplan (Supplementary Planning Document)

Planning Applications determined: 795 (all application types)

Major Planning Applications determined: 21

Population and Health

Staffordshire Moorlands	97,106 (2011)	94,489 (2001)
Leek	20,768 (21.4%)	
Biddulph	19,892 (20.5%)	
Cheadle	12,165 (12.5%)	
Rural Areas	44,281 (45.6%)	

Population under 14 (2011): 15.3% (England and Wales 17.7%)

Population over 65 (2011): 21% (England and Wales 16.4%). Percentage of over 65's has increased from 17% in 2001 and is predicted to increase to 26% of total population by 2021.

Average Life Expectancy : Males 79.1 years (England 78.9 years) ; Females 83.1 years; (England 82.9 years).

Location of the Staffordshire Moorlands



0 2 4 Miles

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District boundary

Encouraging a Strong, Prosperous and Diverse Economy

Unemployment: 4.1% (UK 7.5%)

Average earnings by residence: £502.7 weekly pay (UK £520.8)

Average earnings by workplace: £456.3 weekly pay (UK £520.2)

Employment Land completed (1/4/13 - 31/3/14): 2495m²

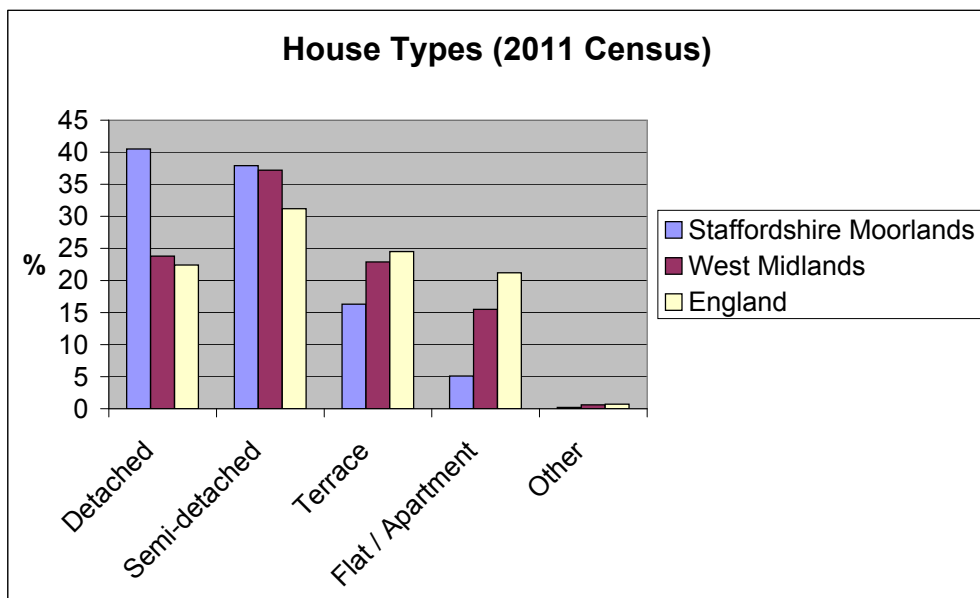
Meeting the Needs of Our Communities

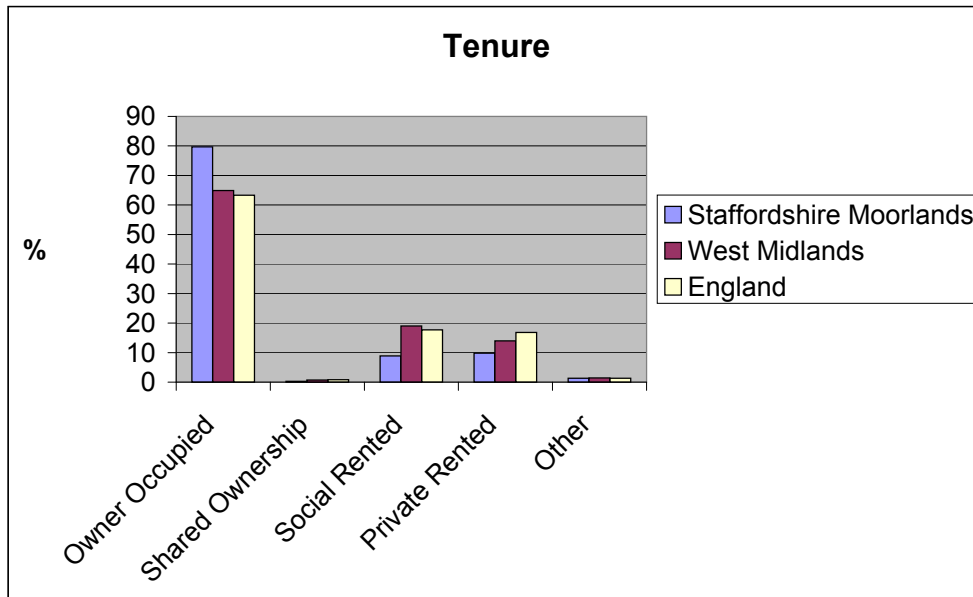
Average House Price (based on sales and valuations): £179,900 (West Midlands £201,100)

New houses completed 1/4/13 - 31/3/14 (net): 78 Dwellings

New affordable houses (1/4/13 - 31/3/14): 42 Dwellings

5 Year Supply of Deliverable Sites: 2.17 years





Creating Distinctive, Sustainable, Self-supporting Settlements

Retail: Increasing retention rates of shoppers from main town catchments:

Food retail - Leek (95.9%), Biddulph (54.5%), Cheadle (65.4%),

Non-food retail - Leek (54.6%), Biddulph (22.5%) and Cheadle (23%)

High Levels of Independent Traders (A1 Class) in Town Centres:

Leek (71%), Biddulph (66%) & Cheadle (70%)

Car Ownership: 85.2 % of households (75.3% West Midlands, 74.2% England)

Maintaining a Quality Environment and Special Places

Installed capacity of Renewable Energy commitments: 21.64MW

Conservation Areas: 14 Listed Buildings: 1000 Historic Parks & Gardens: 2

Sites of Special Scientific Interest: 21 sites

Special Areas of Conservation: 3 sites

Special Protection Area: 1 site

Timetable

3 Timetable

Local Development Scheme

3.1 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.

3.2 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.

3.3 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 3.1

3.4 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.

3.5 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

3.6 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 published in early 2015.

3.7 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: Consultation with Parish Councils May - September 2014
Revised work programme for the following 12 months: Document to be incorporated within a new Local Plan 2016 - 2031. New timetable anticipated in early 2015.		

Table 3.2

Supplementary Planning Documents (SPDs)		
Housing Delivery 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 representations Summer 2015, Adoption and Publication Autumn 2015		
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 representations Summer 2015, Adoption and Publication Autumn 2015		
Design Guide SPD		
On target ?	No	Stage the document is at: Draft document - November 2009
Revised work programme for the following 12 months: Draft for representations Summer 2015, Adoption and Publication Autumn 2015		
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 3.3

Encouraging a strong, prosperous and diverse economy

4 Encouraging a strong, prosperous and diverse economy

Indicator 1 - Employment Land Supply

Target / Principal Outcomes: Provision of 24 hectares of employment land; 6 hectares of deliverable land at all times; additional employment land in accordance with policy; enhanced range of employment premises and sites across the District and safeguarding the Regional Employment Site for high quality employment development.

Policies: Core Strategy SS2, SS5, SS6, SS8, E1 and R1

Performance 2013/2014: -

(1) Amount, type, and location of employment land across the District as of 31/03/14:

Policy SS2 explains how the Council is expected to provide 24ha new employment land 2006-2026, with the expectation that 6ha deliverable employment land be available at all times. The Council's employment database provides data regarding both undeveloped (available) employment commitments and undeveloped allocations (from the 1998 Local Plan) since 2006, as set out below:

Area	Remaining undeveloped employment commitment (ha) [permissions and allocations] as of 31/03/14	Type
Leek (Parishes)	6.421	B1/B2/B8
Biddulph (Parishes)	6.1985	B1/B2/B8
Cheadle (Parishes)	10.3302	B1/B2/B8
Other Rural Areas	25.8418	B1/B2/B8

Table 4.1

Note the above figures do not count the 48.58ha B1 commitment at Blythe Bridge (Regional Investment Site) which is considered separately under section (3). The areas of remaining commitments should be read with caution, as other substantially completed sites not counted above, have nevertheless undergone industrial intensification (extensions etc) in the monitoring year. The Council approved around 1.41ha (3,924m²) worth of consents for industrial extensions/redevelopments upon existing completed employment sites, in the monitoring year.

Separately to this data, the 2014 *NLP Employment Land Requirement Study* for the Staffordshire Moorlands calculated total B-class floorspace completions across the District between 2006-2013 at around 8.4ha. However the NLP data was more selective in that only commitments that created new net industrial floorspace or changes of use between B-classes, were counted (whereas like for like redevelopments were not counted). It should be noted that NLP also recorded losses of B-class employment land over the same period, which was actually a higher figure [see Indicator 2 below].

(2) Amount, type and location of employment land completed in the District during the monitoring year:

Area	Employment Land completed(ha)	Employment Land completed (m ² floorspace)	Type
Leek (Parishes)	0.184	1035	B2
Biddulph (Parishes)	0.0442	442	B1
Cheadle (Parishes)	0	0	-
Other Rural Areas	0.343	1018	B1, B2
TOTAL	0.5712	2495	

Table 4.2

(3) Amount and type of employment land committed and completed in the District during the monitoring year that meets Regional economic needs:

Core Strategy Policy SS8 maintains the Council's commitment from the earlier Local Plan to allocate a large approx 50ha site for regional economic needs at the junction of the A50 at Blythe Bridge (the 'regional Investment site'). In 1997 an outline permission covering around 48.58ha was granted for B1 use - the original deadlines for commencement/completion have been subsequently extended by later approvals, most recently in 2011, extending commencement date to 2021. There has been reserved matters approval to only a single plot of this (covering about 1.58ha) in 2007, for a B1 development of 4,300m² - this still extant consent was uncommenced as of 31/03/14.

4.1 Employment land in this context refers to B-class industrial uses B1 (business/light industrial), B2 (general industrial) and B8 (storage and distribution). The Core Strategy categorises future employment needs in terms of those for the three towns (Leek, Biddulph, Cheadle), and for the remaining 'rural area'. The Council maintains a comprehensive database of employment land commitments (including allocations) and completions across the District since 2006, which is updated annually. This allows for the above breakdown of employment land type and location. However it should be borne in mind that hectareage figures may pertain to the whole of an application site rather than a 'true' footprint so figures should be read with caution. Separately to this the Council jointly commissioned consultants NLP to undertake the *Employment Land Requirement Study* for the Staffordshire Moorlands (which sets out recommendations for future employment needs, based on, inter alia, past employment completions), which was published in 2014.

Indicator 2 - Employment Land Lost to Other Uses During Monitoring Year

Target / Principal Outcome: Safeguard existing employment sites in accordance with policy.

Policies: Core Strategy E2

Performance 2013/2014: -

During 2013-2014 the Council approved schemes involving total/partial loss of B-class employment land or buildings covering around **2.712ha, or 8,755m²** floorspace. Of these, only around 0.18ha or 606m² were actually completed during the monitoring year. The vast majority of this loss was B2 land (2.187ha/6,615m²); B1 losses amounted to around 0.323ha/1,656m²; and B8 only around 0.202ha/484m². The 2014 *NLP Employment Land Requirement Study* for the Staffordshire Moorlands calculated total B-class **loss completions** across the District between 2006-2013 at around **9.9ha** (this means that there was a net loss of employment land of around 1.5ha between 2006-2013 according to NLP criteria).

4.2 The Council also monitors commitments involving losses of employment land to other uses in its employment database. Separately to this the 2014 NLP Employment Land Requirement Study also calculated post-2006 B-class land losses across the District.

Indicator 3 - Mixed Use Schemes and Off-Site Employment Provision

Target / Principal Outcome: Minimise loss of employment provision

Policies: Core Strategy E2

Performance 2013/2014: No known completions.

Indicator 4 - Employment Development on Previously Developed Land

Target / Principal Outcome: Encouragement of development on Previously developed land

Policies: Core Strategy SD1

Performance 2013/2014: - During the monitoring year, the amounts/proportions of employment completions on previously developed (brownfield) land, versus greenfield land across the District, were as follows:

	Hectares	Hectares (%)	Floorspace	Floorspace (%)
Brownfield Completions	0.5582	97.72%	2394	95.95%
Greenfield Completions	0.013	2.28%	101	4.05%

Table 4.3

4.3 The very high proportions of brownfield completions are attributed to a small number of approvals involving conversions of (non-agricultural) buildings to B-class use; an extension on an existing industrial premises; and the officing element of the new PCT building in Biddulph. Coincidentally the greenfield completions all relate to *conversions* of existing agricultural buildings, which are classed as greenfield.

Indicator 5 - New Tourist Accommodation

Target / Principal Outcome: Increased provision of tourist accommodation in accordance with policy.

Policies: Core Strategy SS7, E3 and R1

Performance 2013/2014: - No completions of schemes (5+ bedrooms)

4.4 Tourism and culture plays an important role in the economy of the Staffordshire Moorlands. New tourist accommodation, should be in sustainable locations and carefully assessed against Core Strategy policies. There is a 5 or more bedroom threshold for new tourist accommodation in the monitoring which is consistent with the West Midlands Hotel and Leisure Survey.

Indicator 6 - New Tourism and Cultural Development

Target / Principal Outcome: Increased provision of tourism and cultural facilities in accordance with policy.

Policies: Core Strategy SS6c and E3

Performance 2013/2014: 945m2 completed at Huntley Wood Quarry during this monitoring year. This outdoor recreation site is used for role-play, historical re-enactments, mountain biking, orienteering etc and includes an outdoor amphitheatre, camping and bunkhouse type accommodation.

4.5 Tourism and cultural development includes any building or structure used for programs or activities involving the arts. This includes theatres, museums, art galleries as well as tourism related facilities such as heritage and interpretive centers.

Indicator 7 - Re-Use of Rural Buildings

Target / Principal Outcomes:

- Supporting development which contributes to the wider rural economy including tourism development;
- Priority to be given to re-using existing rural buildings for commercial enterprises where the location is sustainable;
- Allowing only appropriate forms of housing development in accordance with policy.

Policies: Core Strategy R1 & R2

Performance 2013/2014:

Employment: A total of five B-class developments involving the re-use of rural buildings were completed during the monitoring year across the District. This amounted to about 60.05% of the area of total employment completions, or 40.80% of the floorspace completed.

Retail: No completions

Residential: 3 dwellings were completed through change of use from rural buildings (agriculture/ forestry buildings) in 2013/2014.

4.6 Re-use of rural buildings is a particularly important issue in the District in the context of supporting the rural economy, enabling farm diversification and supporting rural communities. Planning policy has been put in place to ensure that such buildings are appropriately re-used. The policy preference is to re-use rural buildings for commercial purposes ahead of residential use, where this is financially viable for the building in question. In cases where commercial use is proven to be unviable, residential use will only be acceptable where it enables provision of affordable housing or helps to meet an identified local need which cannot be met elsewhere or enables a building of particular merit to be safeguarded. The monitoring of re-use of rural buildings both for commercial and residential uses will help to measure the success of the policy, particularly in relation to its commercial use first approach.

Indicator 8 - Employment and Jobs

Target / Principal Outcome: Improved local economy and provision of suitably skilled workforce

Policies: Core Strategy E1, SS5a, SS5b and SS5c

Performance 2013/2014: - Unemployment 4.1% compared with 7.5% nationally.

No and nature of local labour or business agreements: No data available at present.

The number of enterprises in Staffordshire Moorlands in March 2014 was 3,795 compared to 3,745 in March 2013. Therefore the net increase in enterprises (business births minus business deaths) was 50 (UK business counts datasets, Oct 2014).

	Staffordshire Moorlands (numbers)	Staffordshire Moorlands (%)	GB (%)
Economically Active	45,500	74.9	75.1
In employment	42,400	69.6	69.3
Employees	33,700	56.7	60.1
Self employed	7,600	11.0	8.8

	Staffordshire Moorlands (numbers)	Staffordshire Moorlands (%)	GB (%)
Unemployed	1,800	4.1	7.5

Table 4.4 Employment and unemployment (Jul 2013 - Jun 2014)

Earnings by Residence (2014)			
	Staffordshire Moorlands (pounds)	West Midlands (pounds)	GB (pounds)
	Gross weekly pay		
Full-time workers	502.7	480.6	520.8
Male full-time workers	560.6	518.3	561.5
Female full-time workers	421.2	421.9	463.0

Table 4.5 (Source: nomisweb)

Earnings by Workplace (2014)			
	Staffordshire Moorlands (Pounds)	West Midlands (pounds)	GB (pounds)
	Gross weekly pay		
Full-time workers	456.3	479.1	520.2
Male full-time workers	540.2	517.5	560.6
Female full-time workers	368.4	419.6	462.5

Table 4.6 (Source: nomisweb)

Meeting the needs of our communities

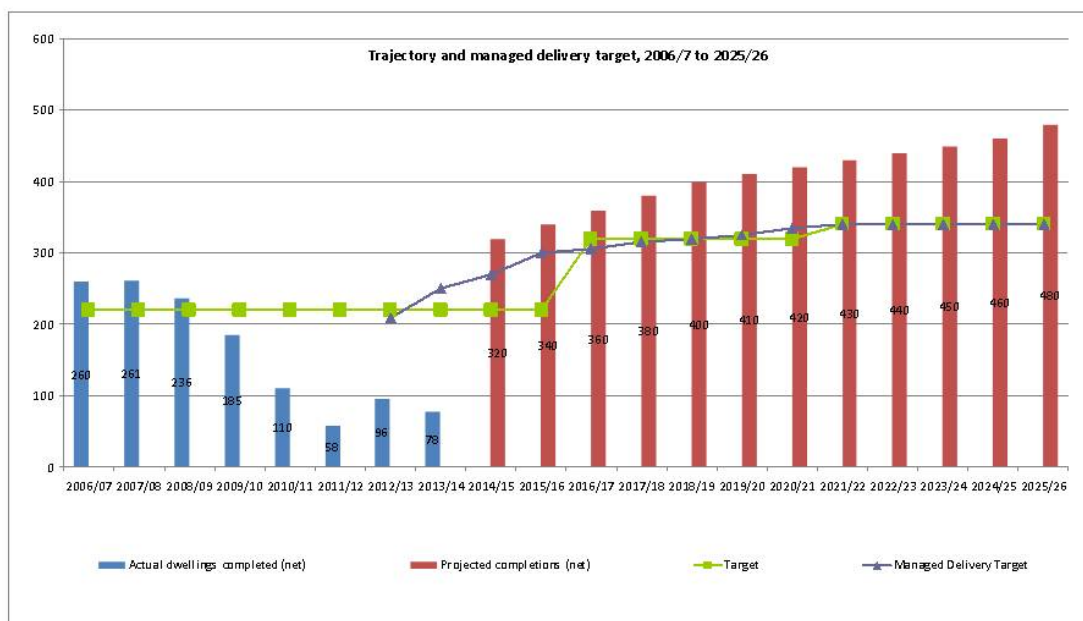
5 Meeting the needs of our communities

Indicator 9 - Housing Trajectory

Target / Principal Outcomes: Provision of 6000 dwellings; annual development rate in accordance with phasing; and 5 years of deliverable housing land at all times.

Policies: Core Strategy SS3, SS4, SS5 and Appendix G Housing Trajectory

Performance 2013/2014: There has been a significant under supply in recent years but there is anticipated to be a significant increase in completions in 2014/2015 due to the Ascent Scheme which seeks to achieve 400 affordable dwellings in the Staffordshire Moorlands.



Housing Trajectory

5.1 In addition there was 1 non-permanent dwelling completed in the year 2013/2014. This is not included in the housing trajectory.

Indicator 10 - Residential Development on Previously Developed Land

Target / Principal Outcome: Priority for previously developed land in line with policy.

Policies: Core Strategy SS1, SS5, SD1

Performance 2013/2014: 91% of all net completions

Indicator 11 - Unidentified Sites

Target / Principal Outcome: Up to 25% of the annual development rate in urban areas and up to 30% in rural areas.

Policies: Core Strategy SS4

Performance 2013/2014: 100% (None of the completions in the year were on allocated sites however some are on SHLAA identified sites.)

Indicator 12 - Mix of Housing

Target / Principal Outcome: Provision of mix of housing sizes, types and tenure to meet identified local housing market needs.

Policies: Core Strategy H1

Performance 2013/2014: Table 5.1 shows the mix of housing of completions recorded on two large sites in the monitoring year. These were at Uplands Mill, The Uplands, Biddulph and Smithfield Hotel, Uttoxeter Road, Blythe Bridge.

	Houses (bedroom numbers)				Flats (bedroom numbers)			
	1	2	3	4	1	2	3	4
Towns (number of dwellings)	0	12	3	14	18	6	0	0
Rural Areas (number of dwellings)	0	0	12	0	0	0	0	0
Total	0	12	15	14	18	6	0	0
Total as a %	0	18	23	22	28	9	0	0

Table 5.1 Mix of Housing

Indicator 13 - Density of Development

Target / Principal Outcome: Appropriate density of housing development in accordance with policy.

Policies: Core Strategy H1

Performance 2013/2014: 62% of all completions in the density range 21-30 dwellings per hectare, 22% at 41 dwellings per hectare or more. Most of the completions at a low density of 20 dwellings per hectare or less were in the Rural Area.

5.2 The table below shows density of all completions by location as a percentage of the total.

Dwellings per hectare				
	20 or less	21-30	31-40	41 or more
Leek	1	3	0	8
Cheadle	0	0	0	2
Biddulph	4	57	0	2
Rural Areas	10	2	2	10
Total	15	62	2	22

Table 5.2 Density of all completions as a %

Indicator 14 - Affordable Housing

Target / Principal Outcome: Increased provision of affordable housing and provision of 100% affordable schemes in accordance with policy.

Policies: Core Strategy H2

Performance 2013/2014: 42 dwellings in total. 4 shared ownership and 38 social rented all at Uplands Mill, Biddulph. 31% of the gross completions were affordable in the monitoring period. 54% of the net completions were affordable in the monitoring period.

Indicator 15 - Location of New Residential Development

Target / Principal Outcome: Distribution of housing development in accordance with policy.

Policies: Core Strategy SS3

Performance 2013/2014: Development by location has not accorded with the distribution of development set out in the Core Strategy. Biddulph has seen far more completions in the monitoring year than other areas, due in the most part to completions at the Uplands Mill site. There were completions on only two large sites in the year, Uplands Mill in Biddulph and the Smithfield Hotel, Blythe Bridge, with the remainder being on small sites.

5.3 The table below shows all gross completions by location as a percentage of the total.

	Gross Completions	Distribution of Development Core Strategy Policy SS3
Leek	12%	30%
Biddulph	63%	20%
Cheadle	2%	22%
Rural	23%	28%

Table 5.3 Location of Development (All Gross Completions)

Indicator 16 - Traveller Pitches

Target / Principal Outcome: Provision of gypsy and traveller pitches to meet identified need.

Policies: Core Strategy H3

Performance 2013/2014: 0 completed in the monitoring year

5.4 There were no 'completions' of approved permanent or transit traveller pitches during the monitoring period (however an approved utility building (as modified) at a pitch approved temporarily in 2011, received building control regularisation during this period). There were no approvals of new permanent or transit traveller pitches during the monitoring period.

Indicator 17 - Community Facilities

Target / Principal Outcome: Protection, retention or enhancement of existing community facilities.

Policies: Core Strategy C1

Performance 2013/2014: Unknown

Action - To investigate future monitoring.

5.5 Community facilities are those which are open to and provide for the health, welfare, social, educational, leisure and cultural needs of the community. It includes village/community halls, local convenience stores, post offices, schools, colleges, nurseries, places of worship, health services, libraries, public houses, theatres and arts centres. Core Strategy Policy C1 seeks to protect such facilities, and the NPPF seeks to protect facilities that help communities 'meet their day to day needs'. There is no mechanism in place to monitor community facilities at the present time.

Indicator 18 - Services and Facilities

Target / Principal Outcome: No decrease in range of facilities and services

Policies: Core Strategy SS6a

Performance 2013/2014: Loss of Post Office at Caverswall.

Indicator 19 - Sport, Recreation and Open Space

Target / Principal Outcome: Protection and improvement of quantity, quality and accessibility of open space and outdoor sports facilities.

Policies: Core Strategy SS5, SS6, C2 and C3

Performance 2013/2014: The Pointons Park Football Centre has been completed at Cheddleton providing new pitches (including changing facilities), skate park and other play and adult fitness facilities. New allotments have also been provided by Waterhouses Parish Council. Improved provision is also being made in Biddulph on the Hall Road site and there has been a recent approval for a new bowling green on the former tennis courts at St Lawrence's Rec.

	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)	Allotments (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 5.4 Current Balance of Provision (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)	Allotments (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 5.5 Future Balance (2026)

Creating distinctive, sustainable, self-supporting settlements

6 Creating distinctive, sustainable, self-supporting settlements

Indicator 20 - Leek Town Centre Masterplan

Target / Principal Outcomes: Sensitive redevelopment and expansion of the town centre to increase the quantity and quality of the retail offer, improve linkages between areas and establish new development opportunities.

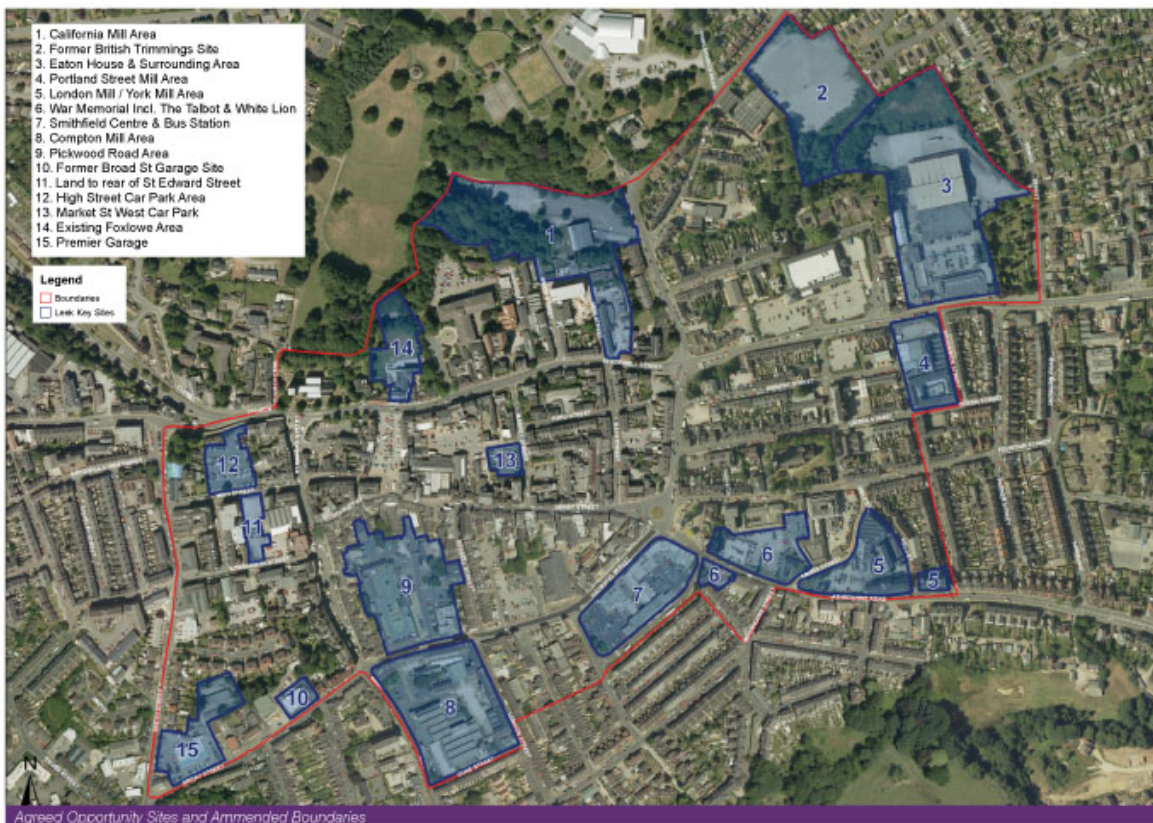
Policies: Core Strategy SS5a

Performance 2013/2014: see narrative below

Actions:

- Site Allocations DPD - site options work
- London Mill - see below

6.1 The Leek Town Centre Masterplan was adopted by the Council on the 26 March 2014 as a Supplementary Planning Document (SPD). The Masterplan considers the potential of a number of opportunity sites, monitoring details are provided below regarding each of these sites.



Opportunity Sites

Opportunity Sites

California Mill Area

The Leek College area of the town has been subject of recent planning applications. A planning application for demolition of a mobile classrooms, Car Gymnasium, Millbrook and engineering workshop, forming of new pedestrian access from Stockwell Street, new landscaping and construction of new School of Art building (reference SMD/2013/0613) was approved by the Council on the 4 October 2013. An application at Leek College Cyber Cafe, Horton Street (reference SMD/2013/0604) for demolition of a single storey classroom known as the Cyber Cafe on Horton Street and the construction of a two storey extension teaching facility was approved by the Council on the 9 September 2013. Both schemes are currently under construction.



Leek College

Former British Trimmings Area

Daisy Haye at the former British Trimmings site recently opened providing extra care flats which is part of the Ascent program (relevant planning applications SMD/2010/0653 approved 15/10/2010, SMD/2013/0471 approved 26/03/2013 and SMD/2013/0021 approved 15/04/2013). The completions will be counted in next years monitoring 2014/2015 as the completion date was outside the 2013/2014 monitoring period (88 completions in total, of these 61 are social rented, 21 shared ownership and 6 outright sale).



Daisy Haye

Eaton House and Surrounding Area

A planning application for the construction of 60 new residential units at Adams Food Ingredients Ltd (SMD/2013/0561) was approved by the Council on the 5 November 2013.

London Mill/ York Mill Area

No recent planning history. The Council and Northern Group Developments have signed an agreement to work collaboratively to seek to redevelop the Grade II Listed London Mill building for uses appropriate to its location and heritage status. During the agreement period, which runs until December this year, the Council will review:

- potential uses for the building;
- market demand for these possible uses;
- indicative development costs; and
- potential grant aid.

War Memorial Area

Premier Inn opened in Leek in August 2014 (implementation of planning application reference SMD/2013/0386 proposed change of use and conversion of Talbot Hotel public house and erection of 3-4 storey extension to form 63 bed hotel incorporating restaurant/bar and undercroft parking approved by the Council on the 24/09/2013.



Premier Inn

Compton Mill Area

There is an extant planning permission (reference SMD/2010/0145) for residential accommodation (C2 use class) comprising of 66 apartments with commercial facilities, parking and associated private amenity space at Compton Mill. It is included in the housing land supply for 2013/2014, due to recent Government guidance National Planning Practice Guidance (PPG) stating that C2 uses can be included within calculations of a 5 year land supply, "Local Planning Authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement."

(1)

There is a planning application pending consideration (reference SMD/2014/0702) to replace extant planning permission (10/00124/FUL_MJ) - residential accommodation (C2 Use Class) comprising 66 apartments with commercial facilities, parking and associated amenity space.

Former Broad Street Garage Site

There having been planning applications relating to this site in the monitoring period, one was for an extension of time limit of reference 10/00676/OUT approved by the Council on the 10 October 2013 (reference SMD/2013/1072) and a planning application for variation of condition 04 (Unit 1 to include Use Classes A2, A3 and A5) and condition 05 (Unit 2 to include Use Class A3) and condition 10 (extension of hours of operation) was approved on 28 June 2013.

1 Planning Practice Guidance paragraph 038 Reference ID 3-038-20140306 revision date 06 03 14

Opportunity sites with no recent planning history include:

- Portland Road Mill Area
- Smithfield Centre and Bus Station
- Pickwood Road Area
- Land at Rear of St Edward Street
- High Street Car Park Area
- Market Street West Car Park Area (now Market Street East Car Park)
- Foxlowe Site
- Premier Garage

Other Information

Public Realm

In recent years there have been public realm improvements to create a new multi-functional space on Derby Street near the War Memorial in line with the Leek Town Centre Masterplan SPD.



Leek's public realm

Indicator 21 - Biddulph Town Centre Area Action Plan (AAP)

Target / Principal Outcome: Successful retail led regeneration of Biddulph Town Centre through implementation of the AAP.

Policies: Area Action Plan and Core Strategy SS5b

Performance 2013/2014:

Number of employment completions at Victoria Business Park: None during monitoring period.

Number of Schindler properties improved - no data available

See below for AAP assessment

Action:

To investigate future monitoring of Schlinder properties.

6.2 The Biddulph Town Centre Area Action Plan was adopted in February 2007 and has provided the catalyst for the retail led regeneration of the town centre. It is a Development Plan Document so the policies and proposals within it stand alongside those in the adopted Core Strategy, until such time as the Council adopts its Local Plan. The monitoring framework for the plan with associated indicators and targets is shown below.

Spatial Strategy		
Policy Number	Policy Title	Assessment
STRAT1	Consolidated Town Centre	√ Development in accordance with policy.
STRAT2	Outside the Primary Shopping Area	√ Development in accordance with policy.
STRAT3	Upper Floors in Primary Shopping Area	√ Development in accordance with policy.
STRAT4	Pedestrianisation	? No relevant applications received.
STRAT5	Developer Contributions	√ Development in accordance with policy.
STRAT6	Environmental Best Practice	√ Development in accordance with policy.

Table 6.1 Spatial Strategy - Biddulph Town Centre Area Action Plan

Development Site Policies		
Policy Number	Policy Title	Assessment

Development Site Policies		
DS1	Wharf Road Site	√ A Sainsbury's supermarket and associated retail units in line with this policy was completed in November 2010 and is successfully trading.
DS2	Bypass Site	Outline permission that was granted for non-food retail development on part of site has expired and has not been renewed in this monitoring year.
DS3	Library Site and Adjoining Land	√ Residential development implemented on the southern part of the site. Library retained and application for new Primary Care Centre approved in September 2010. This was completed in monitoring year 2012/13 and is now in use.
DS4	Walley Street Area	√ Development in accordance with policy.
DS5	Nos 2-32 High Street	√ A grant scheme has made a significant improvement to this part of Biddulph Town Centre including refurbishment of the Robert's Bakery block which includes 4a, 6, 8 and 10 High Street. This has been re-developed for 3 shop units on the ground floor with 6 affordable apartments above with redundant building grant and housing funding and joint working between Advantage West Midlands, Staffordshire County Council and the District Council. Grants have been awarded to other buildings in previous years but the scheme has now ended.
DS6	77 Tunstall Road	√ This property was derelict for over 10 years and was acquired by the Council in November 2010. The District Council has now sold the property for redevelopment and a planning application was approved in February 2013 for conversion of the building into two apartments and the construction of a new dwelling.
DS7	Open Land Between Walley Street Area and Bypass	? No relevant applications received.

Table 6.2 Development Site Policies - Biddulph Town Centre Area Action Plan

Public Realm Policies		
Policy Number	Policy Title	Assessment
PR1	Footpath Improvements	√ Part e) implemented as part of the Sainsbury's scheme. Others are dependent on the implementation of other schemes.
PR2	Bypass	High quality landscaping was previously agreed for development on west side of bypass as part of outline application which has now expired.
PR3	Town Centre Gateways	√ Development in accordance with policy.

Table 6.3 Public Realm Policies - Biddulph Town Centre Area Action Plan

Transport Policies		
Policy Number	Policy Title	Assessment
T1	Traffic Management Proposals	√ Phase 1 improvements have been implemented in previous monitoring years. Further improvements to traffic management have taken place since the Sainsbury's store opened in November 2010 - Wharf Road is

Transport Policies		
		now one way to accommodate the bus lane by the new bus hub facility. A small traffic island was also installed as part of the Section 278 works to the development on the junction of South View and Wharf Road. No further changes have been made in this monitoring year.
T2	Cycle Routes	√ Section 106 funding secured for cycle route from the Uplands Mill application on commencement of scheme. This has not yet been implemented.
T3	Cycle Facilities	√ Development in accordance with policy. Cycle parking has been provided as part of Sainsbury's scheme.
T4	Taxi Facilities	√ Taxi rank has been enhanced.

Table 6.4 Transport Policies - Biddulph Town Centre Area Action Plan

Biddulph Town Centre Area Action Plan - Objectives and Targets

Objectives	Indicator	Target	Assessment
Plan Objective 1 A local shopping centre that attracts residents from all parts of Biddulph, as well as visitors from outside the town.	1.1 Number of people using the town centre (Pedestrian footfall counts)	1A. Increase of 2% per year starting from the completion of the first works in the town centre	Last survey undertaken in February 2008.
	1.2 Public perception of Town Centre (assessed by regular surveys).	1B. Improvement year by year in public perception of town centre	Last survey undertaken in October 2005.
Plan Objective 2 A sustainable mix of retail, service community and residential uses.	2.1. Amount of completed retail, office and leisure development, respectively.	2A. Development of a supermarket on the Wharf Road site of up to 4500m ² gross floorspace area by 2010.	<p>√ Sainsbury's store opened in November 2010.</p> <p>In this monitoring period (01/04/2013 to 31/03/2014) there has been additional retail floor space created in the AAP area (136.9m²) due to a shop refurbishment and the opening of the pharmacy in the new medical centre. There has also been a small loss of retail floor space (9m²) due to a unit being refurbished.</p> <p>In this monitoring period (01/04/2013 to 31/03/2014) there has been around 442 completed office floorspace in the AAP area (although this was ancillary officing to the completed Primary Care Centre so may not technically be B1(a) or A2 use).</p> <p>There has been no leisure development created in the AAP area.</p>
	2.2. Net additional dwellings per year	<i>(Target to be set in Core Strategy)</i>	0 additional residential completions in monitoring year 2013/14.
	2.3. Percentage of dwellings completed at: Between 30 and 50 dwellings per hectare	<i>(Target to be set in Core Strategy)</i>	0 additional residential completions in monitoring year 2013/14.

Objectives	Indicator	Target	Assessment
	Above 50 dwellings per hectare		
	2.4. Number of affordable housing completions	<i>(Target to be set in Core Strategy)</i>	0 additional residential completions in monitoring year 2013/14.
	2.5 Change of use applications from non-residential to residential, completed	<i>(Target to be set in Core Strategy)</i>	0 additional residential completions in monitoring year 2013/14.
	2.6 Number of completions comprising conversion/re-use of existing buildings	<i>(Target to be set in Core Strategy)</i>	0 additional residential completions in monitoring year 2013/14.
	2.7. Percentage of vacant units in Primary Shopping Area	2B. Vacancy rate of units within Primary Shopping Area to be no higher than 5%.	X Survey data from 2014 shows that there are 12 vacant units within the primary shopping area which amounts to 14.1% of units. This is slightly less than last year (by one unit). Difficult trading conditions still exist for small businesses in the current financial climate. It should be noted that as 10 of these vacant units are new or newly refurbished, the quality of the units is unlikely to be an issue.
	2.8. Percentage of charity shops in Primary Shopping Area	2C. Percentage of charity shops within Primary Shopping Area to be no higher than 5%.	√ Survey data from 2014 shows that there are 3 charity shops within the primary shopping area which amounts to 4% of units. This is the same as 2013.
Plan Objective 3 Improved local employment opportunities	3.1 Amount of land developed for employment by type.	3A. Net additional employment units (B1, B2, B8) of at least 4000m ² within 5 years of adoption of the AAP.	None to date.
	3.2 Loss of employment land by type.	<i>No relevant target</i>	A single employment-loss 'completion' covering around 0.006 hectares (41m ²) of B2 land occurred in the AAP area within the 2013-2014 monitoring year.
	3.3 Business confidence in the AAP area (as measured by regular survey).	3B Improvement year by year in business confidence.	The business confidence survey was last carried out in February 2008.

Objectives	Indicator	Target	Assessment
Plan Objective 4 A high quality, well designed, safe and integrated centre	4.1. Length of new footpaths.	4A. Provision of new footways as set out in Plan within 3 years of adoption of AAP.	√ Part e) implemented as part of the Sainsbury's scheme. Other footways are dependent on the implementation of other schemes.
	4.2 Length of improved footpaths	4B. Provision of improved footways as set out in Plan within 3 years of adoption of AAP.	Phase 1b of the highway improvements undertaken by the County Council (in an earlier monitoring year) has resulted in 191 metres of improved footpaths (from High Street - Station Road junction to Cross Street junction on both sides of road). Phase 2 will consider if any further improvements are required.
	4.3. Length of new cycle ways	4C. Provision of new cycleways as set out in Plan within 3 years of adoption of AAP.	X Although Section 106 funding has been secured for a cycle linkage from the Uplands Mill site to the town centre, this has yet to be implemented.
	4.4. Amount of pedestrianisation	4D. Pedestrianise or part pedestrianise. High Street within 3 years of adoption of AAP	X No pedestrianisation schemes at present
Plan Objective 5 A centre accessible by a choice of transport modes	5.1 Number of cycle parking spaces	5A. Provide at least 20 cycle parking spaces around the town centre within 5 years of the adoption of the AAP	√ At least 20 cycle parking spaces provided as part of Sainsbury's scheme.
	5.2 Average number of bus services to Biddulph Town Centre on weekdays at peak times.	<i>(Setting of targets/responsibility for meeting targets lies with Public Transport Authority (Staffordshire CC) and private bus operators)</i>	N/A
	5.3 Average number of bus services to Biddulph Town Centre on weekdays at off-peak times.	<i>(Setting of targets/responsibility for meeting targets lies with Public Transport Authority (Staffordshire CC) and private bus operators)</i>	N/A
Plan Objective 6 A locally distinctive town centre where environmental and heritage assets are maximised.	6.1 Number of public realm improvement or building improvement schemes started each year	6A. At least 2 public realm and/or building improvements per year for	A grant scheme for improvement works has been operating in Biddulph Town Centre and has made a noticeable improvement. The scheme has now

Objectives	Indicator	Target	Assessment
		5 years after adoption of the AAP.	ended so no further grants have been offered in this monitoring year.
	6.2 Area of public open space	6B No overall loss in area of public open space	No loss in area of open space
	6.3 Number of events in the town centre per year	6C A minimum of two events in the town centre per year	At least 2 town centre events held in 2013/2014 e.g. Biddulph Festival and Christmas Market / Lights switch on as well as many other events organised by community groups each year.

Table 6.5 Objectives and Targets - Biddulph Town Centre Area Action Plan

Indicator 22 - Cheadle Town Centre Masterplan

Target / Principal Outcomes: sensitive redevelopment and expansion of the town centre to increase the quantity and quality of the retail offer and establish new development opportunities including provision of a major new supermarket.

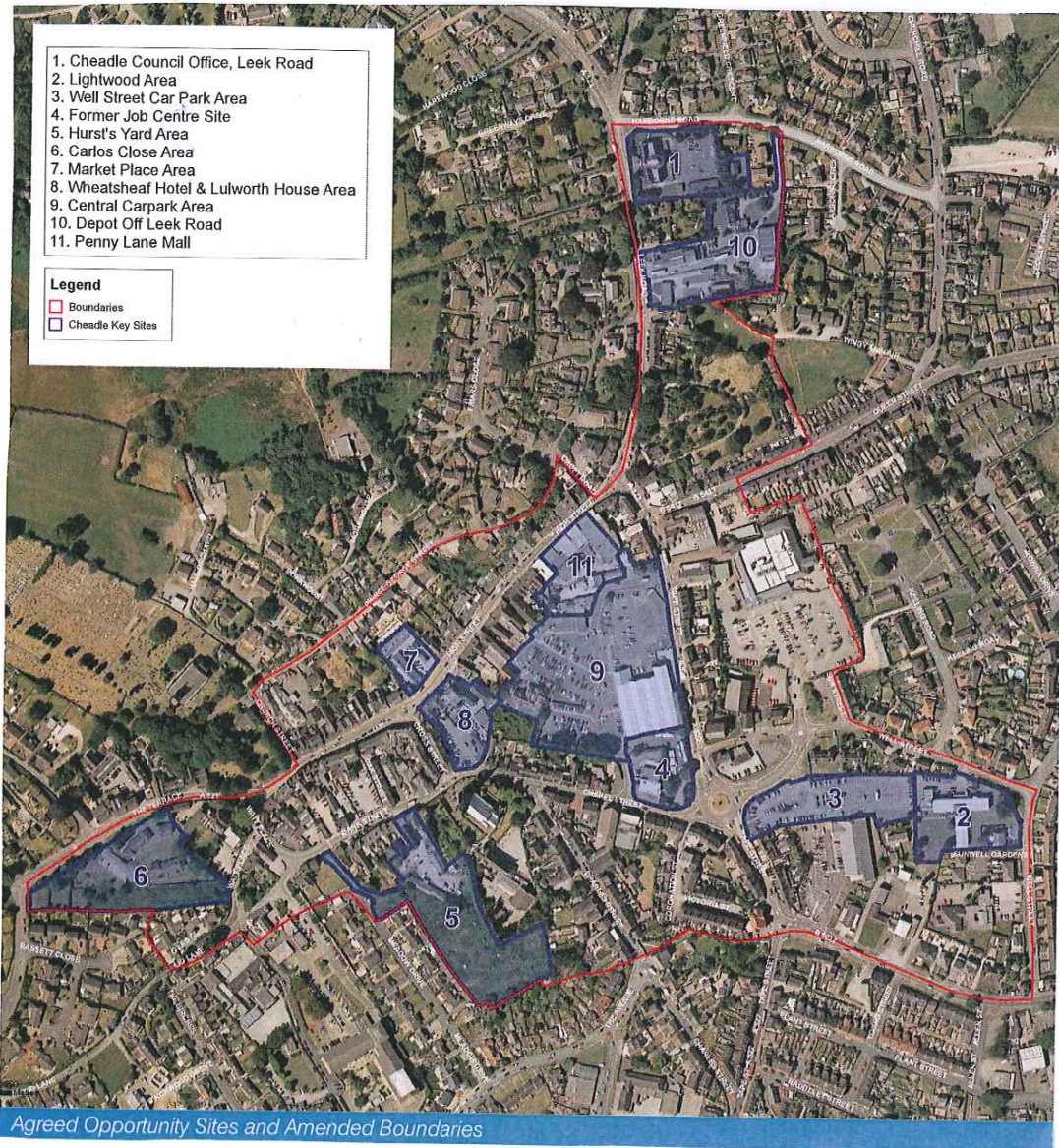
Policies: Core Strategy SS5c

Performance 2013/2014: see narrative below

Actions:

- Transport Study currently being undertaken
- Site Allocations DPD - site options work

6.3 The Cheadle Town Centre Masterplan was adopted by the Council on the 26 March 2014 as a Supplementary Planning Document (SPD). The Masterplan considers the potential of a number of opportunity sites, monitoring details are provided below regarding each of these.



Cheadle Opportunity Sites

Opportunity Sites

Cheadle Council Offices, Leek Road

A planning application was approved by the Council on the 10/04/2013 for the construction of 7 new residential units on a portion of the car park to the rear of the Council offices (reference SMD/2013/0003). This is currently under construction.



Leek Road Site

Lightwood Area

A planning application for construction of 17 new houses on the site of a former care home and including demolition of the care home building and the neighbouring property, No 1 The Haven was approved by the Council on the 14/03/2014 (reference SMD/2013/0853).

Former Job Centre Site

A new police station has been built on part of the site (land off Chapel Street) (implementation of approved planning applications references SMD/2010/0216 and SMD/2011/0799).



New Police Station

Hurst's Yard Area

A planning application was approved by Council on 24/11/2011 (reference SMD/2010/0962) for restoration of existing bank street buildings to form 8 no. Apartments and pug in visitor centre or A1 retail use. Clearance of remainder of site construction of 28 no. Dwellings and construction of new access from Bank Street. Planning application (SMD/2014/0471) pending consideration for redevelopment of redundant allotment land and buildings to affordable housing, consisting of 42 dwellings (30 new builds and conversion of 5-7 Bank Street into 12 flats). Demolition of redundant workshops.

Carlos Close Area

Building work commenced in summer 2014 implementation of approved planning application for construction of 6 new residential units on existing spaces along with relocation of existing parking spaces for existing residents.



Carlos Close

Wheatsheaf Hotel and Lulworth House Area

Has been refurbished and opened as a Weatherspoon's public house (implementation of planning application approved on 15/08/2011 by the Council for internal and external alterations to Listed Public House). Planning application approved by the Council on 27/06/2013 variation of condition 08 to extend opening hours of external terrace between 09:00 and 23:00 of planning permission reference 11/00389/FUL). Two planning applications recently withdrawn both relating to extension and alterations to the existing seating area (references SMD/2014/0221 and SMD/2014/0254). Planning application for variation of condition 8 of 11/0389/FUL to allow the opening of the rear external terrace from 09:00 to 23:00 (reference SMD/2014/0254).



Wheatsheaf & Lulworth House

Penny Lane Mall

Expired planning consent (reference SMD/2011/0641) relating to Unit 5 - time extension to existing consent "08/01182 for change of use and internal and external alterations to form 4 no additional apartments within original retail area, and no. 9 Penny Lane, High Street, Cheadle, Staffs".

Opportunity sites with no recent planning history include:

- Central Car Park Area
- Depot off Leek Road
- Market Place Area
- Well Street Car Park Area

Indicator 23 - New Retail Provision

Target / Principal Outcomes :

- Additional retail provision for each town in accordance with policy;
- Expansion of Leek & Cheadle Town Centres;
- Implementation of Biddulph Town Centre AAP;
- New retail development and other key town centre uses concentrated within the town centres;
- Protection of the retail function at the heart of town centres;
- Complementary convenience retailing in out of centre and larger village locations in accordance with policy.

Policies: SS5 & SS5a-c, TCR1, TCR2

Performance 2013/2014:

Quantity of retail offer for each town centre:

Leek	March 2014 189 A1 (retail) units	September 2014 190 A1 (retail) units
Biddulph	March 2014 66 A1 (retail) units	September 2014 65 A1 (retail) units
Cheadle	March 2014 75 A1 (retail) units	September 2014 77 A1 (retail) units

Quality of retail offer for each town centre:

Convenience and comparison goods shopper retention rates have increased in all 3 towns since 2006 according to the Council's new retail study (see narrative below for details).

Net additional retail provision for each town:

Leek	-603.15m ²
Biddulph	62.9m ²
Cheadle	-69.5m ²

Amount & location of completed bulky goods retail development in Leek 0

Loss of A1 retail floorspace in primary shopping frontages for each town:

Biddulph (see AAP monitoring tables above)

Leek & Cheadle No primary shopping areas defined

Amount and location of new convenience retail development outside town centres:

9.66m² (Ipstones)

Actions:

Investigate future monitoring options for the quality of the retail offer in the towns.

Establish primary shopping areas for Leek and Cheadle in the new Local Plan.

Quality of Retail Offer

6.4 A revised joint retail study has recently been completed for the Staffordshire Moorlands and neighbouring High Peak. This was published in October 2013. The study contains data on the retention of shoppers in each town for main food shopping and comparison goods and provides a useful indicator of the quality of the retail offer. The study highlights that the overall main food market share which Leek secures from its catchment zones has significantly increased since 2006 (when the previous study was undertaken). To put this into context there has been significant additional food retail floorspace provision and operator changes within this period - a new Sainsburys store, a significant extension to the Morrisons store, Asda coming into the town in the former Netto unit.

Catchment	2006	2013
Leek North	22.6%	42.1%
Leek	85.2%	95.9%
Leek South	32.6%	51.1%

Table 6.6 Main Food Retention in Leek

6.5 Comparison goods retention levels have also significantly increased since 2006. The town has actually increased its comparison retail market share from its wider catchment without the benefit of significant expansion of its existing retail offer. The town has been extensively marketed recently with regular events taking place such as 'Sunday supplement', specialist markets and seasonal events and it retains a high level of independent retailers so offers something different from other high streets.

Catchment	2006	2013
Leek North	11%	16.4%
Leek	30.1%	54.6%
Leek South	11%	18%

Table 6.7 Comparison* Goods Retention in Leek

* excludes bulky goods

6.6 In Biddulph, the retail led regeneration of the town centre has changed food shopping patterns considerably. The three food stores which existed in the town in 2006 have all subsequently closed and a new Sainsburys store has opened. This store has generated a positive increase in the town centre main food market share - a 40% increase since 2006. In terms of comparison (non-bulky) goods, there has also been a significant positive change in retention levels of shoppers, from just 5.8% in 2006 to 22.5% in 2013. This shows that the town centre has actually achieved a significant increase in market share due to the

Sainsbury's scheme with associated public realm improvements and the subsequent conversion of former convenience units in the town centre (Co-op and Somerfield) to discount comparison retail outlets (B&M and Home Bargains).

6.7 In Cheadle, although there has not been any significant increase in convenience floorspace in the period 2006 - 2013, there have been some operator changes which have increased the retention levels of shoppers in the town for main food shopping. The change in operator of the Somerfield store to a Morrisons in particular and the change of the Netto store to an Asda to a lesser extent have had a positive impact on retention levels. The Morrisons store has seen a 20% increase in shoppers from the Cheadle catchment since 2006 and a 24% increase from the Cheadle outer catchment. In terms of comparison goods retention in Cheadle, the town centre market share has actually increased in the intervening period; this may be attributable in part to B&M occupying the former Kwik Save unit on Tape Street. The survey results do however highlight that there is significant comparison expenditure leakage from the Cheadle catchment zones to centres outside of the District.

Catchment	2006	2013
Cheadle	13.7%	23%
Cheadle Outer	4.4%	7.6%

Table 6.8 Comparison* Goods Retention in Cheadle

* excludes bulky goods

Additional Retail Provision

6.8 The figures above show that only Biddulph has gained additional retail floorspace this year. Both retail completion gains and losses are monitored with no minimum threshold so when both sets of figures are taken into account Cheadle and in particular Leek have lost retail floorspace. Cheadle has no additional floorspace completions this year, only losses both within and to the periphery of the main shopping area. Leek has had a small amount of floorspace gain but significant losses, with the vast majority of this being from two units outside of the main shopping streets being converted to other uses. The remaining losses were as a result of 3 units within the town centre changing from A1 to other uses.

6.9 In terms of the amount and location of bulky goods retail development, according to the new retail study (published in 2013), no bulky goods development is needed in Biddulph or Cheadle in the short to medium term so this indicator will only be monitored for Leek at present.

6.10 As shown above there has been very little new food retail development completed outside town centres during this monitoring year, with the only case being a small extension to an existing convenience store in a larger village.

Indicator 24 - New Office Provision

Target / Principal Outcome: New office development in accordance with policy

Policies: Core Strategy TCR1, E1

Performance 2013/2014:

Total commitments (2008-2014), newly arising 2013-14 commitments, and 2013-14 completions of A2/B1(A) officing across the District:

Area	Total commitment (m ²)	Newly arising 13-14 (m ²)	Total completed 13-14 (m ²)	% total 13-14 completions
Leek Town Centre	491	387	0	0
Biddulph Town Centre	863	0	442	46.97
Cheadle Town Centre	298	0	0	0
All other locations	20,257	2,476	499	53.03
TOTAL	21,909	2,863	941	100

Table 6.9

The table illustrates that out of all 2013-14 officing completions, around 47% or 442m² occurred within town centres (Biddulph). Of the remainder, those commitments were also broadly in accord with other Local Plan Policies (namely rural live-work units; and expansion/diversification of existing authorised rural businesses).

6.11 Core Strategy Policy SS2 states the Council will provide at least 24ha additional employment land across the District 2006-2026, including B1(A) officing; whilst Policies TCR1 and E1 direct future officing to either town centre/edge of centre, or other employment locations. Also, other Policies promote rural business expansion/diversification. The Council monitors newly arising A2/B1(A) office commitments, and the progress of previous commitments, every year, as part of its annual return to the County Council, since 2008. The table above provides a breakdown according to town centre location; and percentage completions in the monitoring year. Note that the Council has applied the extents of the adopted Leek and Cheadle Town Centre Masterplan SPDs in defining 'Leek Town Centre' and 'Cheadle Town Centre'; and the extent of the adopted Biddulph Town Centre Area Action Plan in defining 'Biddulph Town Centre'.

Indicator 25 - Market and Viability

Target / Principal Outcome:

- Enhancement of local distinctiveness by supporting the attraction and retention of independent retailers;
- Enhanced vitality and viability of the town centres;
- Enhancement and regeneration of the shopping and town centre environments.

Policies: Core Strategy TCR1

Performance 2013/2014:

Net change in number and percentage of A1 independent retailers in the town centre:

Leek +3% Biddulph +1% Cheadle +1%

% of vacant shop units in primary shopping areas:

Biddulph 14.1% (Leek & Cheadle do not yet have designated primary shopping areas)

No. of people using the Town Centre (pedestrian footfall counts): No data available

Level of confidence of Town Centre businesses (%): No data available

Level of satisfaction of Town Centre users (%): No data available

Number of environmental enhancement schemes implemented / amount spent on improvement schemes in Town Centres:

Major public realm improvements have taken place along Derby Street, Leek this year.

Actions:

Establish primary shopping areas for Leek and Cheadle in the new Local Plan.

Replace three areas where no data is available with a new data set next year - Number of Events Held in Leek, Cheadle and Biddulph Town Centres per year.

6.12 The proportion of A1 independent retailers in Leek, Biddulph and Cheadle Town Centres is collected twice a year in March and September alongside other town centre occupancy data. In 2014 levels of independent A1 retailers have risen very slightly between March and September. Independent occupancy is relatively higher than national rates in all three towns. Maintaining this local distinctiveness by helping to retain, attract or expand the provision of independent retailers in the town centres is a key part of local planning policy.

6.13 Vacant shop units in primary shopping areas is considered to be a key indicator of the vitality and viability of our town centres. Data is only available for Biddulph at present as the Town Centre Area Action Plan designates a primary shopping area. Data will be collected for Leek and Cheadle town centres once primary shopping areas have been designated in the Local Plan.

6.14 Major public realm works have been completed in Leek Town Centre in 2014. This has created a new multi-functional space on Derby Street in front of the war memorial and given over more space to pedestrians from the war memorial up to the top part of Derby Street with a new road / footway layout. New planters have also been installed along Derby Street.

Town	No & % of Independent A1 Retailers (March 2014)	Total no. of A1 Retail Units (March 2014)	No & % of Independent A1 Retailers (September 2014)	Total no. of A1 Retail Units (September 2014)	% Change
Leek	128 (68%)	189	134 (71%)	190	+3%
Biddulph	43 (65%)	66	43 (66%)	65	+1%
Cheadle	52 (69%)	75	54 (70%)	77	+1%

Table 6.10 Net Change in Independent A1 Retailers

Indicator 26 - Leisure Provision

Target: New leisure development within town centres in accordance with policy

Policies: TCR1

Performance 2013/2014: No new leisure development within town centres

Indicator 27 - Churnet Valley Masterplan

Target: - Increased tourism and provision of tourism accommodation in accordance with policy.

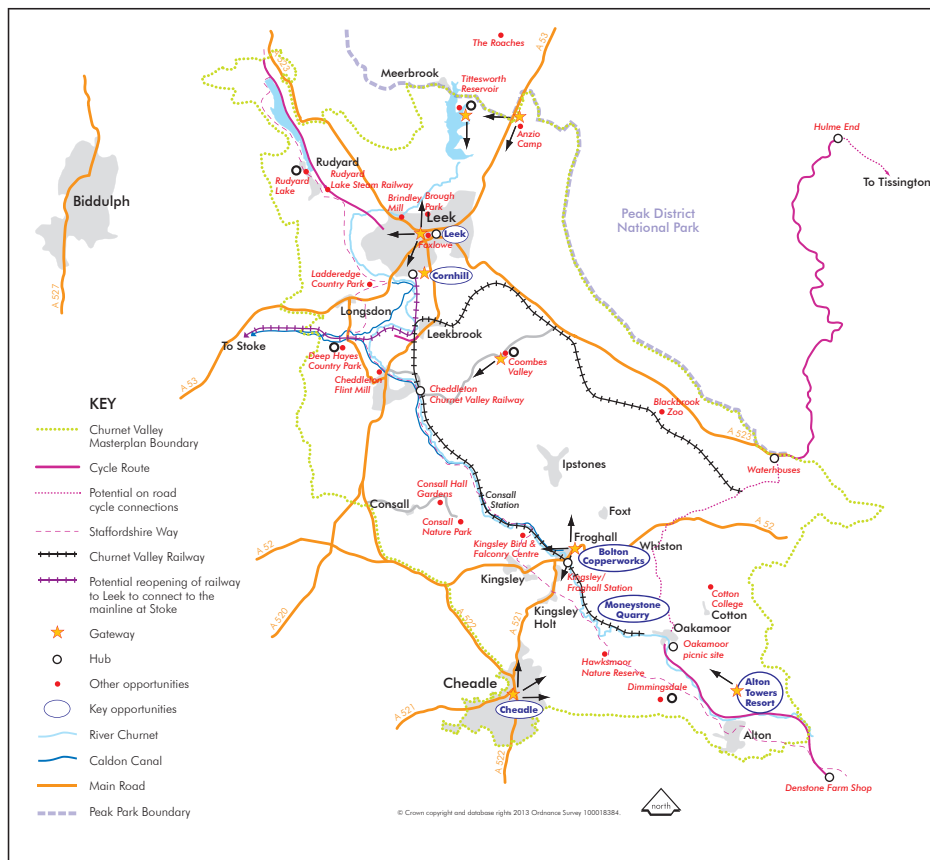
Policies: Core Strategy SS7

Performance 2013/2014: see narrative below

Actions:

- Complete delivery plans.
- Produce a Staffordshire Moorlands Tourism Strategy.

6.15 Core Strategy Policy SS7 requires the production of a Masterplan for the Churnet Valley to guide the detailed planning and management of the area. The Churnet Valley Masterplan was adopted as a Supplementary Planning Document (SPD) by the Council on the 26th March 2014. Below is a monitoring update in relation to the key opportunity sites and opportunity sites identified in the Masterplan which are identified on the map below.



Strategy and Opportunity Sites

Key Opportunity Sites

Leek

Premier Inn opened in Leek in August 2014 (implementation of planning application reference SMD/2013/0386 proposed change of use and conversion of Talbot Hotel public house and erection of 3-4 storey extension to form 63 bed hotel incorporating restaurant/bar and undercroft parking approved by the Council on the 24/09/2013). Also, there have been public realm improvements in Leek including the creation of a multi-functional space at the end of Derby Street closest to the War Memorial.

Cornhill

A planning application for mixed use residential led redevelopment of part of the Cornhill area of Leek was refused planning permission by the Council (reference SMD/2014/0048), reasons for refusal included that "The balance of uses proposed within the application site, particularly the dominant residential use (with no affordable housing provision and inadequate financial contributions towards education, lack of coherent tourism hub and the overall lack of employment premises and tourism/ leisure facilities of a sufficient scale would not respect the development strategy of the Cornhill Concept Statement within the adopted Churnet Valley Masterplan SPD and as such would not provide the substantial planning benefits to outweigh the loss of this site for employment use, which is capable of meeting a range of employment without harm to the amenity of nearby residents. The proposal therefore would

not contribute to economic and social sustainability in the context of facilitating employment, tourism and leisure development at this key opportunity site." An outline planning application has recently been submitted (reference SMD/2014/0750).

Bolton Copperworks

Initial work has been undertaken on a set of design principles for the site by officers of the Council. An EIA Scoping opinion has been received for Bolton Copperworks, Froghall (reference SMD/2014/0668).

Moneystone Quarry

Laver Leisure has undertaken public consultation on their proposals for leisure development. A planning application is pending consideration (reference SMD/2014/0432) for "construction and operation of solar photovoltaic farm including provision of internal service roads, fencing, CCTV..." An outline planning application is pending consideration (reference SMD/2014/0682) with all matters reserved except access for "erection of a high quality leisure development comprising holiday lodges, a new central hub building..."

Alton Towers Resort

In May 2014, a planning application for holiday lodge development at Alton Towers Resort was approved by the Council. (Application reference SMD/2014/0107 development of 61 double lodges and 10 tree houses with associated restaurant and service buildings.) CBeebies land at Alton Towers Resort has opened (implementation of planning application reference SMD/2013/1047 - re-theming of Old MacDonald's Farmyard including erection of new buildings, extensions to existing buildings, demolition of Big Top and other structures, associated landscaping and pathways which was approved by the Council on 7/10/2013). A planning application is pending consideration for demolition of existing single storey corrugated building and installation of new high ropes course including the erection of a new single storey building and new play area (reference SMD/2014/0782).

Cheadle

A Cheadle Marketing Strategy 2014 has been produced which aims to attract more visitors to come to visit and enjoy the area. The plan was drawn up by Staffordshire Moorlands District Council and the plan is owned by Cheadle Marketing Group who will deliver the actions with support from the District Council.

(2)

Actions include:

- "Encouraging the development of a hotel in Cheadle, ideally located in the town centre. A budget hotel is likely to be the most realistic proposition.
- One Introduction to Twitter held in late 2013 for 11 mixed businesses with an intermediate workshop planned for February 2014 hoping to get more from Facebook and Twitter for individual businesses
- Cheadle as sponsor on www.visitpeakdistrict.com Town and Village page, Cheadle town membership, Cheadle on Peak Explorer App
- Encouraging and promoting more events

- Making every effort to support and improve the retail and catering offer of the town and ensure they are more orientated to visitors – these are key for visitors! Totally Locally.
- Enhancing access to the area and connectivity within it including new and updated walking and cycling routes/trails
- Delivery of the Churnet Valley Masterplan⁽³⁾

Other Opportunity Sites

Anzio Camp

A planning application (reference SMD/2012/0817) for social centre, holiday park, live/work units and extra care housing with facilities building at Anzio Camp was refused by the Council on 17 December 2012. An appeal was dismissed on the 12 December 2013. The Planning Inspector in considering the appeal concluded that "the proposal would be harmful to the character and appearance of the countryside, including the setting of and views from the Peak District National Park. The proposed layout would also result in unacceptable living conditions for the residents of the extra care housing as a result of noise nuisance from the nearby gun club. The material benefits of the scheme, when considered together, do not outweigh this harm. I therefore find for the reasons discussed above and having taken account of all of the other matters raised including the other appeal decisions that the appeal should be dismissed." A planning application (reference SMD/2014/0683) for erection of extra care housing, holiday park, live/work units, social building and ancillary facilities building was received by the Council on 21/10/2014.

Coombes Valley

The Churnet Valley Masterplan identifies that "There is an opportunity to make more of this site as a visitor hub and an opportunity for it to act as a gateway to the Churnet Valley from the Peak Park." Planning permission was granted by the Council on 4 March 2014 for erection of a new yurt, extending existing public toilets and a suspended rope bridge with a small platform situated in woodland at Coombes and Churnet RSPB Reserve (reference SMD/2013/1170) which has been implemented.

Other relevant information

Staffordshire Moorlands Tourism Strategy

The Council is currently preparing a Tourism Strategy for the Staffordshire Moorlands.

Cycle Initiatives – Pedal Peak

Department of Transport (DfT) funding has been approved for the Staffordshire Moorlands Loop and work has commenced to upgrade a section of the Caldon Canal towpath. The Staffordshire Moorlands Loop is described on the Derbyshire County Council website (2014) "This 14 mile connection, delivered and managed by SCC, will mean that Stoke and Staffordshire Moorlands residents will be able to get into the National Park on an off road route from Stockton Brook, at the boundary with Stoke, along the Caldon Canal towpath for both Cheddleton and Leek. From there on road signed routes to the Manifold Valley and to the Roaches will be provided. The Moorlands Connect demand responsive bus operates in this area, carrying bikes, and will help cyclists to travel further. Work has already started to upgrade the towpath section of the Caldon Canal."

3 Staffordshire Moorlands District Council Press Release 'Making the Most of Cheadle' 29th July 2014

(4)

The Peak District National Parks website (2014) states “PDNP is operating a fund to support local cycling and cycle-related activity for one year between February 2014 and February 2015. The fund is for improving facilities and infrastructure to create a welcome for cyclists at their destinations in and around the wider Peak District. The fund will support the delivery of small-scale projects which will help to create a welcome for cyclists at their destinations in and around the wider Peak District. The fund will support the delivery of small-scale projects which will help create cycle friendly places that meet the needs of residents and staying cyclists, enabling them to cycle more often. Cycle friendly places will encourage visitors to stay for longer thereby contributing more to the local economy, and complement of a place’s tourism offer.” Further information can be found by following link to the Peak District National Park Authority website:

<http://www.peakdistrict.gov.uk/visiting/cycle/peak-district-cycle-friendly-places-fund>

Churnet Valley Living Landscape Partnership (CVLLP)

Below is a link to the CVLLP website which provides general information on the partnership and information about specific projects:

<http://www.churnet-valley.org.uk>

Recent completed works include towpath improvements to the Caldon Canal in the Cheddleton area between the Flint Mill and Cheddleton Railway Station. The Leekbrook Signal Box works have also been completed recently.

Indicator 28 - Transport

Target: Reduce reliance on private car for travel journeys and promote sustainable transport measures for development generating significant demand for travel.

Policies: Core Strategy T1 and T2

Performance 2013/2014:

(1) % of journeys to work made by private car

2011 Census data suggests that across the District as a whole around 84.42% of work commuters were either car/van drivers, or their passengers; 2.59% used buses; and 10.96% either walked or cycled. These figures would not include car use for other purposes such as school runs etc.

(2) Number and type of schemes permitted incorporating travel plans during the monitoring period

No schemes incorporating travel plans were permitted during the monitoring period.

(3) No. and type of schemes incorporating travel plans implemented during monitoring year

The Council is not aware of any travel plans implemented during the monitoring year; however in the 2014-15 monitoring period the Council approved a major leisure development at Alton Towers theme park including development of 61 holiday lodges with associated restaurant and service buildings - a condition to the permission requires the applicant to submit an (updated) travel plan to be approved by the Council before this development can be occupied.

6.16 The NPPF directs planning authorities to manage patterns of growth to maximise the potential for use of sustainable travel modes; and focus significant development in locations which are or can be made sustainable. Both the NPPF and Core Strategy Policy T1 expect that applicants submit travel plans for all schemes that would generate significant amounts of movement. Census data records travel to work data for each District over time - the most recent 2011 figures are provided under (1) above.

Indicator 29 - Accessibility

Target: New development where adequate social and physical infrastructure is in place or can be provided.

Policies: Core Strategy C1 and T1

Performance 2013/2014: Data regarding the amount of new residential development within 30 mins public transport time of a GP, hospital, primary school, secondary school, area of employment and major retail centre is no longer available.

Action - To investigate future monitoring.

Maintaining a quality environment and special places

7 Maintaining a quality environment and special places

Indicator 30 - Green Belt

Target / Principal Outcome: Limited development in Green Belt.

Policies: SS6c

Performance 2013/2014: Unknown

Action - to investigate future monitoring of approved applications in the Green Belt.

Indicator 31 - Sustainable Use of Resources

Target / Principle Outcome: Number and % major schemes accompanied by a Sustainability/ Energy Statement during the monitoring period.

Policies: SD1 Part (4)

Performance 2013/2014: During the monitoring period there were no major-scale schemes (approvals/refusals/withdrawn applications) that were accompanied by a Sustainability/ Energy Statement. However the Council approved a replacement 'eco-house' dwelling in the greenbelt at Cloudside, the particulars with the application explaining how the design was predicated upon attaining 'zero carbon' status.

7.1 As a consequence of legislative targets for greenhouse gas reductions, and renewable energy capacity increase across the country, national planning policies support the transition to a low carbon economy, as well as promoting decentralised renewable energy generally. Core Strategy Policy SD1 Part (4) *requires* that all major-scale planning applications are accompanied by a Sustainability/ Energy Statement that addresses the energy efficiency/water conservation/sourcing of construction materials/site orientation/micro-renewables aspects of the scheme. Although there were none submitted during the monitoring year (for any scale application) it must be borne in mind that the Core Strategy (including Pol SD1) only became adopted at the end of March 2014, ie the end of the monitoring period.

Indicator 32 - Renewable / Low Carbon Energy

(1) Target / Principle Outcome: Number and installed capacity of renewable energy generation schemes completed across the District during monitoring year:

A total of twelve separate renewable energy generation schemes were completed across the District during the monitoring year - most of these were domestic biomass burning installations; there were also completions of wind turbines, solar PV panels, and air source heat pumps. The total installed capacity of these installations was around 454.58KW.

(2) Target / Principle Outcome: Number of District Heating Networks across the District as of 31/03/14:

There are no known District Heating Networks currently in operation, or consented, within the Staffordshire Moorlands, as of 31/03/14.

(3) Target Principle Outcome: Total approved/installed renewable energy capacity across Staffordshire Moorlands as of 31/03/14:

Since around 2002 the Council has either approved, or is aware of at least 63 separate authorised renewable energy generation schemes within the District, across a range of renewable technologies (however a small number of these have either expired unimplemented, or have been replaced by later installations on the same site). The total installed capacity of all extant renewable energy commitments across the District is around 21,637.45KW (21.64MW); of which around 837.58KW (3.87%) had been completed as of 31/03/14.

(4) Progress against EU Renewable Energy Directive:

The Council has approved renewables with installed capacity equivalent to around 3.47% of the District's predicted total energy demand in 2020, of which 0.101% has been completed [the progress of the UK as a whole was 5.2% in 2013].

(5) Estimated tonnes of carbon saved through the approval of renewable energy schemes:

The installed capacity of all extant renewable commitments would save the equivalent of 42,441.45 metric tonnes of CO₂ per year, were they operational. The installed capacity of all completed renewable commitments saves the equivalent of 1,236 metric tonnes CO₂ per year.

Policies: SD1/SD2/SD3

Performance 2013/2014:

The number/installed capacity of renewables commitments across the District has grown significantly over the past few years; this year's approvals alone amounting to around 3.69% of the previous total. Completions across this year alone have also been significantly high - actually 18% greater than renewables completions across all previous years.

7.2 The 2008 Climate Change Act commits the UK to reduce the amount of greenhouse gases (including carbon) it emits by 80% between 1990-2050 and 34% between 1990-2020; whilst the EU Renewable Energy Directive (EU RED) 2009 requires the UK to source at least 15% of its total energy consumption from renewable sources by 2020. More broadly the 2008 Planning Act requires that LDFs contain policies designed to contribute to climate change mitigation/adaptation.

7.3 Through annual monitoring it has been possible to ascertain the total permitted- and completed- installed capacity of all renewable energy commitments in the District since records began. This data indicates that there remain unexpired commitments of at least 21,637.45KW (21.64MW), of which only 837.58KW (ie about 3.87% of this) had actually been completed by 31/03/2014. However the vast majority of outstanding uncompleted commitments is a single site – the 20,000KW (20MW) John Pointon's Energy Centre (biomass) which is still under construction as of 31/03/2014. It should be stressed that these

figures do not include installed renewables to which the Council has no knowledge (such as domestic micro-renewables permitted development); also the capacities of a number of commitments which were not stated, have been estimated. The Council is also reliant on Building Control records when recording commitments as 'completed'. Separately to Council monitoring, OFGEM records the number and installed capacities of all installations qualifying for feed-in tariffs across every District: this suggests a total of 918 separate installations exist across the District worth 3421 KW installed capacity since the year 2000; of which 215 (1051KW) arose during the monitoring year: obviously there will be a degree of overlap between OFGEM's and the Council's figures (however the Feed-in Tariff is only eligible for smaller-scale renewables under (currently) 5MW installed capacity).

7.4 Although there is no District-level target in the Council's Development Plan regarding progress against the E.U. RED, it is possible using estimates of total future energy demand in the District in 2020 to calculate current progress. DECC predictions provide a total energy demand figure of 256.5MW for the Staffordshire Moorlands - meaning the Council has approved approximately 3.47% of this figure, of which 0.101% has been completed as of 31/03/14 [the progress of the UK as a whole in terms of completed and operational installations, was 5.2% in 2013].

7.5 Data published by the Carbon Trust suggests that renewable technologies (as a whole) save about 0.545kg of co₂ for every KW/H electricity produced, compared to the traditional grid. Using this figure, as the Council has approved 8,889.75KW (after applying capacity factors) of renewable installed capacity (of which 258.89KW had been completed 31/03/14) this is equivalent to a saving of 42,441.45 metric tonnes (1,236 metric tonnes completed) of co₂ per year . [According to DECC figures The UK has achieved around 25% reduction in greenhouse gases (including carbon) between 1990-2012].

Indicator 33 - Pollution and Flood Risk

Target / Principle Outcomes: Avoidance or mitigation of effects of pollution and avoidance of unnecessary flood risk by directing development to no or low-flood risk areas.

Policies: Core Strategy SD4

Performance 2013/2014: Unknown. The data relating to the number of objections raised by the Environment Agency regarding water quality grounds and flood risk grounds is not yet available for 1 April 2013 to 31 March 2014.

Data relating to No and type of schemes within flood risk zones 2 and 3 and Environmental Health records relating to DC process e.g. pollution objections is not available at present.

Action - To investigate future monitoring.

Indicator 34 - Design Considerations

Target / Principle Outcome: Achieving development which is well designed and reinforces local distinctiveness

Policies: Core Strategy DC1

Performance 2013/2014: Unknown

Action - To investigate future monitoring.

7.6 It is not possible at present to monitor the number and % of housing schemes accompanied by a Design and Access Statement.

Indicator 35 - Historic Environment

Target / Principle Outcomes: Protecting and enhancing buildings and features of acknowledged importance.

Policies: DC2

Performance 2013/2014: No change

7.7 There have been no changes in the year 2013/14 to heritage designations & appraisals. However, next year (2014/15) the Council will be looking to designate Oakamoor and Rudyard as Conservation Areas with a rolling programme of several more designations in subsequent years. It will also be undertaking consultation on character appraisals for Oakamoor, Rudyard, Upper Tean, Caverswall, Cheddleton, Stanley, Leek, Biddulph and Checkley. Work will also start on compiling entries for a Local Heritage Register, which will be the subject of consultation with owners.

Landscape

Target / Principle Outcomes: Protecting and enhancing landscape character and protecting areas of visual open space.

Policies: Core Strategy DC3

Performance 2013/2014: No loss of Visual Open Space.

Action - To investigate future monitoring of landscape character zones.

7.8 It is not possible at present to monitor the number and type of development permitted within each Landscape Character Zone. Consideration should be given as to how this could be monitored in the future or consider an alternative indicator.

7.9 There have been no developments completed within the year which have affected areas designated by Visual Open Space.

Biodiversity

Target / Principle Outcomes: Protecting and enhancing designated sites; ensuring appropriate development produces a net gain in biodiversity; meeting the objectives and targets in the UK and Staffordshire Biodiversity Action Plan; protecting, enhancing and linking green infrastructure assets.

Policies: Core Strategy: NE1 and C3

Performance 2013/2014: See table below.

Action - to investigate future monitoring. Changes in areas of biodiversity importance including sites of international, national, regional or sub-regional or local importance. The number of nationally / locally important wildlife sites in the District reported as being in poor condition.

Designated Site	Number / Size
Sites of Special Scientific Interest	21 sites(4943 ha)
Special Areas of Conservation	3 sites
Special Protection Area	1 site
Local Nature Reserves	7 sites (50.74 ha)
County Sites of Biological Importance	258 (2168 ha)
County Biodiversity Alert Sites	92 (305 ha)
Regionally Important Geological Sites (RIGS)	33 (56 hectares)

Table 7.1 Staffordshire Ecological Record site status information (Dec 14)

Duty to Co-operate

8 Duty to Co-operate

8.1 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.

8.2 The following tables summarise partnership working, joint evidence base studies and consultations that have taken place since April 2013.

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 to discuss various strategic cross-border issues.
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 (currently being developed).

Partnership	Authority / Organisation	Action
Monitoring	Representative from each Council in Staffordshire	Staffordshire County Council co-ordinates monitoring on an annual basis. Meetings are held on an annual basis to discuss issues and promote consistency.
Member / Officer Groups	Representative from each Council in Staffordshire	A number of groups exist, such as the Staffordshire Executive and Leader's Group consisting of Chief Officers and Leaders of Councils in Staffordshire. The Staffordshire & Stoke on Trent Planning Forum also exists specifically to discuss strategic planning issues.
Plan Production	Environment Agency, Coal Authority, Sport England, English Heritage, Natural England, United Utilities, Severn Trent, Wildlife Trust	Throughout the plan making process correspondence and meetings have taken place with key organisations.
Housing Market Assessment	Representatives from Staffordshire Moorlands and neighbouring Councils	Workshop to discuss strategic cross-border housing issues to inform the SHMA and subsequent assessment of housing needs.

Table 8.1 Partnership Working

Joint Evidence Base Studies

Name of Document	Date published	Authority / Organisation	Action
Strategic Housing Market Assessment	2014	Joint Study for Staffordshire Moorlands District Council & High Peak Borough Council. Liaison with all neighbouring authorities.	Results of this study will inform the new Local Plan and allocation of sites.
Employment Land Study	2014	Joint Study for Staffordshire Moorlands District Council & High Peak Borough Council. Liaison with all neighbouring authorities.	Results of this study will inform the new Local Plan and allocation of sites.
Retail Study	2013	Joint Study for Staffordshire Moorlands District Council & High Peak Borough Council.	Results of this study will inform the new Local Plan and allocation of sites.
Gypsy & Traveller Accommodation Assessment	Awaited	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 8.2 Joint Evidence Based Studies

Consultations

Name of Document	Consultation Start Date	Authority / Organisation	Action
Revised Submission Core Strategy (DPD) - Main Modifications	July 2013	All neighbouring authorities and prescribed bodies (2012 Regs)	All representations and a summary were forwarded to the Inspector for consideration. The Core Strategy was adopted by the Council in March 2014.

Name of Document	Consultation Start Date	Authority / Organisation	Action
Statement of Community Involvement (SCI)	March 2014	All neighbouring authorities and prescribed bodies (2012 Regs)	A summary of representations were considered by the Council and modifications made. It is anticipated that an updated SCI will be adopted by the Council in December 2014 / January 2015.
Churnet Valley Masterplan (SPD) - Draft Masterplan Consultation	Sept 2013	All neighbouring authorities and prescribed bodies (2012 Regs)	A summary of representations were considered by the Council and modifications made. The Churnet Valley Masterplan was adopted by the Council in March 2014.
Sustainability Appraisal Scoping Report Update	August 2014	Statutory bodies set out in the SEA Directive and other relevant bodies / organisations.	Comments have been received and amendments are currently being made in conjunction with statutory bodies.

Table 8.3 Planning Documents

Statement of Community Involvement

9 Statement of Community Involvement

9.1 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.

9.2 The Council's first SCI was adopted in 2006. An updated version of the SCI is at an advanced stage of production and it is anticipated that this will be adopted in December 2014 / January 2015 and at this point the first SCI will be superseded.

9.3 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.

Neighbourhood Planning

10 Neighbourhood Planning

10.1 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.

10.2 In November 2014 Leekfrith Parish Council submitted a proposed neighbourhood area to Staffordshire Moorlands District Council and the Peak District National Park Authority for consideration. Consultation on this is anticipated to commence in January 2015.

10.3 No other submissions have been received to date.

Community Infrastructure Levy

11 Community Infrastructure Levy

11.1 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.

11.2 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.staffs Moorlands.gov.uk/sites/default/files/documents/pages/J2%20-%20CIL%20-%20Final%20Report.pdf>

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

Sustainability Appraisal

12 Sustainability Appraisal

12.1 The performance of policies should also be monitored in terms of their performance against Sustainability Appraisal (SA) objectives and targets. As part of the SA process the Council has developed seventeen SA objectives which are based on key sustainability issues taking into account characteristics of the area and findings of its baseline data. These seventeen SA objectives listed in below have been used successfully to assess options and policies within documents that have been prepared such as the Core Strategy, Leek and Cheadle Town Centre Masterplans and the Churnet Valley Masterplan.

Sustainability Objective	
Population, Human Health and Social Inclusiveness	
1.	To improve the quality of where people work and live, and minimise risks and nuisances.
2.	To promote, maintain and improve facilities, services and opportunities for all and access to them.
3.	To minimise opportunities for crime and reduce the fear of crime.
4.	To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations, and maintain and improve the local housing stock and provision of affordable/social housing.
Travel and Access	
5.	To direct development to more sustainable locations and reduce the need to travel.
6.	To strengthen transport links between rural areas and towns, and improve conditions for walking, cycling and travel by public transport.
Biodiversity, Flora and Fauna	
7.	To identify, conserve and enhance biodiversity sites and to maximise opportunities for achieving Biodiversity Action Plan targets.
8.	To protect and enhance key habitats and species.
Land, Soil and Water Quality, Resources and Waste	
9.	To reduce contamination, regenerate degraded environments and maintain soil resources and quality.
10.	To promote efficient use of resources.
11.	To reduce energy consumption and waste production, and facilitate renewable energy.

12.	To reduce flood risk, to protect and enhance water resources and environmental assets, and reduce contributions and vulnerability to climate change.
Built and Cultural Heritage, Landscape and Local Distinctiveness	
13.	To protect and enhance the character of the landscape and townscape, historic assets, and maintain and strengthen local distinctiveness and sense of place.
14.	To encourage further development of tourism and culture.
Employment, Economic Development and Regeneration	
15.	To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy.
16.	To strengthen, modernise and diversify the District economy, and promote sustainable economic growth.
17.	To encourage and support a high and stable level of employment and variety of jobs to meet local employment needs.

Table 12.1 Sustainability Appraisal Objectives

12.2 The Council has considered it appropriate to review the original scoping report and sustainability objectives to ensure that it provides an up to date and relevant framework for future Local plan documents. Consultation on a draft revised sustainability appraisal scoping report was undertaken during August and September and comments received are currently being considered and the document will be published in the near future.

Glossary

13 Glossary

Affordable Housing – defined in NPPF as including ‘social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.’ The ‘Housing Delivery’ SPD will define this more precisely.

Area Action Plan (AAP) – introduced in the 2004 Planning & Compulsory Purchase Act and designed to facilitate the regeneration of a small defined area. An AAP includes planning policies against which all proposals within it will be assessed, and a vision or strategy with which to coordinate the work of other partner organizations.

Biodiversity Action Plan (BAP) – a document that details action to be undertaken to conserve any number of species or habitats in a given area. In response to European legislation there is a UK-wide BAP. Consequently Staffordshire County Council has produced a Biodiversity Action Plan for Staffordshire, sometimes called the ‘Local’ BAP.

Brownfield – see ‘Previously Developed Land’.

Bulky Goods Retail - Large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne customers

Community Facilities – facilities which are open to and provided for the health, welfare, social, educational, leisure and cultural needs of the community. Includes village/community halls, local convenience stores, post offices, schools, colleges, nurseries, places of worship, health services, libraries, public houses, theatres, arts centres.

Conservation Area – area of special architectural or historic interest, the character and appearance of which should be protected. Local Planning Authorities have a duty to designate such areas where appropriate.

Cultural Facilities – Any building or structure used for programs or activities involving the arts. Includes theatres, museums, art galleries as well as tourism related facilities such as heritage and interpretive centres.

Derelict Land – land so damaged by industrial or other development that it is incapable of beneficial use without treatment. This includes disused spoil heaps, worked out mineral excavations, abandoned industrial installations and land damaged by mining subsidence. It excludes land derelict from natural causes, land still in use and land with a planning permission containing conditions requiring after-treatment.

Developer Contributions – contributions required as a condition of issuing planning consent, where the scheme would otherwise not be acceptable on planning grounds. These are usually required to fund compensatory works off-site, where necessary improvements can not be made on-site.

Development Plan Documents (DPD) – statutory planning documents comprising of the Core Strategy, Generic Development Control Policies, Site Specific Allocations and Area Action Plans.

Dwelling – a house, flat, bungalow or other permanent structure used (legitimately) as a residence as defined by Class C3 of the Town and Country Planning (Use Classes) Order.

Dwelling or Housing Density (dph)– net density is an expression of the intensity of use, and relates to the number of dwellings per hectare on a site (including roads, pavements, incidental open space and other such features usual in a housing development, but excluding strategic landscaping or highways outside the site).

Employment Land – In the context of the Core Strategy employment land is land that is identified for business, general industrial, and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order.

Extra Care/Flexi Care - accommodation (owned, leasehold or tenanted) with care and support available 'round the clock' and some provision of communal facilities. The majority of people who live within such a housing scheme will be over the age of 55, but it may also include some younger people with learning disabilities. It relates to the complete package of accommodation, care and support from a range of providers, including the NHS.

Flood Risk Assessment - see 'Strategic Flood Risk Assessment'

Greenfield – a previously undeveloped area of land. Such land is normally, but not exclusively, outside the built up area of an existing settlement in agricultural use. This category can also include land which was once in use ('brownfield' or 'previously developed') but through the process of time has 'reverted' to a natural state (e.g. former-quarry areas) and land within built-up areas which have never been previously developed. It also includes garden land.

Green Belt – an area of principally open countryside surrounding existing built-up areas, the purpose of which is to check the unrestricted sprawl of the built-up area and to safeguard the surrounding countryside against further encroachment.

Gross/Net Floorspace (Retail)– Gross floorspace is the total floor area of a building including storage and offices, whilst net floorspace is the area actually used for retail sales.

Heritage Asset - a building, monument, site, place or area of landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Includes designated heritage assets and assets identified by the Council (including any local listing).

Housing Land – in the context of the Core Strategy housing land is land that is identified for dwellings and includes both market and affordable housing irrespective of tenure and ownership.

Housing Trajectory – a projection of future housing provision and requirements. The Housing Trajectory tracks the provision of housing supply over the lifespan of the Core Strategy (2006-2026). The purpose of the Housing Trajectory is to highlight the robustness and soundness of the overall housing strategy in the Core Strategy and how it is likely to perform in relation to the housing requirements.

Infrastructure – generally refers to highway capacity, presence of utilities, etc at accommodating further growth in a given location. In its widest sense it can also refer to services or facilities in a settlement for the same reason.

Landscape Character Assessment - assesses the whole of the Staffordshire landscape and sub-divides the landscape into areas of similar character, called **Landscape Character Types**. Subdivisions are also employed dividing up individual character types into those of varying degrees of risk/sensitivity to change.

Leisure - comprises of formal and informal sport and recreational activities, both outdoor and indoor. It also includes passive as well as active pursuits including entertainment venues such as cinemas and town centre uses such as restaurants and nightclubs.

Listed Building – a building included in a list compiled by the Secretary of State for Culture, Media and Sport as being of special architectural or historic interest as defined in Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings are classified in grades to show their relative importance (Grade I, II* and II). The effect of listing on a building, in planning terms, is to safeguard it from demolition or insensitive alteration.

Live-work Units - units of living accommodation which are specifically designed to accommodate work facilities for those residing therein. They may arise from conversion or from new-build, and can occur in both urban and rural areas. As residential use is justified by an element of employment use; planning conditions are normally attached that specify maximum/minimum percentages of residential/employment floorspace.

Local Development Document (LDD) – the collective term for Development Plan Documents, Supplementary Planning Documents and Statement of Community Involvement.

Local Development Framework (LDF) – a portfolio of Local Development Documents. It consists of Development Plan Documents (Local Plan), Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local Development Scheme (LDS) – a public statement of the Council's programme for the production of Local Development Documents.

Local Needs Housing – housing whose occupation is restricted by a condition or legal obligation to persons (and their dependents) currently resident or working in the local area. The 'Delivering Housing for Local Needs' SPD will define this more precisely.

Local Plan - a generic term for a plan for the future development of the local area which comprises of development plan documents adopted under the Planning and Compulsory Purchase Act 2004. The Core Strategy forms part of the Local Plan for Staffordshire Moorlands.

Low/Zero-Carbon Development – development which incorporates energy efficiency features e.g. sustainable building materials, greater insulation, on-site energy generation; such that over the lifetime of the development, traditional energy usage requirements are reduced/removed.

Mixed Use Development – developments comprising more than one type of use e.g. housing plus commercial, housing plus retail. 'Live-work' units are an example.

MUAs (Major Urban Areas) – these are the larger-scale settlements in the West Midlands (including Birmingham and Stoke-on-Trent/Newcastle-under-Lyme) where recent growth has been concentrated. There are none in the Staffordshire Moorlands.

Net Dwellings– total number of dwelling completions minus losses through conversion or changes of use.

North Staffordshire Conurbation – Stoke on Trent and Newcastle-under-Lyme (see also ‘MUAs’).

NPPF - the National Planning Policy Framework which sets out the government's planning policies and how these are expected to be applied.

NPPG - National Planning Practice Guidance which provides guidance to support the policies in the NPPF.

Open Space, Sports and Recreation Facilities - Open Space includes parks and gardens, natural and semi-natural open space (e.g. woodlands, nature reserves), amenity green space (e.g. green spaces in and around housing), allotments, cemeteries and churchyards, civic spaces and provision for children and young people (e.g. play areas, skate parks, informal kickabout areas). Sports and recreation facilities include outdoor sports facilities (e.g. playing pitches, bowling greens, tennis courts) and indoor facilities (e.g. swimming pools, sports halls).

Phasing – Used to describe the action of controlling growth e.g. housing development, so as not to prematurely allow too much growth early on in the Plan process.

Physical Infrastructure– electricity supply, gas supply, water supply and sewerage required to serve development.

PPG/PPS – ‘Planning Policy Guidance’ or ‘Statement’. These are short documents issued by Central Government to Planning Authorities on an irregular basis, providing guidance on a wide variety of Planning matters. These have largely been replaced by the NPPF.

PPG17 Audit – An assessment of open space, sport and recreation facilities across the District undertaken in accordance with PPG17 requirements.

Previously Developed Land (PDL)– as defined in the NPPF this comprises of land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The definition **excludes** land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.

Regeneration Sites - The rejuvenation of a run-down or underused area, bringing important wider social and economic benefits.

Saved Policies or Plans – existing adopted development plans saved for 3 years from the date of commencement of the Planning and Compulsory Purchase Act in September 2004. At the end of this 3 year period any Policies which an authority intended to continue using had to be submitted to, and approved for this purpose, by a planning inspector representing the Secretary of State.

Sequential Test – a test conducted by a developer to demonstrate that they have previously assessed all available and viable sites in more central locations, where a less central location is proposed. This approach is particularly pertinent regarding housing and retail developments as per advice in the NPPF.

Schindler Properties - a non-traditional construction of dwellings using pre-reinforced concrete. In the early 1980s it was discovered that a long-term process known as 'carbonisation' could over time reduce the structural life of certain types of pre-reinforced concrete homes.

Site Allocations DPD – a DPD which will contain all future allocations of land for housing, employment, retail etc. The lifetime of the SA DPD is shorter than the Core Strategy therefore it should be prepared more regularly.

Sites of Special Scientific Interest (SSSI) – sites of national importance designated by English Nature and given statutory protection as areas of special interest by reason of flora, fauna, geological or physiological features. There are 22 SSSI sites within the District.

Social Infrastructure – education, healthcare, community/social facilities, leisure facilities and emergency services required to serve development.

Sports Village – a nucleus of sports, recreation and leisure facilities to serve a local community.

Statement of Community Involvement (SCI) – sets out the standards which authorities will achieve with regard to involving local communities in the preparation of Local Development Documents and development control decisions. It is not a Development Plan Document and is not subject to independent examination but local authorities' have a statutory duty to produce one and comply with it when producing planning policy documents.

Strategic Environmental Assessment (SEA) / Sustainability Assessment (SA) – SEA is a generic term used to describe formal environmental assessment of policies, plans and programmes, as required by the European 'SEA Directive' (2001/42/EC). SA is a government requirement for all DPDs to predict the environmental and socio-economic effects of policies and proposals of a plan and are used to inform decisions on plan preparation.

Strategic Flood Risk Assessment (SFRA)– a higher level assessment than traditional FRA. It has two levels:

- Level1 - This is a strategic flood risk study (undertaken by a Local Planning Authority), to provide baseline information to support the LDF process, on flood risk across their District. This study is sufficiently detailed to allow application of the Sequential Test for plans and allocations, and to identify whether the application of the Exception Test is likely to be necessary.
- Level2 - This is a follow-on strategic flood risk study to facilitate the application of the Exception Test. This will be required if inappropriate development is required within a Flood Zone. This will allow the sequential approach to site allocation to be adopted within a flood zone.

Strategic Housing Land Availability Assessment (or SHLAA) – a periodic study of potential future housing sites (both market and affordable) across the District, required under the NPPF to be prepared by the District to demonstrate that it can provide adequate future housing supply to meet assessed requirements. It is continually updated on a 'rolling' basis.

Strategic Housing Market Assessment (or SHMA) - provides a detailed sub-regional market analysis of housing demand and housing need, identifying the key drivers in the housing market area. In addition it provides a robust evidence base for current and future requirements in terms of market and affordable housing to inform local policies and strategies.

Supplementary Planning Document (SPD) – provides supplementary information in respect of the policies in the Development Plan Documents. Therefore any SPD must ‘link’ to at least one Policy in a DPD. SPDs are different to DPDs inasmuch as whilst their content must be the subject of public consultation, they do not require approval by the Secretary of State.

Sustainability Appraisal (SA)– Tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, environmental and economic factors), and are required to be undertaken for all Local Development Documents.

Sustainable Community Strategy– A document which contains a number of crosscutting ‘ambitions’ for the District, stemming from community consultation. The Strategy’s ambitions must be adhered to by all departments in the Authority when producing their plans, etc.

Sustainable Development, Sustainability– generally defined as “*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*”. It means recognising that our economy, the environment and social well-being are interdependent. It requires that we have strong local economies to create the wealth we need to provide for our social infrastructure but in ways that protect and improve the environment. In planning terms this means considering the effects of development in terms of any resource depletions, vehicular/pollution emissions etc, as to whether this can be sustained. Since development location is a factor in car/vehicle use (and vehicle emissions contribute to climate change) sometimes remote locations can be considered ‘unsustainable’, especially when there are no public transport options available.

Sustainable Tourism – tourism development which attempts to make a low impact on the environment and local culture, while helping to support local communities, generate income and employment, and conserve local ecosystems. It is responsible tourism that is both ecologically and locally sensitive.

Travel Plans or Green Travel Plans – A travel plan is a package of practical measures to reduce the cost and environmental impact of travel (particularly climate change) to a premises by offering realistic and cost effective alternatives to cars – for example car sharing, walking, cycling and use of public transport . They are implemented by business premises e.g. offices or factories, usually (but not necessarily) as a requirement of the planning process - for example where such a development might otherwise be refused.

Urban Area – the continuously built up area of a town or village. The Site Allocations DPD will define the urban area by a development boundary.

Use Class Order (UCO)– Classification of land use as defined by the Town and Country Planning (Use Classes) Order 1987 and amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

Windfall – a development which counts against an LDF/Local Plan requirement such as housing/employment/retail, which is ‘unexpected’ because it arises from a planning application on a non-allocated site.