

# Annual Monitoring Report 2021 - 2022

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## Introduction

## 1 Introduction

**1.1** The Staffordshire Moorlands Local Plan sets the development strategy, strategic and development management policies and land designations for Staffordshire Moorlands (outside the Peak District National Park). The Plan was adopted in September 2020.

**1.2** It is important that the Local Plan is monitored to identify the need for any reviews to policies or the overall strategy. The Plan details appropriate indicators and targets and implementation measures to enable the effectiveness of policies to be monitored. Monitoring will identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect.

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

**1.4** This Monitoring Report covers the period from 1st April 2021 to 31st March 2022 and includes the information required under the Town and County Planning (Local Planning)(England) Regulations 2012.

- Details of the Local Development Scheme and how the Council is performing against the time scales and milestones set out in the document
- How the Council has worked with other key bodies under the duty to cooperate
- Neighbourhood Planning
- The Self Build Register
- The Community Infrastructure Levy
- Policy monitoring (includes indicators that have been monitored for this monitoring period)



## Timetable

## 2 Timetable

### Local Development Scheme

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

**2.2** Following changes to the Regulations in 2009, there is no longer a requirement for Supplementary Planning Documents (SPDs) to be listed in the Local Development Scheme. Whilst this LDS continues to include SPDs in order to provide information on their content, the timetable for the production of SPDs in this LDS is indicative only. An up-to-date timetable is published on the Council's website where 'real time' information on the progress of all planning documents is given.

**2.3** The current Local Development Scheme was agreed and brought into effect by the Council in February 2018. This LDS sets out the planning policy documents that are in the pipeline for the District. The Local Plan has now been adopted. The LDS below supersedes the previous Local Development Scheme that was adopted by the Council in 2012.

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

**2.5** The future programme for planning policy in the District includes the following:

- Staffordshire Moorlands Local Plan (2016 to 2031) and Policies Map
- Design Guide SPD
- Developer Contributions SPD
- Open Space, Sport and Recreation SPD
- Neighbourhood Plans
- Monitoring Reports
- Community Infrastructure Levy (potential)

### Staffordshire Moorlands Local Plan and Policies Map

Purpose and scope	
What is the subject of the document?	A spatial strategy and vision for the District and the policies and site allocations to deliver them.

Purpose and scope		
What is the status of the document?	Part of Development Plan.	
What will it replace?	The Core Strategy and Biddulph Town Centre Area Action Plan.	
Timetable		Progress against target
Options consultation	July 2015	Consultation carried out 6 <sup>th</sup> July - 1 <sup>st</sup> September 2015
Preferred Options Sites and Boundaries Consultation	April 2016	Consultation carried out 28 <sup>th</sup> April - 13 <sup>th</sup> June 2016
Preferred Options Local Plan consultation	July 2017	Consultation carried out 24 <sup>th</sup> July - 15 <sup>th</sup> September 2017
Publication of Local Plan	February 2018	Plan publication period 27 <sup>th</sup> February - 11 <sup>th</sup> April 2018
Submission of Local Plan	June 2018	Local Plan submitted 29 <sup>th</sup> June 2018
Examination	September / October 2018	Hearings held in October 2018  Consultation on main modifications took place in September-October 2019  Further hearing session in February 2020
Adoption	March / April 2019	The Plan was adopted beyond the monitoring period in September 2020

### Design Guide SPD

Purpose and Scope		
What is the subject of the document?	Guidance regarding design to supplement Policy DC1 (Design Considerations)	
What is the status of the document?	Supplementary Planning Document	
What will it replace?	N/A	
Timetable		Progress against target
Consultation	February - March 2016	Consultation carried out 29 <sup>th</sup> February - 29 <sup>th</sup> March 2016
Adoption	February 2018	21 <sup>st</sup> February 2018

### Developer Contributions SPD

Purpose and Scope		
What is the subject of the document?	Guidance for the application of Local Plan policies relating to developer contributions required to make development acceptable in planning terms	

Purpose and Scope		
What is the status of the document?	Supplementary Planning Document	
What will it replace?	Developer / Landowner Contribution Supplementary Planning Guidance (2004)	
Timetable		Progress against target
Consultation	March 2022	N/a
Adoption	TBD	N/a

### Open Space Sport and Recreation SPD

Purpose and Scope		
What is the subject of the document?	Guidance for the application of Local Plan policies relating to developer contributions towards, and the provision of open space, sport and recreation	
What is the status of the document?	Supplementary Planning Document	
What will it replace?	Public Open Space Supplementary Planning Guidance (2004)	
Timetable		Progress against target
Consultation	TBD	N/a
Adoption	TBD	N/a

### Neighbourhood Plans

Purpose and Scope		
What is the subject of the documents?	To be determined by the relevant Parish Councils.	
What is the status of the document?	Part of the Development Plan for the respective Parishes. Plans must be in general conformity with the strategic policies of the development plan (as set out in the Local Plan)	
What will it replace?	TBD	
Timetable		Progress against target
Consultations	TBD	N/a
Adoptions	TBD	N/a

### Monitoring reports

Purpose and Scope		
What is the subject of the document?	Presentation and analysis of data for indicators relating to development plan policies	

Purpose and Scope		
What is the status of the document?	Monitoring Report	
What will it replace?	Monitoring Report to be replaced annually	
Timetable		Progress against target
Consultation	N/A	N/a
Publication	December each year	Monitoring report published annually

### Community Infrastructure Levy (CIL) Charging Schedule and Infrastructure List (potential)

Purpose and Scope		
What is the subject of the document?	A CIL Charging Schedule would establish the rates per m <sup>2</sup> that would be chargeable for developments. Full collected would be used to provide infrastructure required to support the growth of the area. The Infrastructure List would identify which infrastructure projects would be support through the levy. The Council will need to consider the implications of the ongoing national review of CIL and viability before deciding upon an appropriate course of action. This project would be closely linked to the preparation of the Developer Contributions SPD and Open Space, Sport and Recreation SPD in order to ensure a clear and consistent approach to funding infrastructure via development.	
What is the status of the document?	Community Infrastructure Levy	
What will it replace?	N/A	
Timetable		Progress against target
Consultation on preliminary charging schedule	TBD	N/a
Consultation on draft charging schedule	TBD	N/a
Examination	TBD	N/a
Adoption	TBD	N/a

## Neighbourhood Planning

## 3 Neighbourhood Planning

### Neighbourhood Planning

**3.1** Neighbourhood planning is part of the new planning system introduced by the Localism Act 2011, through the establishment of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build initiatives.

**3.2** Neighbourhood planning enables members of a local community to take forward planning proposals for the neighbourhood in which they live. Local communities can produce Neighbourhood Plans for their local area, putting in place planning policies for the future development and growth of the neighbourhood. Neighbourhood Development Plans are voluntary local planning policy documents - that are written and developed by a community - usually led by a town or parish council.

**3.3** Once a neighbourhood plan is made, and adopted in Staffordshire Moorlands it will form part of the Local Development Plan for Staffordshire Moorlands. This means that it will become a main consideration within the local planning system.

### Support for Neighbourhood Planning

**3.4** The District Council supports Neighbourhood Planning and aims to provide assistance to local communities who wish to produce plan by providing:

- Initial advice and an introductory meeting to explain the process.
- Holding Neighbourhood Planning forums
- Advice on the evidence needed to prepare the plan.
- Provision of local maps.
- Specialist technical advice on issues such as affordable housing, heritage and conservation and sustainability appraisal.
- A “critical friend” role throughout the drafting of the plan, attending steering group meetings where necessary to provide advice and support.
- Assistance with consultation and publicity programmes, including providing details of statutory consultees and support with press releases.
- Reviewing draft documents to ensure they meet the basic conditions.

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

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

#### Leekfrith Neighbourhood Plan

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

- **Date of Designation:** 24<sup>th</sup> March 2015 (Staffordshire Moorlands District Council) and 13<sup>th</sup> March 2015 (Peak District National Park Authority)
- **Relevant Body:** Leekfrith Parish Council
- **Progress:** Adopted in June 2021
  - The Neighbourhood Plan Area was designated in March 2015.
  - The Draft Plan was consulted on between 31 January - 21 March 2018.
  - The Independent Examination of the Leekfrith Neighbourhood Plan commenced on 27th November 2019.
  - The Examiner's report was received by the Council on 23rd December 2019.
  - The District Council (in February 2020) and Peak District National Park (in March 2020) have now decided that the Neighbourhood Plan as (recommended to be modified) can proceed to referendum.
  - Referendum took place on 6th June 2021.
  - On 11th June 2021 Peak District National Park Authority made the Neighbourhood Plan and on 30th June 2021 Staffordshire Moorlands District Council made the Neighbourhood Plan.
  - The Leekfrith Neighbourhood Plan now forms part of the Development Plans for Staffordshire Moorlands District Council and the Peak District National Park Authority. The Plan sets out planning policies for Leekfrith Neighbourhood Area concerning: the redevelopment of Upper Hulme Mill, full-time rental of holiday accommodation, the requirement for a transport statement and parking at the Roaches.

#### **Brown Edge Neighbourhood Plan**

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

#### **Biddulph Neighbourhood Plan and Neighbourhood Development Order**

- **Name of Designated Neighbourhood Area:** Biddulph
- **Date of Designation:** 16<sup>th</sup> February 2016



- **Relevant Body:** Biddulph Town Council
- **Progress:** Examination complete, Referendum TBC
  - The Neighbourhood Plan Area was designated in February 2016.
  - Pre-submission (Regulation 14) consultation on the draft Neighbourhood Plan for Biddulph, alongside the draft Neighbourhood Development Order - Biddulph town centre, took place between Monday 23rd September and Monday 4th November 2019.
  - Regulation 16 consultation on the Submission Plans took place between 15th July and 27th August 2021.
  - The Independent Examination of both plans commenced in October 2021.
  - The Examiner's report was received by the Council on 2nd February 2022.
  - Discussions between the District Council and the Town Council are ongoing. A date for Referendum is TBC.

### **Checkley Neighbourhood Plan**

- **Name of Designated Neighbourhood Area:** Checkley
- **Date of Designation:** 16<sup>th</sup> February 2016
- **Relevant Body:** Checkley Parish Council
- **Progress:** Regulation 14 consultation on the Neighbourhood Plan has been undertaken
- The Neighbourhood Plan Area was designated in February 2016.
- Two rounds of Pre-submission (Regulation 14) consultation on the draft Neighbourhood Plan for Checkley have taken place. The first between Friday 11th February 2022 and Friday 25th March 2022. The second between Friday 3rd June 2022 and Friday 15th July 2022.

### **Draycott in the Moors Neighbourhood Plan**

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

**Rushton Neighbourhood Plan**

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

**Forsbrook Neighbourhood Plan**

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

**Leek Neighbourhood Plan**

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

## Duty to Co-operate

## 4 Duty to Co-operate

**4.1** Strategic planning is a key element of plan-making to ensure that social, economic and environmental planning issues are properly addressed at a larger than local scale. This is because the actions of people, businesses and services have consequences which go beyond a single local authority area. Following the abolition of the regional level, strategic planning will be undertaken through the 'duty to co-operate' <sup>(1)</sup> requirement set out in the Localism Act and the NPPF which ensures that local authorities and public bodies that are critical to plan making co-operate with each other and that they are involved in continual constructive and active engagement as part of the planning process.

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

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

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<sup>1</sup> The Planning White Paper published in 2020 suggested that Duty to Co-operate would be abolished. New legislation in the form of the Levelling up and Regeneration Bill is currently progressing through parliament but at the time of writing a change in legislation has not yet taken place.

**Table 4.1 Spatial relationships and strategic matters**

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

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
Newcastle-under-Lyme Borough Council	<ul style="list-style-type: none"> <li>Adjoining local planning authority</li> <li>Housing market and functional economic area relationships</li> <li>Shared infrastructure</li> <li>Shared Green Belt boundary</li> </ul>	<ul style="list-style-type: none"> <li>Working towards meeting development requirements</li> <li>Co-ordination of shared infrastructure</li> <li>Co-ordination of Green Belt reviews</li> </ul>	SO1, SO3, SO4, SO6, SO11	Meetings, joint evidence gathering, partnership working, consultation
Stafford Borough Council	<ul style="list-style-type: none"> <li>Adjoining local planning authority</li> <li>Housing market and functional economic area relationships</li> <li>Shared infrastructure e.g. A50</li> <li>Shared Green Belt boundary</li> </ul>	<ul style="list-style-type: none"> <li>Working towards meeting development requirements</li> <li>Co-ordination of shared infrastructure e.g. growth on A50</li> <li>Co-ordination of Green Belt reviews</li> <li>Consideration of Blythe Vale Strategic Site</li> </ul>	SO1, SO3, SO4, SO6, SO11	Meetings, joint evidence gathering, partnership working, consultation
East Staffordshire Borough Council	<ul style="list-style-type: none"> <li>Adjoining local planning authority</li> <li>Shared infrastructure e.g. A50</li> <li>Borough includes parts of Churnet Valley</li> </ul>	<ul style="list-style-type: none"> <li>Co-ordination of shared infrastructure e.g. traffic implications of Alton Towers and growth on A50</li> <li>Consideration of Blythe Vale Strategic Site</li> <li>Initiatives to conserve and improve the Churnet Valley</li> </ul>	SO2, SO7, SO8, SO9, SO11	Meetings, partnership working, joint evidence gathering, consultation
Cheshire East Council	<ul style="list-style-type: none"> <li>Adjoining local planning authority</li> <li>Shared infrastructure e.g. A527</li> <li>Shared Green Belt boundary</li> </ul>	<ul style="list-style-type: none"> <li>Co-ordination of shared infrastructure e.g. Green Infrastructure</li> <li>Co-ordination of Green Belt reviews</li> </ul>	SO7, SO9, SO11	Meetings, partnership working, joint evidence gathering, consultation
High Peak Borough Council	<ul style="list-style-type: none"> <li>Adjoining local authority (planning areas separated by the Peak District National Park)</li> <li>Shared infrastructure (A53)</li> </ul>	<ul style="list-style-type: none"> <li>Shared need for consideration of setting and nature conservation of Peak District National Park</li> </ul>	SO2, SO8, SO9	Joint staff and co-ordination of resources

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
Derbyshire Dales District Council	<ul style="list-style-type: none"> <li>Adjoining local authority (planning areas separated by the Peak District National Park)</li> <li>Shared infrastructure (A53)</li> </ul>	<ul style="list-style-type: none"> <li>Shared need for consideration of setting and nature conservation of Peak District National Park</li> </ul>	SO2, SO8, SO9	Consultation, meeting
Environment Agency	<ul style="list-style-type: none"> <li>Statutory body with responsibility for a range of environmental issues including: flood risk, water quality and climate change</li> </ul>	<ul style="list-style-type: none"> <li>Input on flood risk and environmental matters including Churnet Valley</li> </ul>	SO2, SO8	Consultation, ongoing dialogue
Historic England	<ul style="list-style-type: none"> <li>Statutory body with responsibility for the historic environment</li> </ul>	<ul style="list-style-type: none"> <li>Input on historic environment matters including Churnet Valley</li> </ul>	SO7, SO8, SO9	Consultation, ongoing dialogue
Natural England	<ul style="list-style-type: none"> <li>Statutory body with responsibility for the conservation, enhancement and management of the natural environment</li> </ul>	<ul style="list-style-type: none"> <li>Input on environmental matters including Churnet Valley</li> </ul>	SO2, SO8, SO9	Consultation, ongoing dialogue
Civil Aviation Authority	<ul style="list-style-type: none"> <li>Statutory body with responsibility for management of UK airspace</li> </ul>	<ul style="list-style-type: none"> <li>No strategic matters identified</li> </ul>		Consultation
Homes England	<ul style="list-style-type: none"> <li>Agency with responsibilities for enabling housing and regeneration</li> </ul>	<ul style="list-style-type: none"> <li>Partner in the delivery of housing, including affordable housing</li> </ul>	SO4, SO6	Consultation, ongoing dialogue
North Staffordshire and Stoke-on-Trent Clinical Commissioning Groups	<ul style="list-style-type: none"> <li>Plan and purchase health care for residents</li> </ul>	<ul style="list-style-type: none"> <li>Provision of health care in co-ordination with Local Plan</li> </ul>	S10	Consultation, meeting
National Health Service Commissioning Board (NHS England)	<ul style="list-style-type: none"> <li>Responsible for support the development of CCGs and providing specialised services and primary care.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of health care in co-ordination with Local Plan</li> </ul>	S10	Consultation, discussions

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
Office of Rail Regulation	<ul style="list-style-type: none"> <li>Regulate the rail industry in the UK</li> </ul>	<ul style="list-style-type: none"> <li>Consideration of railway provision at Blythe Bridge</li> </ul>	SO11	Consultation
National Highways	<ul style="list-style-type: none"> <li>Highways authority for A50</li> </ul>	<ul style="list-style-type: none"> <li>Consideration of impacts of growth on A50</li> </ul>	SO11	Consultation, meeting
Stoke and Staffordshire Local Enterprise Partnership (LEP) <sup>(1)</sup>	<ul style="list-style-type: none"> <li>Local Enterprise Partnership Stoke and for Staffordshire</li> </ul>	<ul style="list-style-type: none"> <li>Local Plan should reflect and assist in delivering economic objectives</li> </ul>	SO3, SO5, SO6, SO7	Consultation
Peak District Local Nature Partnership (LNP)	<ul style="list-style-type: none"> <li>Partnership with role in improving the local natural environment of the Peak District</li> </ul>	<ul style="list-style-type: none"> <li>Local Plan should assist in delivering LNP objectives</li> </ul>	SO2, SO8, SO9	Consultation
Staffordshire Local Nature Partnership (LNP)	<ul style="list-style-type: none"> <li>Partnership with role in improving the local natural environment of Staffordshire</li> </ul>	<ul style="list-style-type: none"> <li>Local Plan should assist in delivering LNP objectives</li> </ul>	SO2, SO8, SO9	Consultation, meeting

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



## Joint evidence base studies

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

**Table 4.2 Evidence base**

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

Study	Study Partners	Consultees
Habitats Regulations Assessment		Staffordshire County Council, Derbyshire County Council (provision of cross boundary traffic data), Natural England
Landscape, Local Green Space and Heritage Impact Assessment		Peak District National Park Authority, Historic England, Natural England, Staffordshire County Council

**Outcomes and future arrangements**

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

Table 4.3 Co-operation, outcomes and future arrangements

Organisation	Strategic matters	Outcomes	Future arrangements
Staffordshire County Council (SCC)	Ensuring that County Council led infrastructure has sufficient capacity to accommodate planned growth	<ul style="list-style-type: none"> <li>● Local Plan spatial strategy (Policies SS2 and SS3) seeks to concentrate development in towns and larger villages which are more sustainable in terms of infrastructure</li> <li>● Allocations including Policy H2 (Housing) and E2 (Employment) informed by SCC feedback and consideration of infrastructure</li> <li>● Policy SS12 (Planning Obligations and CLL) makes provisions for developers to pay towards SCC related infrastructure. Commitment for further joint consideration of funding arrangements and cross boundary education movements</li> <li>● Policies update to reflect SCC advice and evidence including; DC1 (Design Considerations) in respect of broadband and SS7 (Cheadle Area Strategy) / DSC3 (Mobberley Farm) in relation to transport infrastructure</li> <li>● Staffs Moorlands Infrastructure Delivery Plan includes measures identified by SCC including additional school provision</li> <li>● Alton Towers Resort Transport Liaison Group co-ordinates transport improvements to mitigate traffic impacts under terms of legal agreement</li> </ul>	<p>Implementation and monitoring of relevant policies</p> <p>Consultation on planning applications</p> <p>Ongoing dialogue to deliver infrastructure in line with the Local Plan and IDP</p> <p>Further details in future Statement of Common Ground</p>
	Need for coordinated policies and designations in respect of the Local Plan	<ul style="list-style-type: none"> <li>● Policy SD1 (Sustainable Use of resources) address minerals and waste issues to support Minerals and waste Plan.</li> <li>● Policy SD5 (Flood Risk) reflects requirements of Lead Local Flood Authority (SCC)</li> <li>● Site allocated to enable additional school provision including ADD01, CH001/CH132 &amp; LE140</li> </ul>	<p>Implementation and monitoring of relevant policies</p> <p>Consultation on planning applications</p> <p>Continued joint working and liaison on site delivery</p>

Organisation	Strategic matters	Outcomes	Future arrangements
Peak District National Park Authority	Working towards meeting development requirements	<ul style="list-style-type: none"> <li>Objectively assessed need for development of housing and employment relates to whole District.</li> <li>National Park Authority agree to inclusion of a 100 dwelling allowance in the Local Plan. Plan to take account of likely completions within the District up to the year 2031 (supporting text to Policy SS4)<sup>(2)</sup></li> <li>Employment land delivery in the National Park within the District is likely to be negligible and so no allowance is made for this.</li> <li>Joint Strategic Housing and Economic Land Availability Assessment</li> </ul>	<p>Sharing of monitoring data and evidence</p> <p>Consultation on planning applications</p> <p>Implementation of relevant policies</p> <p>Further details in Statement of Common Ground (Appendix 1)<sup>(3)</sup></p>
	Consideration of the landscape setting and nature conversation of the National Park	<ul style="list-style-type: none"> <li>Policies SS1 (Development Principles), (SD2 Low Carbon Energy), DC3 (Landscape &amp; Settlement Setting) outline policy to address impacts on the National Park</li> <li>Input on Landscape, Local Green Space and Heritage Impact Study which has informed site allocations and policy in respect of mitigation measures</li> </ul>	<p>Implementation of relevant policies</p> <p>Consultation on planning applications</p> <p>Further details in Statement of Common Ground (Appendix 1)</p>
	Co-ordination of shared infrastructure	<ul style="list-style-type: none"> <li>Input into Green Infrastructure Strategy which in turn informs Policy C3 (Green Infrastructure)</li> </ul>	<p>Implementation of relevant policies</p> <p>Joint working through Green Infrastructure Strategy working group</p> <p>Further details in Statement of Common Ground (Appendix 1)</p>

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

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

Organisation	Strategic matters	Outcomes	Future arrangements
Stoke-on-Trent City Council (SoTCC)	<p>Joint support for neighbourhood planning where applicable</p> <p>Working towards meeting development requirements</p>	<ul style="list-style-type: none"> <li>Support given to emerging Leekfrith Neighbourhood Plan</li> <li>Policy SS4 (Housing and Employment Land Supply) supports growth in Moorlands Staffordshire without undermining emerging Stoke-on-Trent and Newcastle-under-Lyme Local Plans</li> <li>SMDC enquired whether a site in Stoke-on-Trent near to Biddulph could be allocated in the Stoke-on-Trent Local Plan to help with the provision of housing for SMDC. SoTCC were unable to support this request as the suggested site lay within the North Staffordshire Green Belt and evidence for exceptional circumstances for the release of that site did not exist. Stoke-on-Trent City Council are not proposing amendments to the North Staffordshire Green Belt as part of the consultation on the Local Plan.</li> <li>SoTCC were unable to assist in meeting SMDC's housing development requirements due to the fact that the Stoke-on-Trent and Newcastle-under-Lyme Joint Local Plan (4) was in the early stages of preparation and the councils were gathering evidence and consulting on the Preferred Options to meet their own needs. The Joint Local Plan needed to be at a more advanced stage before the councils could consider the needs of adjoining authorities. The Joint Local Plan Preferred Options Consultation identified a shortfall in housing supply within the Housing Market Area of Stoke-on-Trent and Newcastle-under-Lyme which would need to be resolved before the consideration of housing need arising from Staffordshire Moorlands could be considered.</li> </ul>	<p>Further details in Statement of Common Ground (Appendix 1)</p> <p>Further details in Statement of Common Ground (Appendix 1) (5)</p>

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

4 proposed at that time and is now no longer a joint plan

Organisation	Strategic matters	Outcomes	Future arrangements
		<ul style="list-style-type: none"> <li>● SoTCC unable to assist in meeting SMDC's gypsy and travellers development requirements for the same reason as above. Consideration of meeting their own gypsy and traveller needs was on-going as part of the plan preparation. It was therefore too early to determine whether additional needs could be met over and above the existing requirement for Stoke-on-Trent.</li> <li>● SMDC is unable to assist in meeting any of SoTCC's development requirements due to development constraints, including Green Belt.</li> <li>● Joint assessment of gypsies, travellers and travelling showpersons accommodation</li> <li>● Consultation on SHMA</li> <li>● Consultation on Employment Land Review</li> <li>● Consultation on SHLAA</li> </ul>	
	Co-ordination of shared infrastructure e.g. growth on A50	<ul style="list-style-type: none"> <li>● Input into Green Infrastructure Strategy which in turn informs Policy C3 (Green Infrastructure)</li> <li>● Agreement to jointly consider impacts of growth on the A50 and Derby/Crewe railway line and services</li> <li>● Consideration of potential impacts of growth on school capacity</li> </ul>	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan  Further details in Statement of Common Ground (Appendix 1)
	Co-ordination of Green Belt reviews	<ul style="list-style-type: none"> <li>● Input into respective green belt reviews undertaken during plan preparation</li> <li>● Agreement to liaise on green belt reviews would affect the common green belt boundary</li> </ul>	Further details in Statement of Common Ground (Appendix 1)

Organisation	Strategic matters	Outcomes	Future arrangements
	Consideration of Blythe Vale Strategic Site	<ul style="list-style-type: none"> <li>Agreement for liaison to implement Policy DSR1 (Blythe Vale) -mixed-use development of employment, 300 homes to the north of the site and supporting infrastructure measures</li> </ul>	<p>Implementation and monitoring of relevant polices and Infrastructure Delivery Plan</p> <p>Further details in Statement of Common Ground (Appendix 1)</p>
Newcastle-under-Lyme Borough Council (NBC)	Working towards meeting development requirements	<ul style="list-style-type: none"> <li>Policy SS4 (Housing and Employment Land Supply) supports growth in Staffordshire Moorlands without undermining emerging Stoke and Newcastle Local Plans.</li> <li>SMDC enquired whether a site in Newcastle Borough near to Biddulph could be allocated in the Newcastle Local Plan help with the provision of housing for SMDC. NBC were unable to support this request</li> <li>SMDC is unable to assist in meeting any of NBC's development requirements due to development constraints, including Green Belt</li> <li>Joint assessment of gypsies, travellers and travelling showpersons accommodation</li> <li>Consultation on SHMA</li> <li>Consultation on Employment Land Review</li> <li>Consultation on SHLAA</li> </ul>	<p>Further details in Statement of Common Ground (Appendix 1)</p>
	Co-ordination of shared infrastructure	<ul style="list-style-type: none"> <li>Input into Green Infrastructure Strategy which in turn informs Policy C3 (Green Infrastructure)</li> <li>Agreement to jointly consider impacts of growth on the A50</li> </ul>	<p>Implementation and monitoring of relevant polices and Infrastructure Delivery Plan</p> <p>Further details in Statement of Common Ground (Appendix 1)</p>

Organisation	Strategic matters	Outcomes	Future arrangements
	Co-ordination of Green Belt reviews	<ul style="list-style-type: none"> <li>Input into respective green belt reviews undertaken during plan preparation</li> <li>Agreement to liaise on green belt reviews would affect the common green belt boundary</li> </ul>	Further details in Statement of Common Ground (Appendix 1)
Stafford Borough Council	Working towards meeting development requirements	<ul style="list-style-type: none"> <li>Policy SS4 (Housing and Employment Land Supply) supports growth in Staffordshire Moorlands without undermining Stafford Borough</li> <li>SMDC is unable to assist in meeting any of SBC's development requirements due to development constraints, including Green Belt</li> <li>Joint assessment of gypsies, travellers and travelling showpersons accommodation</li> <li>Consultation on SHMA</li> <li>Consultation on Employment Land Review</li> <li>Consultation on SHLAA</li> </ul>	Further details in Statement of Common Ground (Appendix 1)
	Co-ordination of shared infrastructure e.g. growth on A50	<ul style="list-style-type: none"> <li>Input into Green Infrastructure Strategy which in turn informs Policy C3 (Green Infrastructure). SBC welcomes the Blythe Bridge Opportunity corridor for green infrastructure, areas designated for potential new floodplain and riparian woodland within Stafford Borough Council's area should be removed from the Staffordshire Moorlands Local Plan's Green Infrastructure Strategy maps - maps updated to reflect this</li> <li>Agreement to jointly consider impacts of growth on the A50</li> </ul>	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan Further details in Statement of Common Ground (Appendix 1)



Organisation	Strategic matters	Outcomes	Future arrangements
	Co-ordination of Green Belt reviews	<ul style="list-style-type: none"> <li>Input into respective green belt reviews undertaken during plan preparation</li> <li>Agreement to liaise on green belt reviews would affect the common green belt boundary</li> </ul>	Further details in Statement of Common Ground (Appendix 1)
	Consideration of Blythe Vale Strategic Site	<ul style="list-style-type: none"> <li>Agreement for liaison to implement Policy DSR1 (Blythe Vale), including infrastructure measures. SBC wish to be consulted on further detailed studies regarding new infrastructure at Blythe Vale as well as a master plan for the area setting out links to adjoining areas and landscape implications</li> </ul>	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan Further details in Statement of Common Ground(Appendix 1)
East Staffordshire Borough Council	Co-ordination of shared infrastructure e.g. traffic implications of Alton Towers and growth on A50	<ul style="list-style-type: none"> <li>Alton Towers Resort Transport Liaison Group co-ordinates transport improvements to mitigate traffic impacts under terms of legal agreement</li> <li>Agreement to jointly consider impacts of growth on the A50</li> </ul>	Meetings to implement Alton Towers Legal Agreement Implementation and monitoring of relevant policies and Infrastructure Delivery Plan Further details in future Statement of Common Ground
	Consideration of Blythe Vale Strategic Site	<ul style="list-style-type: none"> <li>Agreement to jointly consider impacts of growth on the A50</li> </ul>	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan Further details in future Statement of Common Ground

Organisation	Strategic matters	Outcomes	Future arrangements
	Initiatives to conserve and improve the Churnet Valley	<ul style="list-style-type: none"> <li>Churnet Valley Living Landscape Partnership co-ordinates and implements measures to conserve and improve the valley</li> <li>Policy SS11 (Churnet Valley Strategy) seeks to conserve and improve the valley</li> </ul>	<p>Continued joint working under provisions of the partnership</p> <p>Implementation of relevant policies</p>
Cheshire East Council	Co-ordination of shared infrastructure e.g. Green Infrastructure	<ul style="list-style-type: none"> <li>Input into Green Infrastructure Strategy which in turn informs Policy C3 (Green Infrastructure)</li> <li>Future consideration of cross boundary highways impacts of growth in Cheshire East and Staffordshire</li> </ul>	<p>Implementation of relevant policies</p> <p>Future input into new evidence - potentially as part of Constellation Partnership</p>
	Co-ordination of Green Belt reviews	<ul style="list-style-type: none"> <li>Input into respective green belt reviews undertaken during plan preparation</li> <li>Agreement to liaise on green belt reviews would affect the common green belt boundary</li> </ul>	<p>Future input into new evidence</p>
High Peak Borough Council (HPBC)	Shared need for consideration of setting and nature conservation of Peak District National Park	<ul style="list-style-type: none"> <li>Policies SS1 (Development Principles), (SD2 Low Carbon Energy), DC3 (Landscape &amp; Settlement Setting) outline policy to address impacts on the National Park</li> </ul>	<p>Implementation of relevant policies</p> <p>Co-ordination through Strategic Alliance between HPBC and SMDC</p>
Derbyshire Dales District Council	Shared need for consideration of setting and nature conservation of Peak District National Park	<ul style="list-style-type: none"> <li>Policies SS1 (Development Principles), (SD2 Low Carbon Energy), DC3 (Landscape &amp; Settlement Setting) outline policy to address impacts on the National Park</li> </ul>	<p>Implementation of relevant policies</p> <p>Correspondence / meetings as required</p>
Environment Agency (EA)	Input on flood risk and environmental matters including Churnet Valley	<ul style="list-style-type: none"> <li>Findings of Strategic Flood Risk Assessment and dialogue with EA has informed Local Plan Policies SD4 (Pollution and Water Quality) &amp; SD5 (Flood Risk), H2 (Housing Allocations)</li> </ul>	<p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies</p>

Organisation	Strategic matters	Outcomes	Future arrangements
Historic England (HE)	Input on historic environmental matters including Churnet Valley	<ul style="list-style-type: none"> <li>● Churnet Valley Living Landscape Partnership co-ordinates and implements measures to conserve and improve the valley</li> <li>● Policy SS11 (Churnet Valley Strategy) seeks to conserve and improve the valley</li> <li>● Findings of Landscape, Local Green Space and Heritage Impact Study and dialogue with HE have informed Local Plan policies including SS5 (Leek Area Strategy), DC2 (Historic Environment) an Strategic Development Site Policies);</li> <li>● Churnet Valley Living Landscape Partnership co-ordinates and implements measures to conserve and improve the valley</li> <li>● Policy SS11 (Churnet Valley Strategy) seeks to conserve and improve the valley</li> </ul>	<p>Consultation on future evidence base updates and Local Plan reviews</p> <p>Continued joint working under provisions of the partnership</p> <p>Consultation on planning applications Implementation and monitoring of relevant policies</p> <p>Consultation on future evidence base updates and Local Plan reviews</p> <p>Continued joint working under provisions of the partnership</p>
Natural England	Input on environmental matters including Churnet Valley	<ul style="list-style-type: none"> <li>● Input into the Habitat Regulations Assessment which has informed Local Plan policies including; SS8 (Larger Villages Area Strategy), DSL1 (Land at Horsecroft Far, Leek) &amp; DSL2 (Land at the Mount, Leek). Natural England support conclusions and outcomes of assessment.</li> <li>● Churnet Valley Living Landscape Partnership co-ordinates and implements measures to conserve and improve the valley</li> <li>● Policy SS11 (Churnet Valley Strategy) seeks to conserve and improve the valley</li> </ul>	<p>Consultation on planning applications Implementation and monitoring of relevant policies</p> <p>Consultation on future evidence base updates and Local Plan reviews</p> <p>Continued joint working under provisions of the partnership</p>

Organisation	Strategic matters	Outcomes	Future arrangements
Homes England	Partner in the delivery of housing, including affordable housing	<ul style="list-style-type: none"> <li>Policy H3 makes provisions for affordable housing</li> <li>Policy H2 allocates land to be controlled by Homes England to enable housing development (WE003 &amp; WE052)</li> </ul>	<p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies</p> <p>Continued dialogue regarding potential funding opportunities and implementation of allocation</p>
North Staffordshire and Stoke-on-Trent Clinical Commissioning Groups	Provision of health care in co-ordination with Local Plan	<ul style="list-style-type: none"> <li>Input into Infrastructure Delivery Plan</li> <li>Policy C1 (Creating Sustainable Communities) facilitates new and protects existing healthcare infrastructure</li> </ul>	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan
National Health Service Commissioning Board (NHS England)	Provision of health care in co-ordination with Local Plan	<ul style="list-style-type: none"> <li>No direct outcome but Policy C1 (Creating Sustainable Communities) facilitates new and protects existing healthcare infrastructure</li> </ul>	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan
Office of Rail Regulation	Consideration of railway provision at Blythe Bridge	<ul style="list-style-type: none"> <li>No direct outcome but Policy DSR1 (Blythe Vale) requires consideration of impacts on railway arising from applications</li> </ul>	Implementation and monitoring of relevant policies
National Highways	Consideration of impact of growth on A50	<ul style="list-style-type: none"> <li>Agreement to work with Highways England and local authority partners to consider and address the impact of Local Plan growth on the A50</li> </ul>	<p>Joint working on study</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p>
Stoke and Staffordshire Local Enterprise Partnership (LEP)	Local Plan should reflect and assist in delivering economic objectives	<ul style="list-style-type: none"> <li>LEP's Strategic Economic Plan recognised in the Local Plan's Challenges and Spatial Vision</li> </ul>	Implementation and monitoring of relevant policies

Organisation	Strategic matters	Outcomes	Future arrangements
		<ul style="list-style-type: none"> <li>● Policy SS4 (Strategic Housing and Employment Land Supply) supports housing and economic growth</li> <li>● Policy E1 (New Employment Development) support proposals in line with LEP's priorities.</li> </ul>	
Peak District Local Nature Partnership (LNP)	Local Plan should assist in delivering LNP objectives	<ul style="list-style-type: none"> <li>● None direct but Policy NE1 (Biodiversity &amp; Geological Resources) makes provisions to conserve and enhance the biodiversity of the District and neighbouring areas</li> </ul>	Implementation and monitoring of relevant policies
Staffordshire Local Nature Partnership (LNP)	Local Plan should assist in delivering LNP objectives	<ul style="list-style-type: none"> <li>● None direct but Policy NE1 (Biodiversity &amp; Geological Resources) makes provisions to conserve and enhance the biodiversity of the District and neighbouring areas</li> </ul>	Implementation and monitoring of relevant policies

## Consultation

**Table 4.4 Planning Documents**

Name of Document	Consultation Start Date	Authority / Organisation	Action
Staffordshire Moorlands Local Plan Site Options Consultation Booklet (including SCI & SHLAA)	July 2015	All residents and businesses in Staffordshire Moorlands, all interested parties on the LDF database and all statutory bodies and neighbouring authorities.	Responses received were taken into consideration in the preparation of the Preferred Options Consultations.
Staffordshire Moorlands Preferred Site Options & Boundary consultation	28 April 2016		Responses received were taken into consideration in the preparation of the Preferred Options Consultation.
Staffordshire Moorlands Local Plan Preferred Options Consultation	July 2017		Responses received were taken into consideration in the preparation of the Submission Version Local Plan.
Staffordshire Moorlands Local Plan Submission Version published	27 February - 11 April 2018		Submission Version of the Local Plan published with representations invited on the soundness and legal compliance of its content.
Staffordshire Moorlands Local Plan Consultation on Housing Implementation Strategy & Local Green Space designations	January 2019		Consultation on the Housing Implementation Strategy and Local Green Space designations.
Staffordshire Moorlands Local Plan Main Modifications consultation	September October 2019		Consultation on the main modifications to the Local Plan

## Community Infrastructure Levy

## 5 Community Infrastructure Levy

**5.1** 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.

**5.2** In 2013 Staffordshire Moorlands District Council along with the Peak District National Park Authority, Derbyshire Dales District Council and High Peak Borough Council commissioned a viability assessment (2013) which considers how CIL charges could be implemented. Staffordshire Moorlands District Council and High Peak Borough Council have commissioned consultants Keppie Massie to provide an update to the earlier study.

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



## Self Build Register

## 6 Self Build Register

**6.1** The Self-build and Custom Housebuilding Act 2015 requires the Council to keep a register of individuals/associations who are seeking a serviced plot of land to build a house for them to occupy as their sole or main residence. This register will provide information regarding the demand for self/custom build housing (CSB housing) in the District and will inform the evidence base of the demand for this housing for a number of purposes including Local Plan review and assessing planning applications (and wider Council functions including housing strategies; regeneration strategies, land disposal plans etc).

**6.2** In line with the legislation the Council initiated its register on 1st April 2016. Demand on the register has generally increased each year as more people request to be added. However it is good practice for Councils to keep self-build demand under review by writing out annually to all register entries checking whether they wish to remain on the register. The Government instructs Councils to measure self-build demand according to annual 'base periods' [October-October]- this is discussed further in this section below. To synchronise with base periods the Council usually writes out to all entries on the register every October. **The information provided in this section pertains to the register after having accounted for the annual write out that occurred in October 2022.**

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

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

**6.4** The total number of successful entries on the Staffordshire Moorlands Register as of 30th October 2022 is 30. Of these, 11 applications for the register were made during this monitoring period. A number of registrations gave limited details. Whilst applicants can express a demand for more than one building plot, all of the remaining entries on the register either requested a single plot, or did not specify number of plots at all (so assumed to demand 1x plot)- so the total demand for self/custom-build plots is 30. In some cases separate entries have been grouped together where it is clear they only constitute a single entry (eg where 2x separate applications were received from each member of a couple living together).

**6.5** Three of the applications received during this monitoring period had also registered with other local planning authorities [but none identified the authorities in question]. In the wider register 8x entries had done so, but 5x of these did not identify the other authorities in question. Of the remaining 3x, Stoke on Trent City Council was identified, along with Stafford Borough and Cheshire East Councils.

### Property Types

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

**Table 6.1**

Property Type	Number of entries in monitoring period	Number of entries in overall register
Detached house/ "Detached"	8	23
Detached Bungalow	3	7
Terrace	0	0
Other/Not Stated	0	0
<b>Total</b>	<b>11</b>	<b>30</b>

### Number of Bedrooms

**Table 6.2**

Number of Bedrooms	Number of entries in monitoring period	Number of entries in overall register
1	2	2
2	0	2
3	6	9
4	3	14
5+	0	3
Not stated	0	0
<b>Total</b>	<b>11</b>	<b>30</b>

**6.7** During both the monitoring period, and in the overall register by far the most common request was for larger, 3 or 4 bed detached dwellings: *all* entries requested some form of detached dwelling.

### Plot Types

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

**Table 6.3**

Plot Type	Number of entries in monitoring period	Number of entries in overall register
A stand alone individual self-build plot	9	25
A plot as part of a wider community self build project	1	2
An individual self build plot on a conventional housing development	0	0
Other/Various types acceptable/none stated	1	3
<b>Total</b>	<b>11</b>	<b>30</b>

**6.9** The vast majority of entries both on the overall register and during the monitoring period requested standalone individual self-build plots; the second most common stated request was that various development types were acceptable etc.

### Locations

**6.10** Most entries specified a particular settlement or area in the District, although a number specified multiple locations, or were vague. Another common response was to specify anywhere in the District. As can be seen in the table below [which for clarity groups responses] in the monitoring period there was no strong favourite with a spread of locations identified. The most common response was for multiple/other locations, followed by a preference for rural locations/rural villages. Other common responses include the Leek area, the area around/south of Cheadle, and the cluster of villages in the Endon area . It should also be emphasised that the interpretation and grouping of responses in the table below is a subjective exercise.

**Table 6.4**

Location	Number of entries in monitoring period	Number of entries in overall register
All/ "anywhere in District" / "Staffordshire Moorlands", or similar	1	2
Biddulph / Biddulph Moor	1	1
Blythe Bridge / Caverswall	0	1
Brown Edge / Endon / Longsdon /Stanley	1	3
Cheadle / Draycott / Checkley / Freehay	0	3
Leek area	1	3
Rural / Villages etc	3	6
Other / multiple locations /Not stated	4	11
<b>Total</b>	<b>11</b>	<b>30</b>

### Sustainable Construction

**6.11** 1 entry in the overall register indicated they wanted a dwelling made with sustainable construction methods (eg Passivhaus), this did not fall within the monitoring period.

### Commencement

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

**Table 6.5**

Commencement	Number of entries in monitoring period	Number of entries in overall register
ASAP/ Immediately	3	11
Within 3 months	1	2

Commencement	Number of entries in monitoring period	Number of entries in overall register
Within 3-6 months	3	4
Within 6-12 months	2	9
Within 1-2 years	0	1
Within 2-3 years	0	1
Other/ Unclear response	2	2
<b>Total</b>	<b>11</b>	<b>30</b>

**6.13** The majority of registrations wanted to build relatively quickly. During the monitoring period; there is a spread of requests, but the vast majority wishing to commence within the first year. The same is true for the overall register.

### Meeting Demand Arising from Base Periods

**6.14** The Housing and Planning Act 2016 placed a duty on Councils to grant sufficient development permissions to meet the demand for self-build and custom housebuilding arising in each 'base period' within three years after the end of each base period. This came into force on 31 October 2016. The Planning Practice Guidance (PPG) enshrined these legislative requirements into policy and required base periods to run from 31 October to 30 October each year [With Base Period 1 running from 01.04.16 - 30.10.16; Base Period 2 running 31.10.16 - 30.10.17, and so on].

**6.15** However whilst some residential applications make clear the scheme is for self-/custom-build, it has only recently become mandatory to use a standardised "full application" form (in the case of full applications) which raises a question about self-build housing so as to elicit this information from the applicant (and many applicants may not yet have decided their intention for the plot). Other types of planning applications have standardised forms which would not cover this question. Further as the legislation defines self-build plots as those *capable* of accommodating a self-build unit, arguably many generic approvals for single market housing plots may qualify (and in some cases, larger development sites may include some provision of self-build plots as a response to policy expectations). Staffordshire Moorlands District Council granted various forms of approval for **91** single residential plots throughout the District between 01.04.16 and 30.10.19 (ie the start of Base Period 1 to the end of Base Period 4). During Base Period 5 the Council approved **58x** separate individual residential planning approvals (discounting 'renewals' or reserved matters of earlier live consents, to avoid doublecounting). The Council now monitors *all* residential approvals arising in each Base Period involving a net gain of dwellings (not just net gains of 1x dwelling): fresh applications on a site following permission expiry, renewals and variations of condition applications etc are also assessed to establish whether there has been a net change in self-build plot approvals pertaining to a particular site (eg if the original permission did not specify any self-build plots, but subsequent permissions do so, the difference is counted). Similarly, reserved matters approvals are now assessed - there may be cases where the original outline permission did not establish whether any plots are for self-build, but the reserved matters approval does so, in which case these would be counted in the Base Period the reserved matters were approved in. However the Council continues to avoid 'doublecounting' of self-build plots on the same site. It should also be clarified that the Council only assesses residential permissions where there has been the creation of

self-contained residential units (so residential annexes or holiday lets do not count). Also residential conversions can be construed as self-build [ie in addition to new-build approvals] provided they involve building works and are not straight changes of use.

**6.16** Some consents explicitly declare in the particulars that they are self- or custom-build. Also many agricultural workers' dwellings, rural workers' dwellings etc by their nature constitute self-build/custom-build (even if this is not explicitly stated by the applicant). During Base Period 7 the Council approved 4 dwellings explicitly for self- or custom-build.

**6.17** In addition to this a number of generic residential consents could be reasonably construed to constitute self-/custom-build according to the information provided in the application particulars (even if the term 'self-build' or 'custom-build' is not used by the applicant). During Base Period 7 the Council approved 2 such dwellings.

**6.18** The table below shows the number of residential approvals in both categories combined (ie those explicitly for self-/custom-build and other approvals construed as self-/custom-build based on the information within the application) in Staffordshire Moorlands across the Base Periods.; and how this relates to register demand (as of 30/10/22):

**Table 6.6**

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

**6.19** For details of the number of completions of CSB planning approvals in the monitoring year 01/04/21 - 3/03/22 please refer to the Housing Completions section of this report.

## Summary

**6.20** In summary most registrations were looking for a stand alone plot for a large 3/4 bedroom dwelling, and timescale for building was relatively short with most entries generally seeking to commence within 12 months. All registrations now specify some form of detached dwelling. Many areas of the District were popular, notably anywhere in the District, multiple/other locations, and rural locations/rural villages. Other locations include the Leek area, and the Cheadle area.

**6.21** The Council will look at regularly updating the register to determine if people have found a plot elsewhere, built in the District already or no longer wish to be on the register. It is important that the Register contains an accurate and up to date picture of the demand for self build plots in each annual 'base period', as set out in the legislation, as this evidence

feeds into a number of Council functions including Local Plan review and assessing planning applications (and wider Council functions including housing strategies; regeneration strategies, land disposal plans etc).

## Statement of Community Involvement



## 7 Statement of Community Involvement

**7.1** 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.

**7.2** The Council's first SCI was adopted in 2006 and an updated SCI was adopted in December 2014. A revision to Chapter 5 of the updated SCI, relating to consultation on planning applications was consulted on in July 2015. This amendment was necessary to reflect the latest planning procedures which came into place after the SCI was adopted.

**7.3** 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.

**7.4** One consultation was carried out during the monitoring period on the Developer Contributions SPD Issues and Options Paper. This took place between February and April 2022 and was SCI compliant.

## Sustainable Communities

## 8 Sustainable Communities

### Spatial Objectives

**SO2. To create a District where development minimises its impact on the environment, helps to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources.**

**8.1** The need to respond pro-actively to the issue of climate change has been identified as a major challenge for the District and planning has a key role to play in ensuring that development minimises its impact on the environment and helps both to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources.

**8.2** The policies in the Local Plan seek to encourage the sustainable use of resources by supporting development on brownfield sites, supporting development design/layout which minimises energy needs and striving to meet part of the District's future energy demand through renewable or low carbon sources. The policies also seek to take account of flood risk issues by limiting the impact from surface water flooding from new development and adopting a sequential approach to the management of flood risk to guide development to areas with the lowest risk of flooding.

### 8.1 Development on Brownfield Land

**8.3** National policy guidance and Policy SD 1 support the use of previously developed land for development and the efficient use of land subject to wider considerations. Whilst the Council's Strategic Housing Land Availability Assessment indicates that much new housing could be built on previously developed land, the Council's overall development requirements will mean that it will still need to allocate some greenfield land; further there may be other circumstances where the re-use of a brownfield site over greenfield may not be appropriate, for example on sustainability grounds. Greenfield protection needs to be balanced against other Council policies which for example expect demonstration of appropriate housing density for its location, with higher densities expected in more accessible locations, to encourage more sustainable patterns of development.

**8.4** The District contains a number of older settlements, many of which contain buildings and sites which could be re-used. Some of these have a history of contamination due to industrial legacy, and remediation measures will be necessary where redevelopment is proposed. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. The NPPF requires that any contaminated site proposed for redevelopment should not be capable of being described as *contaminated land* under environmental legislation, following remediation measures.

### Indicator 1

**Total amount of net additional dwellings completed and employment floorspace developed per year across District on previously developed land**

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

### Indicator 2

**Area of land redeveloped on potentially contaminated land across the District per year**

**8.6** Note that the council does not have currently have the information for the monitoring year 2021-22 for this indicator, but will work towards attaining this information for future monitoring years.

### Target

**To maximise the effective use of land by supporting development of previously developed and land affected by contamination from previous uses, as per government policy.**

### Local Plan Policy

- SD1 -Sustainable Reuse of Resources

**Table 8.1**

	No of net additional dwellings completed 2021/2022	Percentage
Brownfield	54	30.5%
Greenfield	123	69.5%
Total	177	100%

**Table 8.2**

	Employment floorspace completed 2021/2022	Percentage
Brownfield	686	100%
Greenfield	0	0%
Total	686	100%

**Progress: working towards target**

**8.7** Only around 30% of dwellings completed during the monitoring year were developed upon brownfield sites; and whilst the equivalent figure for employment floorspace is 100%, this only related to a very small number of employment completions (2x) across the District. Information pertaining to area of land developed on potentially contaminated land per year will involve a subjective assessment of Environmental Health (EH) recommendations to planning schemes (ie as EH advice on remediation often involves pre-commencement conditions that developers act when unexpected contamination is found on a site after a scheme's approval): this information is not currently available for the 2021-22 period but the Council will work towards attaining it for future monitoring years. The Council will need to monitor the performance of this policy in both respects and to consider the case for wider policy review as appropriate.

**8.2 Renewable Energy**

**8.8** In recent years the UK has committed itself to legal obligations stemming from EU Directives, relating to both the reduction of future greenhouse gas (GHG) emissions (including carbon); and the meeting of a greater proportion of the UK's future demand for energy through renewables - which have been reflected in more recent legislation. The **Climate Change Act 2008 (2050 Target Amendment) Order 2019** now requires the UK to **reduce GHG emissions by 100%** between 1990 and 2050. EU Directive 2009/28/EC originally required the UK to source 15% of its energy from renewables sources by 2020 - although now superseded following Brexit the UK still commits to promote renewable energy through re-affirmation of the EU's 2030 targets, and the UK's own 2030 ambitions. In 2021, the UK sourced 39.6% of its electricity through renewable sources, the proportion of renewable electricity supply has increased gradually every year from a base of around 1.8% in 1990 [DUKES 2022]. The NPPF reflects this with support for transition to a low carbon economy; and its support for greater uptake of renewables. LPAs can also continue to develop an evidence-based understanding of renewables opportunities in their areas. As a response to the above legislation and Policy, in 2009 the Council, along with other Staffordshire planning authorities, commissioned consultants CAMCO to produce a Staffordshire-wide study examining in detail the opportunities for stand-alone renewables in general. The study included energy opportunity mapping, and was published in 2011.

**8.9** In line with National Policy, Local Plan Policy SD 2 gives support to new renewable energy development generally without differentiating between forms, as the District has natural characteristics (e.g. river flows) which could make this viable – either now, or due to future technology. In the case of wind energy proposals, the Policy clarifies that recent Government NPPG Policy (in particular Ministerial Statement HCWS42) will be applied, as the Local Plan does not currently designate any "areas identified as suitable for wind energy development". Policy SD 2 also recognises that the siting and design of all stand-alone renewables installations requires careful consideration, to protect the natural and built environment, and other amenities, without precluding the supply of any type of renewable energy.

**Indicator 3****No of renewables low carbon energy schemes (requiring consent) completed by installed capacity and type**

**8.10** Of all renewable energy *consents* that have arisen across the District since 1st January 2015, two were completed during the monitoring year:

**Table 8.3**

Scheme	Planning Reference	Type of Renewable	Total Installed Capacity
Free-standing PV Panels on associated land of Wood Farm, Red Road, Alton (Two rows of Panels 20x2m at 1.4m Height from Ground)	SMD/2021/0791	Ground-mounted PV	9 Kw
Listed building consent for the installation of solar thermal hot water heating system at Harewood Hall Leek Road Cheadle ST10 2EF	SMD/2020/0624	Roof-mounted solar water thermal	1857 Kw hours per year [installed capacity figure not provided]

**8.11** It is difficult to provide a total installed capacity for all developments in the monitoring year given the data provided by the applicants. However assuming a reasonable capacity factor of 25% for solar water thermal, both developments together perhaps provide 11kW for the monitoring year (according to some estimates this is equivalent to the energy needed for 2-3 average houses per year) . Note that reference to consent, pertains to all forms of consent (including full, outline, reserved matters permissions, certificates of lawfulness, prior notification approvals, listed building and conservation area consents etc (note how in one of the above cases listed building consent was required for a domestic property although, owing to permitted development rights, the equivalent full planning permission itself may not have been required).

**Indicator 4****No of District Heating Network Schemes completed**

**8.12** No district heating network schemes (that require consent) were known to be completed during the monitoring year within the District.

**Target**

To maximise the District's contribution to national obligations regarding both increasing the proportion of energy generated from renewables or low carbon energy and greenhouse gas emissions

## Local Plan Policy

- SD2 Renewable/Low Carbon Energy
- SD3 Sustainability Measures in Development

### **Progress: Working towards target**

**8.13** The NPPF expects the planning system to support the transition to a low carbon future in a changing climate. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; and support renewable and low carbon energy and associated infrastructure. Specifically Local Plans should provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily. The absence of Regional Plans means that opportunities for District-level Plans to be provided with regional aspirations as a context for low-carbon energy provision, or GHG reduction etc, or even District-level targets emanating from these, has been removed. However legislation still provides for individual LPAs to pursue renewable energy targets in Local Plans (or to identify "suitable areas" specifically for allocation for renewables) provided this can be justified. Based on reasonable assumptions, all renewable developments completed during the monitoring period perhaps provide 11kW installed capacity (according to some estimates this is equivalent to the energy needed for 2-3 average houses per year). As the UK as a whole must continue to drive for greater reductions in GHGs, and greater proportion of energy generated by low-carbon forms (given the legislative context provided above), the Local Plan will need to be reviewed with a view to understanding whether current Local Policies are generating sufficient uptake in low-carbon developments (whether this is energy installations, energy efficiencies in new/existing buildings etc); and also the wider issue of whether the spatial strategy drives for 'sustainable' forms of living which help to mitigate carbon impacts etc.

## 8.3 Pollution and Flood Risk

**8.14** Pollution not only can negatively impact on the quality of life of people, but can also contribute to climate change (impact on ozone etc) and adversely impact on biodiversity assets, and agricultural productivity . According to the Government, poor air quality is the largest environmental risk to public health in the UK: pollutants including Nitrogen Dioxide and particulates are still responsible for 40,000 premature deaths each year nationally and about 4% of all deaths across Staffordshire Moorlands were attributable to 'fine' particulate matter in 2015 (Public Health England)). Air pollution tends to affect 'hotspots' (such as roads and traffic intersections etc). The NPPF directs Councils to proactively provide needed economic development - however decisions should ensure that new development is "appropriate for its location" in pollution/contamination terms; and more generally development should contribute to securing good standards of amenity and reducing pollution. On the other hand the NPPF recognises that industrial expansions resulting in 'some' additional noise should not be unfairly restricted. The broad position of the NPPF with relation to noise is based on the Government's noise policies including the Noise Policy Statement for England (NPSE). Policy SD4 of the Local Plan sets out how the Council will assess all forms of pollution (including air/ water/ noise/ vibration/ light/ ground contamination) generated by proposed schemes.

### Indicator 5

#### **Pollution objections from Environmental Health to planning applications (no of schemes)**

**8.15** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] approved schemes giving rise to objections from its Environmental Health (EH) Section (in relation to pollution and contamination issues). During the 2021-22 monitoring year, a number of major schemes were approved across the District. A small number of these pertained to variations of conditions to earlier approved schemes, or reserved matters to earlier approved schemes, across large sites. In some cases EH may not either have been consulted, or did not respond to consultation; in other cases the scheme attracted an EH response. EH responses can either raise objections, not raise any objections, or raise areas of concern but these are dealt with in any event through the recommendation of EH conditions to the case officer. During the monitoring year, **no** major schemes had unresolved EH objections following the recommendation of imposition of EH conditions. (5x major schemes involved initial areas of EH concern but these were resolved by the recommendation of imposition of EH conditions).

#### **Target**

To minimise potential negative environmental/amenity effects arising from new development as a consequence of the Council's development requirements.

#### **Local Plan Policy**

- SD4 Pollution and Water Quality

#### **Progress: Target met**

During the monitoring year no major approved schemes involved unresolved EH objections. The Council will keep under review its performance against Policy SD4 in relation to all forms of pollutions, and contamination issues, and consider the case for policy review as appropriate.

### Indicator 6

#### **Number of planning permissions granted contrary to EA advice on flood risk and water quality grounds**

#### **Target**

No permissions granted contrary to advice



**Local Plan Policy**

- SD5 Flood Risk

Table 8.4 Environment Agency Objections to Planning Applications

Application Number & Submission Date (P = previous, C = current)	Proposal	Location	Reason for Objection	Comment
SMD/2020/0684 07/12/20 (P)	Residential - Major (49 dwellings)	Land at Former Bolton's Copperworks, Froghall Road, Froghall, Staffordshire, ST10 2HH	Unacceptable FRA submitted by applicant	Application refused on 09/09/21 with EA objection as one of the reasons for refusal.
SMD/2021/0174 16/03/21 (P)	Residential - Major	Land at, Teanford Mill, Breach Lane, Upper Tean, Staffordshire, ST10 4EW	Unacceptable FRA submitted by applicant	EA objection withdrawn following further work by applicant and application was approved on 11/04/22.
SMD/2021/0550 18/08/21 (C)	Residential - Major	Fole Dairy, Ulttoxeter Road, Fole, Ulttoxeter, Staffordshire, ST14 5EH	Lack of information submitted relating to a condition as part of the outline application.	Awaiting decision
SMD/2019/0217 03/04/19 (P)	Residential - non-major	Land West Of, Abbey Green Road, Leek, Staffordshire	Unacceptable FRA submitted by applicant	Awaiting decision
SMD/2020/0247 14/05/20 (P)	Residential - Major	Kingfishers, Blithe View, Blythe Bridge, Staffordshire, ST11 9SD	Unacceptable FRA submitted by applicant	Application refused on 30/05/22 with EA objection as one of the reasons for refusal.

**8.16** Policy SD5 of the Local Plan states that all applicable development must be subject to a site-specific flood risk assessment which demonstrates that the development has been designed to be flood resilient and resistant in accordance with NPPF policy. The Environment Agency objected to 4 planning applications during the previous monitoring period on the basis of flood risk which were not determined in that monitoring period. One is still under consideration, two have subsequently been refused with EA objection as one of the reasons for refusal and one has subsequently been approved following further work by the applicant as a result of an EA objection leading to the EA objection being withdrawn.

**8.17** During the current monitoring period the Environment Agency objected to 1 application on flood risk grounds for the following reason:

- Lack of information submitted relating to a condition set as part of the previous outline application approval. The plans as submitted do not show an 8m easement which needs to be retained as Public Open Space. The application is due to go to planning committee in October 2022.

**8.18** There were no objections on the basis of water quality.

**8.19** No applications were therefore approved contrary to the recommendations of the Environment Agency.

**Progress: Target Met**

## Economy and Employment

## 9 Economy and Employment

### Spatial Objectives

**SO3. To develop and diversify in a sustainable manner the District's economy and meet local employment needs in the towns and villages.**

**SO7. to support and enhance the tourism, culture, recreation and leisure opportunities for the District's residents and visitors.**

**9.1** The provision of employment land of the right type and in the right place is a key issue the Local Plan seeks to address. The Employment Land Study highlighted the need for the local economy to rely less on the manufacturing and to stimulate the private sector by making more sites available. The Study indicated the need for starter units and the potential for offices and the potential of tourism and cultural development for employment opportunities. The Local Plan contains five policies designed to help develop the District's economy and maintain existing valuable employment land and premises. The policy also allocates sites for employment and mixed use development and supports tourism and cultural development.

### 9.1 Net Additional Floorspace

**9.2** The Council monitors the amount of new employment land and floorspace [use classes B1/B2/B8] it approves annually, and how much is completed annually. So as to create a 'true' picture of employment land provision, floorspace figures pertain to net (as opposed to gross) creation, ie any floorspace losses in a scheme are taken into account overall. The Council also monitors which types of B use (B1a, B1b, B1c, B2, B8 or combinations of these) are affected within schemes (in some cases this is a complicated picture involving net gains in some uses, net losses in others – producing an overall net gain/loss in B class floorspace). Sometimes a judgement has been made when a consent is not clear which B uses are authorised. Note in all cases a positive commitment is only recorded in annual monitoring if it creates at least 50m<sup>2</sup> net floorspace. Also many minor industrial extensions and internal works (such as new mezzanine floors) may not require planning permission at all. Therefore the figures presented in this monitoring do not reflect all instances of employment floorspace creation or loss. The Council generally monitors all forms of affirmative employment permissions (including certificates of lawfulness, prior approval notifications that are approved, or confirm that further permission is not required etc) but excluding temporary permissions. In September 2020 the Government introduced a new Use Classes Order which overhauled existing use classes which have existed since the 1970s into fewer use classes - having the effect of liberalising changes of use between (previously different) uses. Class E now groups Classes A1, A2, A3 and B1 together such that changes between them is no longer construed as development needing planning permission. However for evidential purposes Councils still need to understand land use changes across both A- and B- sub uses and in any event planning approvals can still be granted conditionally to sub uses (subject to policy imperatives) in the normal way. It should also be understood that in some cases a scheme proposing to redevelop an existing industrial site for new industrial uses may actually involve a net loss of industrial floorspace even though the scheme itself represents a positive rationalisation of the site - so net losses may not always represent true industrial loss.

**9.3** It should also be understood that the 50ha site around the A50 at Blythe Bridge originally allocated in the 1998 Local Plan for a Premium Employment Site (high end B1 uses) is not included in this annual monitoring because this site responded to a sub-regional need in the Staffordshire Structure Plan (taken forward in the adopted Local Plan Policy DSR1 separately) it is considered independently of the employment land requirement for the District.

### Indicator 7

#### Net additional employment floor space developed for each year over plan period by Parish

**9.4** The table below lists all Parishes that are totally or partially within the Staffordshire Moorlands planning area (i.e. excluding Parishes entirely within the National Park) and the amount of employment (classes B1/B2/B8) development completed within them during the 2021-22 monitoring year:

**Table 9.1**

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

Parish	Completed floorspace (m <sup>2</sup> )	Percentage (%)
Leek	686	100
Leekfrith	0	0
Longsdon	0	0
Oakamoor	0	0
Onecote	0	0
Rushton	0	0
Tittesworth	0	0
Waterhouses	0	0
Werrington	0	0
<b>DISTRICT TOTAL</b>	<b>686</b>	<b>100</b>

**9.5** The table above demonstrates that all (100%) of the 686m<sup>2</sup> provided across the District during the monitoring year was completed within Leek Parish.

### Indicator 8

#### Amount of net additional employment floorspace per year developed across Leek, Biddulph & Cheadle

**9.6** The above completions data can be re-presented in terms of (the combined wards of) the 3 towns identified for growth in the spatial strategies of the adopted Local Plan as follows:

**Table 9.2**

Town	Completed Floorspace (m <sup>2</sup> )	Percentage (%)
Leek	686	100
Biddulph	0	0
Cheadle	0	0
<b>Total across Towns</b>	<b>686</b>	<b>100</b>

**9.7** As demonstrated in the earlier table, all (100%) employment completions occurred within the Leek wards.

### Indicator 9

#### Proportion of employment development completed in each area

**9.8** Refer to both tables above which provide a percentage completed per Parish, and per town, respectively.

**Indicator 10****Total amount of net additional employment floor space developed per year across District by type**

**9.9** The table below sets out how the total employment completions floorspace in the District 2021-22 breaks down into use classes:

**Table 9.3**

Use Class	Floorspace Developed (m <sup>2</sup> )
B1A	94
B1B	0
B1C	0
B2	230
B8	362
<b>TOTAL</b>	<b>686</b>

**9.10** The table illustrates that over half of completed floorspace was for B8 use; the second most prevalent use was B2 use; with some B1A officing also. These were attributable to: the creation through conversion of a 262m<sup>2</sup> retail building on the edge of Leek town centre, to storage and distribution; and secondly the creation of a new workshop building with officing at Croda Chemicals on Barnfields industrial estate, Leek.

**9.11** Policy SS3 2020 Local Plan states that provision will be made for at least 32 hectares of additional employment land in Staffordshire Moorlands between 2014 and 2033. The adopted Local Plan provides a suite of allocations which, along with employment commitments and completions since 2014, exceeds this requirement: Policy E1 identifies a total of 16.05ha employment land across the District: land within all of these areas remain 'available' until a planning permission upon them becomes completed. The coverage of new employment commitments across existing employment allocations has to be measured to understand how much available allocated land remains, with completed schemes 'deducted' from this. The allocations are a mixture of brownfield and greenfield sites both within the towns and around rural villages.

**9.12** The table below illustrates the land developed during 21-22 (and therefore the land remaining undeveloped) at the employment allocations within the 2020 Local Plan:

**Table 9.4**

Allocation	Site Area (Sept 2020) ha	Completions Sept 20 - 31/03/21 (ha)	Completions 21-22 (ha)	Remaining Site Area 31/03/22
Land at Newton House, Leek	1.50	0	0	1.50
Cornhill East, Leek	0.83	0	0	0.83



Allocation	Site Area (Sept 2020) ha	Completions Sept 20 - 31/03/21 (ha)	Completions 21-22 (ha)	Remaining Site Area 31/03/22
Land east of Brooklands Way, Leekbrook	4.01	0	0	4.01
Land off Tunstall Road (opposite Victoria Business Park), Biddulph	4	0	0	4
Wharf Road Strategic Development Area, Biddulph	1	0	0	1
Cheadle EM1 Land off New Haden Road Cheadle	4.27	0	0	4.27
Land at Waterhouses Enterprise Centre, Leek Road	0.44	0	0	0.44
<b>TOTAL*</b>	<b>16.05</b>	<b>0</b>	<b>0</b>	<b>16.05</b>

**9.13** \*Note that in addition to the above employment allocations, Policies DSR4 and DSR5 both allocate sites for mixed use development at Bolton Copperworks, Froghall (17ha); and Anzio Camp, Blackshaw Moor (15.4ha). Both Policies anticipate 'employment' as a suitable use alongside other uses (but without proscribing development areas specifically for employment).

**9.14** Policy SS3 2020 Local Plan establishes the residual employment land requirement between 2014 and 2033. Using the above information it is possible to calculate the combined remaining land across the District at allocations and remaining approved (undeveloped) employment land in all other locations. The remaining land at allocations as of 31/03/22 = 16.05ha; the remaining employment land commitment at other locations = 16.3275ha [or 59,020m<sup>2</sup>]. So the total combined remaining land in the District = 32.3775ha. It should be borne in mind however that site areas declared within planning permission commitments often relate to an entire site area (or large part of a site) and may not truly reflect the extent of land to be developed (whereas the floorspace figure above pertains to a precise net area to be developed, in this case exceeding 5.9ha).

### Target

To meet employment requirements identified in the Local Plan.

### Local Plan Policy

- SS3 Future Provision and Distribution of Development
- SS4 Strategic Housing and Employment Land Supply
- SS5 Leek Area Strategy
- SS6 Biddulph Area Strategy

- SS7 Cheadle Area Strategy
- E1 New Employment Development

**Progress: Working towards target**

There have only been 2x completed schemes across the District during 21-22 for not insubstantial (but non-major) schemes - both in Leek, on brownfield sites; therefore there have been zero completions across the District outside of Leek. There have been no completions whatsoever on any of the District's allocations in the 2020 Local Plan, since adoption. Therefore the Council will keep under review delivery of employment land across all 3 towns, and the rural areas as per expectations of Policy SS4, especially within employment allocations; and will consider the need for policy review as appropriate.

## 9.2 Employment Development on Allocated Sites

**9.15** As set out earlier in the Economy and Employment Section above, the Council's Local Plan allocates a suite of employment allocations across urban and rural sites across the District to provide for the District's employment land needs between 2014-2033, when taken alongside remaining employment land commitments which existed since 2014. The Council needs to understand whether these allocations are attracting planning applications; and as to how much employment land remains undeveloped, therefore 'available'.

### Indicator 11

#### **Amount of developed floorspace on allocated sites (ha)**

**9.16** The table above illustrates that during 21-22, **no** employment floorspace was completed at all across any of the employment land allocations set out in Local Plan Policy E2. In fact there have been no completions at all across these allocations since the Local Plan was adopted in September 2020.

#### **Target**

To meet the District's employment land needs on allocated sites.

### Indicator 12

#### **Net floorspace on strategic sites in Leek (Cornhill East, Land at Newton House, Land at the Mount)**

**9.17** Therefore there has been no employment floorspace completed during 21-22 on Leek strategic sites.

**Indicator 13****Net floorspace on strategic sites in Biddulph (Wharf Road and Tunstall Road)**

**9.18** Therefore there has been no employment floorspace completed during 21-22 on Biddulph strategic sites.

**Target**

Meeting development needs of Leek, Biddulph & Cheadle.

**Local Plan Policy**

- SS5 Leek Area Strategy
- SS6 Biddulph Area Strategy
- SS7 Cheadle Area Strategy
- SS10 Other Rural Areas Strategy
- E2 Employment Allocations

**Progress: Working towards target.**

**9.19** As stated above, there have been no completions whatsoever on any of the District's allocations in the 2020 Local Plan, since adoption. Therefore the Council will keep under review delivery of employment land across all 3 towns, and the rural areas as per expectations of Policy SS4, especially within employment allocations; and will consider the need for policy review as appropriate.

**9.3 Windfall Employment Completions**

**9.20** Policy SS3 2020 Local Plan states that provision will be made for at least 32 hectares of additional employment land in Staffordshire Moorlands between 2014 and 2033. The adopted Local Plan provides a suite of allocations which, along with employment commitments and completions since 2014, exceeds this requirement. The Council need to monitor uptake on employment land both within allocations, and outside them ('windfall') to understand employment land delivery; and also the extent of employment land remaining as still "available" (ie uncompleted) across the District.

**Indicator 14****Employment completions on windfall sites**

**9.21** During the monitoring year, all (100%) of employment completions occurred upon windfall sites. As stated above this amounted to 686m<sup>2</sup>, across 0.1592 hectares of land.

### Target

To meet housing and employment requirements in each part of the District identified in the Local Plan.

### Local Plan Policy

- SS4 Strategic Housing and Employment Land Supply

### Progress: Working towards target.

**9.22** There have only been 2x completed schemes across the District during 21-22 for not insubstantial (but non-major) schemes, - both were windfall developments in Leek, on brownfield sites; therefore there have been zero completions across the District outside of Leek. Therefore the Council will keep under review delivery of employment land across all 3 towns, and the rural areas as per expectations of Policy SS4, especially within employment allocations; and will consider the need for policy review as appropriate.

### 9.4 Loss of Employment Land

**9.23** Government policy guidance for development to take place on previously-developed land has meant that many existing employment sites have become under considerable pressure from the threat of residential development. Applicants often argue that there is no demand for an existing employment site or that its retention or its redevelopment for new employment uses is not a viable option. It is accepted that in some cases this is true. However, it needs to be recognised that employment land is a finite resource and once it is lost, it is effectively lost for good. Although the retention or redevelopment of a site for employment use may not be viable at a particular time, the economics of development may change over time and its redevelopment for employment uses may become a viable proposition in the future.

**9.24** Policy E3 in the adopted Local Plan is used to resist proposals involving the loss of employment land or employment use (as defined in the Local Plan Glossary) by proposing a sequential approach towards planning applications. This would initially involve retaining appropriate and viable employment sites. Where a lack of demand can be demonstrated by an appropriate marketing exercise and where the retention of a site in employment use can clearly be shown to be unviable through the submission of appropriate evidence, the potential for mixed-use development should be explored incorporating an element of employment use within the development. To this end the Council would expect that an applicant demonstrate that as much employment floorspace is retained (or re-provided) as possible on site. In the case of 'enabler' redevelopment schemes involving a proportion of non-employment uses needed to fund improvements to existing employment premises or supporting infrastructure, the Council will consider these on their individual merits but will seek to retain as much of the redeveloped site in employment use. Schemes proposing changes of use amongst "employment" uses but that do not result in a net loss of employment floorspace, are assessed on their merits against wider policies including SS4.

**Indicator 15****Total amount of employment land (as defined in glossary) developed for other uses per year**

**9.25** During the monitoring year 21-22, sites covering 0.1973 hectares, and involving a net loss of 765m<sup>2</sup> B class, were developed for non-B class uses as set out in the table below. Note that the Council only monitors losses from B-uses to non- B-uses, therefore this may not reflect other commitments and completions (for example losses of sui generis use sites deemed as 'employment' sites under the policy, to non- B uses).

**Table 9.5**

Scheme	application reference	Site area (hectares)	B-Class floorspace lost (m <sup>2</sup> )
Proposed erection of dwelling and new vehicular access at Former Provender Mill Under The Hill Biddulph Moor	SMD/2017/0074 (SMD/2018/0018)	0.0392	253 (B1(c))
Demolition of existing workshop and construction of bungalow on Land At, Cheadle Road, Kingsley	SMD/2019/0345	0.0208	80 (B1)
Erection of detached dwelling and ground worker's storage building on site of Workshop (Hurst Road Garage), Hurst Road, Biddulph	SMD/2016/0371 (SMD/2017/0022)	0.1373	432 (B2)
Total		0.1973	765

**Target**

To maintain the District's existing level of stock of employment sites, by minimising determination (and requiring justification of) losses to other uses

**Local Plan Policy**

- E3 existing Employment Areas, Premises and Allocations

**Progress: Working towards target**

**9.26** The Council will need to continue to keep under review the quanta of employment land (including B uses) approved for other uses, and developed for other uses, per year across all areas of the District; and consider the need to review adopted Local Plan policies including Policy E3 to ensure they provide sufficient protection for existing employment sites, as appropriate.

## 9.5 Tourist Sector Employment

**9.27** Policy E4 positively supports the important role that tourism and culture plays in the economy of the Staffordshire Moorlands and the contribution it makes to increasing physical activity and improving health and well-being. The District benefits from natural attributes including its landscapes, the Churnet River etc alongside man-made features etc. It is essential however that all new tourism, visitor and cultural proposals that are located outside settlement boundaries should be in sustainable locations and carefully assessed so that they do not have a detrimental impact on the local area unless it can be demonstrated that a particular tourism proposal requires such a location. Outside settlement boundaries (beyond areas with good connectivity with other tourist destinations and amenities), and in areas not identified for tourism development in the Churnet Valley Masterplan or other relevant documents, proposals for new tourist, visitor and cultural accommodation and facilities will need to justify their location as well as the need for the facility. Proposals for touring caravans and camping sites will also need to satisfy the terms of the policy. Stronger controls will however apply across the Green Belt. Wider Council policies including Churnet Valley (Policy SS 11) seek to promote the Churnet Valley as a sustainable tourism and recreational resource.

**9.28** Existing tourist accommodation in the Staffordshire Moorlands is generally small scale family-run businesses, usually rurally located, often in converted buildings. The area has a relatively high proportion of self-catering types of accommodation and very few hotels and serviced accommodation. At present a very low proportion of visitors to the Moorlands stay overnight in serviced accommodation and supply is particularly low in the three towns. Within the Churnet Valley the provision of further short and long stay visitor accommodation is particularly supported, the Churnet Valley Masterplan provides further guidance on suitable sites and scale. Particular attention should be paid to the quality of new tourist accommodation. A Staffordshire Moorlands Tourism Study undertaken in 2011 has identified a number of projects that would enhance the tourism offer of the District. These include developing and improving attractions and attractors, and enhancing the accommodation stock, notably further small serviced and self catering accommodation, particularly in the Churnet Valley, and providing budget hotel accommodation in the market towns. Tourism also plays an important role in diversifying the rural economy. The Tourism Study identifies where there is scope for further provision and the nature of that provision which will help inform decisions on applications for tourism uses in order to ensure supply matches demand. Policy E 4 sets out the considerations for tourism proposals

### Indicator 16

#### Percentage of people employed in the Tourism Sector in the Staffordshire Moorlands

**9.29** According to data held by the Council, in 2020, **4,750 people were employed in the tourism sector** across the Staffordshire Moorlands. This comprised 2,250 people in accommodation and food, and 2,500 people employed in arts, entertainment and recreation. Employment in accommodation, food, arts, entertainment and recreation, as a percentage of employment across all sectors [excluding agriculture] was 20% in 2019, but has fallen back slightly to 17% in the pandemic year with a reduction of 750 people employed in accommodation and food services and 500 in arts and recreation. [Staffordshire Moorlands Economy & Business Base 2022].

**Target**

Maintaining the important role that tourism and culture plays in the economy of the Staffordshire Moorlands.

**Local Plan Policy**

- E4 Tourism and Culture Development

**Progress: Working towards target**

The Council will need to keep under review the number of approvals (and completions) in the tourism sector across the Staffordshire Moorlands over time, to understand whether the respective tourism and spatial strategy policies for the Staffordshire Moorlands are having the desired effect of encouraging the sector generally and certain types of tourism growth, but in the appropriate areas of the District in terms of landscape protection, sustainability etc. The Council will also need to understand how important the tourism sector is in terms of overall employment in the District over time, and consider the case for policy review as appropriate.

## Housing



## 10 Housing

### Spatial Objectives

**SO4. To provide new housing that is affordable, desirable, well designed and meets the needs of residents of the Moorlands**

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

### 10.1 Housing Completions

#### Indicator 17

**Net additional dwellings for each year over plan period for Biddulph, Cheadle, Leek and the Rural Areas**

(Review indicator)

#### Target

To focus development in the towns and larger villages in line with the spatial strategy

#### Indicator 18

**Proportion of housing completed in each area**

(Review Indicator)

#### Target

To meet housing and employment requirements identified in the Local Plan.

**Table 10.1 Housing completions (net) each year (2014-2022)**

Year	Leek	Biddulph	Cheadle	Rural	District Total
2014/15	149	60	31	38	278
2015/16	29	28	10	32	99
2016/17	44	40	4	40	128
2017/18	40	33	13	56	142
2018/19	14	6	87	58	165
2019/20	85	18	22	78	203
2020/21	79	15	41	66	201
2021/22	29	11	57	80	177
Total	469	211	265	448	1,393
<b>Local Plan Target (%)</b>	<b>30%</b>	<b>20%</b>	<b>25%</b>	<b>25%</b>	<b>100%</b>
Percentage % (to date)	33.7%	15.1%	19%	32.2%	100%

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

### Indicator 19

#### Net additional dwellings each year over plan period by Parish

(Review indicator)

#### Target

To focus development in the towns and larger villages in line with the spatial strategy.

**Table 10.2 Housing completions (net) each year over plan period - all parishes**

Parish	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Alton	4	2	2	1	2	1	2	2	16
Bagnall	0	0	0	1	1	9	1	0	12
Biddulph	60	28	40	33	6	18	15	11	211
Bradnop	0	0	0	0	0	5	1	1	7
Blore with Swinscoe	0	0	0	0	0	0	0	0	0

Parish	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Brown Edge	5	0	3	5	4	5	1	2	25
Caverswall	15	18	7	12	2	0	0	0	54
Checkley	3	8	2	5	1	0	0	0	19
Cheadle	31	10	4	13	87	22	41	57	265
Cheddleton	1	2	0	6	7	11	12	4	43
Consall	0	0	0	0	0	0	0	0	0
Cotton	0	0	0	0	0	1	1	0	2
Dilhome	1	0	0	2	1	8	6	2	20
Draycott	0	0	0	2	0	0	1	2	5
Endon & Stanley	2	0	0	1	2	3	0	5	13
Farley	0	0	0	0	0	0	0	0	0
Forsbrook	0	0	0	1	4	6	34	43	88
Ipstones	0	1	0	1	6	3	2	2	15
Kingsley	1	0	1	9	7	12	0	3	33
Heaton	1	1	0	0	0	0	0	0	2
Horton	0	0	0	2	3	6	1	0	12
Leek	149	29	44	40	14	85	79	29	469
Leekfrith	0	0	0	0	0	1	0	0	1
Longsdon	1	0	0	0	1	1	0	3	6
Oakamoor	0	0	0	0	4	0	2	4	10
Onecote	0	0	0	0	0	0	1	0	1
Rushton	0	0	0	0	0	1	0	1	2
Tittesworth	3	0	0	1	3	0	0	1	8
Waterhouses	0	0	1	0	0	4	1	1	7
Werrington	1	0	24	7	10	1	0	4	47
<b>Total</b>	<b>278</b>	<b>99</b>	<b>128</b>	<b>142</b>	<b>165</b>	<b>203</b>	<b>201</b>	<b>177</b>	<b>1,393</b>

**Indicator 20**

**Number (net) of housing completions in Leek, Biddulph, Cheadle, Rural Areas on allocated sites and windfall sites**

**(Review indicator)**

**Target**

To meet the District's housing needs on allocated sites.

To meet housing and employment requirements identified in the Local Plan.

**Table 10.3 Details of completions (net) on allocated sites and windfall sites**

Area	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
<b>Leek</b>									
Allocations	2	1	0	1	0	3	10	2	469
Windfalls (large)	139	24	42	17	1	50	42	19	
Windfalls (small)	8	4	2	22	13	32	27	8	
<b>Biddulph</b>									
Allocations	0	0	0	0	0	0	0	0	211
Windfalls (large)	44	27	39	16	0	16	14	0	
Windfalls (small)	16	1	1	17	6	2	1	11	
<b>Cheadle</b>									
Allocations	0	0	0	0	0	0	0	11	265
Windfalls (large)	0	0	0	0	76	3	25	42	
Windfalls (small)	31	10	4	13	11	19	16	4	
<b>Rural Area</b>									
Allocations	0	0	0	0	7	0	33	41	448
Windfalls (large)	16	17	24	19	0	11	0	0	
Windfalls (small)	22	15	16	30	51	67	33	39	

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

**Indicator 21**

**Number (net) and type of housing completions in larger villages, smaller villages and other rural areas**

**(Review Indicator)**

**Target**

To focus development in the towns and larger villages in line with the spatial strategy.

Ensuring limited or very limited appropriate housing development as per policy (for policies SS9 & SS10)

**Table 10.4 Number of housing completions (net) in larger villages, smaller villages and other rural areas**

Year 2021/22	Larger Villages	Smaller Villages	Other Rural Areas
Total number of completions (net)	55	5	24
Windfall completions (net)	14	5	24
Affordable Housing (net)	14	0	0

**10.4** The table above shows the proportion of housing completions delivered in the larger villages, smaller villages and other rural areas. Please note that Biddulph Moor is a larger village and is also part of Biddulph Parish, therefore some completions may also be included in Biddulph figures in other tables. Leekbrook is a smaller village and is also part of Leek Parish, therefore some completions may also be included in Leek Figures in other tables.

**Indicator 22**

**Number (net) and type of housing completions e.g. self build**

**(Review Indicator)**

**10.5** Under the The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) Councils must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom (CSB) housebuilding in their area, according to that Council's CSB register, as measured against annual "base periods" . The Self-build Register section of this AMR provides information pertaining to the number of approved CSB plots per base period against this duty. The Government encourages further growth of the CSB sector, to help self-builders further meet bespoke demand and recognising that currently CSB demand is perhaps 'latent' and the scale of it is not fully recognised within official registers. The Government also wants to

diversify housing delivery generally across more, smaller interests. The table below indicates how many completions there have been **during the 1st April 2021 - 31st March 2022 monitoring year** for housing plots which have explicitly been declared within the planning particulars as being for CSB. [Note that the 2021-22 monitoring period does not synchronise with any "base period" within the CSB legislation, as these run annually from 31st October to 30th October].

### Target

Increasing housing provision by type.

**Table 10.5**

Area	Number of self build/custom build plots completed 2021/2022
Leek	1
Biddulph	1
Cheadle	0
Rural Area	6
<b>Total</b>	<b>8</b>

### Indicator 23

**The number of bedrooms per dwelling for major developments (10 or more homes or at least 0.5ha)**

**Table 10.6 Number of bedrooms per dwelling for major developments completed during 2021/22**

Sites Completed 2021/22	1 bed	2 bed	3 bed	4 bed	Total units
Saltire Court, Ashbourne Road, Leek (SMD/2016/0510)	0	0	12	0	12
Salisbury Street, Leek (SMD/2017/0460)	0	16	0	0	16
Thorley Drive, Cheadle (SMD/2019/0169)	0	1	50	6	57
<b>Total / % of Total</b>	<b>0 (0%)</b>	<b>17 (20%)</b>	<b>62 (73%)</b>	<b>6 (7%)</b>	<b>85 (100%)</b>

**10.6** The table above shows the dwelling sizes achieved on major planning applications (10+) completed within the year.

## Local Plan Policy

- SS2 Settlement Hierarchy
- SS3 Future Provision and Distribution of Development
- SS4 Strategic Housing and Employment Land Supply
- SS5 Leek Area Strategy
- SS6 Biddulph Area Strategy
- SS7 Leek Area Strategy
- SS8 Larger Villages Area Strategy
- SS9 Smaller Villages Area Strategy
- SS10 Other Rural Areas
- H1 New Housing Development

### **Progress: working towards target**

**10.7** Total housing completions have generally been higher over the last three monitoring years, however they have not been meeting the target of 320 per annum specified in Policy SS3 of the Staffordshire Moorlands Local Plan.

**10.8** Policy SS4 sets out the percentage target for each of the areas: Leek 30%; Biddulph 20%; Cheadle 25% and the Rural Areas 25%. Leek (33.7%) and the Rural Areas (32.2%) have delivered a higher percentage so far with Biddulph (15.15%) and Cheadle (19%) providing a lower percentage. There have been a higher number of completions on large and small windfall sites than the allowances included in the Local Plan. A number of allocated sites in Cheadle and the Rural Area are now starting to be delivered and making a contribution towards the annual housing completions.

## 10.2 Housing on Allocated Sites

### Indicator 24

#### Details and numbers of completions on allocated sites

##### (Review indicator)

- Number of completions on strategic sites in Leek (Cornhill East, Land at Newton House, Land at the Mount).
- Number of completions on strategic sites in Biddulph (Wharf Road and Tunstall Road).
- Number of completions on strategic sites in Cheadle (land off Donkey Lane and Mobberley Farm).

#### Target

To meet the District's housing needs on allocated sites

To meet housing and employment requirements identified in the Local Plan.

Meeting development needs of Leek, Biddulph and Cheadle.

**Table 10.7 Progress on residential allocated sites**

Allocated Site	No dwellings allocated	No dwellings permitted	Site Status	Comments
<b>Leek</b>				
Land east of Horsecroft Farm (ADD01)	15	N/A	Allocation	No progress.
Land at the Mount (LE066, LE128a&b, LE140, LE142a, LE142b)	345	N/A	Allocation	No progress.
Land adj to Newton House, Cheddleton Road (LE150)	179	N/A	Allocation	No progress.
Land at Cornhill (LE235)	50	N/A	Allocation	No progress.
Land west of Ashbourne Road	16	12	Site complete	Planning application SMD/2016/0510 was approved on 30/11/2017. All plots were completed by 31/03/2022.
Land north of Macclesfield Road	25	N/A	Allocation	No progress.
<b>Biddulph</b>				
Wharf Road Strategic Development Area (BD055, BD071, BD071a, BD106, BD156, BD076, BD076a, BD108, BD016, BD104)	442	N/A	Allocation	A Masterplan has been prepared in order to identify some of the challenges associated with the site so the Council can address these issues in order to deliver the site.
The Mills - Yarn and Minster Mills, Stringer Street (BD101 & BD102)	57	N/A	Allocation	No progress.



Allocated Site	No dwellings allocated	No dwellings permitted	Site Status	Comments
Tunstall Road Strategic Development Area (BD117)	105	N/A	Allocation	A Masterplan has been prepared in order to identify some of the challenges associated with the site so the Council can address these issues in order to deliver the site.
<b>Cheadle</b>				
Cheadle North Strategic Development Area (CH001 & CH132)	320	125 (FULL) & 135 (OPP)	Site under construction	Planning application SMD/2018/0180 sought 1) full permission for 125 dwellings and access to proposed primary school and 2) outline permission for up to 135 dwellings and primary school and was approved on 01/12/2020. Phase 1 is now under construction with 4 plots completed by 31/03/2022. A reserved matters application SMD/2021/0780 for Phase 2 has been received and is awaiting a decision. The site is being developed by Persimmon Homes.
Cecilly Brook Strategic Development Area - CH024 plus Former Cecilly Mill	106	120	Site under construction	Outline planning application SMD/2017/0660 for up to 121 homes was approved on 15/11/2019. A reserved matters application (SMD/2019/0723) was approved on 14/08/2020 for 120 dwellings. The site is now under construction and 2 plots were completed by 31/03/2022. The site is being developed by Bellway Homes Limited.
Remainder of Cecilly Brook Strategic - Development Area -(CH002a, CH002b)	See above	N/A	Allocation	No progress.
Land to the rear of Froghall Road (CH004)	45	N/A	Allocation	No progress.
Land to the rear of The Birches (CH013)	51	39	Site under construction	A full planning application SMD/2017/0659 was approved on 19/06/2019 for 39 dwellings. The site is now under construction and 4 plots were completed by 31/03/2022. The site is being developed by Walton Homes Ltd.
Stoddards Depot, Leek Road (CH015)	32		Allocation	No progress
Land north of the Green (CH020)	42	South part - 9 dwellings	Planning permission / remainder allocation	A full planning application SMD/2020/0029 was approved on 08/12/2021 on the southern part of the site and is now under construction. The remainder of the site is still an allocation.
Mobberley Strategic Development Area (CH085A, CH085B,	430	N/A	Allocation	No progress

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Allocated Site	No dwellings allocated	No dwellings permitted	Site Status	Comments
CH085C, CH085D, CH128)				
<b>Rural</b>				
Land at Capri, Gallows Green, Alton (AL012)	13	N/A	Planning application awaiting decision	An outline planning application SMD/2014/0824 was submitted on 16/12/2014 but the application was not determined. A new outline application SMD/2021/0089 was submitted on 15/02/2022 and is awaiting decision.
Blythe Vale, Blythe Bridge	300	146 (Phase 1)	Phase 1 - site under construction  Phase 2 - Planning application submitted	Phase 1 - Detailed planning permission (SMD/2017/0512) for the development of 118 dwellings was approved on 10th May 2018. A revised scheme (SMD/2018/0790) for 146 dwellings was approved on 12th May 2020. The site is being developed by St Modwen Homes with 74 dwellings completed by 31/03/2022.  Phase 2 - Full planning permission SMD/2021/0418 for residential development of 200 dwellings was submitted on 24/06/2021 and is awaiting decision.
Land at corner of Brookfield Avenue / Stoney Lane, Endon	22	N/A	Allocation	No progress
Haulage Depot, St Thomas's Road, Upper Tean (UT019)	15	N/A	Allocation	No progress
Land at Waterhouses Enterprise Centre, Leek Road (WA004)	36	N/A	Allocation	No progress
Land off Ash Bank Road, Werrington (WE003 & WE052)	75	75	Planning permission approved.	A full planning application SMD/2021/0694 for 75 dwellings was approved on 26/09/2022. The site will be delivered by Homes England in partnership with Countryside Properties UK.

**Indicator 25****Redevelopment of major sites****Bolton Copperworks, Froghall and Anzio Camp, Blackshaw Moor****Target**

Sites redeveloped

**Table 10.8 Progress on redevelopment of major sites**

Site	Progress
Bolton Copperworks, Froghall	Planning application SMD/2020/0684 residential development (49 dwellings) including formation of new access, landscaping and associated works and restoration of listed farmhouse and re-use as a dwelling house at Froghall Wharf was refused on 09/09/2021. The reasons for refusal included the lack of potential for subsidising and achieving mixed-use development on the rest of the site in line with policy DSR4, flood risk, potential adverse impacts on the Caldon Canal, design in a rural location and adverse impact on trees/wooded areas.
Anzio Camp, Blackshaw Moor	Planning application SMD/2014/0683, erection of extra care housing, live work units, ancillary social centre and facilities building and change of use to holiday park was approved on 09/11/2015. SMD/2019/0417 a certificate of lawfulness for the implementation of the 2014 planning permission consisting of works involving the demolition of one building and the digging of foundations of a building was found to be lawful. Application SMD/2022/0031, variation of conditions and removal of other conditions relating to the 2014 permission is awaiting decision.  There have also been three Discharge of Conditions applications DOC/2018/0102, DOC/2018/0126 and DOC/2018/0133 which have been withdrawn.

**Local Plan Policy**

- SS4 Strategic Housing and Employment Supply
- SS5 Leek Area Strategy
- SS6 Biddulph Area Strategy
- SS7 Cheadle Area Strategy
- SS10 Other Rural Areas Strategy
- H2 Housing Allocations

**Progress: working towards target**

**10.9** In Leek one allocated site on Ashbourne Road (12 dwellings) has been completed however no applications have been received so far for the other allocated sites. In Biddulph there have been no applications received for allocated sites so far. Masterplans have been prepared for the Wharf Road site and the Tunstall Road site in order to identify some of the challenges associated with the sites. In Cheadle three of the allocated sites, the Cheadle North Strategic Development Area (Phase 1 Ayr Road), Cecilly Brook Strategic Development Area (Cecilly Mill) and Land rear of the Birches are all under construction with a fourth allocated site at The Green which has part permission is also under construction. In the Rural Area, the site at Blythe Vale, Blythe Bridge is well underway and planning permission has been granted for the site off Ash Bank Road in Werrington for 75 dwellings.

**10.3 Housing in the Larger and Smaller Villages and Rural Areas**

**Indicator 26**

**Details of applications approved/refused for residential development in the larger and smaller villages.**

**(Review indicator)**

**Target**

To allow an appropriate level of residential development in the larger & smaller villages

**Table 10.9 Details of applications approved/refused for residential development in the larger villages**

Larger Villages	No of units approved (net) 2021/22	No of units refused 2021/22
Alton, Biddulph Moor, Blythe Bridge & Forsbrook, Brown Edge, Cheddleton, Endon, Ipstones, Kingsley, Upper Tean, Waterhouses, Werrington & Cellarhead, Wetley Rocks	17 dwellings (11 applications approved)	6 applications refused. See below.

**Table 10.10 Details of applications refused**

Application No.	Address	Proposal	Decision Date	Reason for refusal
SMD/2021/0153	Land Adjacent, 70 Tollbar Cottage,, Ipstones, ST10 2LU	New dwelling on part of the land to an existing cottage.	21/05/2021	Contrary to policies SS18, H1 & DC1.
SMD/2021/0082	Land At 17, Old Road, Upper Tean	Construction of a 1.5 storey residential dwelling and associated works	28/05/2021	Contrary to policies DC1 & DC2.

Application No.	Address	Proposal	Decision Date	Reason for refusal
SMD/2021/0286	Former Severn Trent Reservoir, Biddulph Common	Change of Use of former Reservoir structure to a single dwelling house	28/06/2021	Contrary to policies DC1 & DC3.
SMD/2020/0682	Oakhouse, Clay Lake, Endon	New dwelling in the residential curtilage	09/06/2021	Contrary to policies DC1 & T1.
SMD/2017/0444	Land At, Horse Road, Alton	Erection of a detached cottage and formation of access	30/07/2021	Contrary to policies SS8, SS10, DC1 & H1.
SMD/2022/0009	Kirk House, Malthouse Road, Alton	New one bedroom bungalow within the domestic curtilage of Kirk House	11/03/2022	Contrary to policy H1.

**Table 10.11 Details of applications approved/refused for residential development in the smaller villages**

Smaller Villages	No of units approved (net) 2021/22	No of units refused 2021/22
Bagnall, Blackshaw Moor, Boundary, Bradnop, Caverswall, Checkley, Consall, Cookshill, Cotton, Dilhorne, Draycott, Foxt, Froghall, Heaton, Hollington, Hulme, Kingsley Holt, Leekbrook, Longsdon, Lower Tean, Meerbrook, Oakamoor, Rudyard, Rushton Spencer, Stanley, Stockton Brook, Swinscoe, Whiston, Winkhill	9 dwellings (11 applications approved )	2 applications refused. See below.

**Table 10.12 Details of applications refused**

Application No.	Address	Proposal	Decision Date	Reason for refusal
SMD/2021/0284	Land Off Black Lane, Whiston	The erection of a single dwelling and amendments to parking provision for end terrace approved under planning application SMD/2019/0005.	14/06/2021	Contrary to policies SS1, SS9, SS10, H1, DC1 & DC3.
SMD/2020/0684	Land at Former Bolton's Copperworks, Froghall Road, Froghall	Residential development (49 dwellings), including formation of new access, landscaping and associated works, and restoration of listed farmhouse and re-use as a dwelling house.	09/09/2021	Contrary to policies SS1, SS9, SS10 & DSR4.

**Indicator 27****Net additional rural housing conversions by parish****Target**

Allowing re-use of rural buildings for residential in accordance with policy.

**Table 10.13 Net additional rural housing conversions by parish**

Parish	2021/22 (Conversions to residential)
Alton	0
Bagnall	0
Bradnop	1
Blore with Swinscoe	0
Brown Edge	0
Caverswall	0
Checkley	0
Cheddleton	0
Consall	0
Cotton	0
Dilhorne	1
Draycott	1
Endon & Stanley	1
Farley	0
Forsbrook	0
Ipstones	0
Kingsley	2
Heaton	0
Horton	0
Leekfrith	0
Longsdon	0
Oakamoor	2
Onecote	0
Rushton	1

Parish	2021/22 (Conversions to residential)
Tittesworth	1
Waterhouses	1
Werrington	3
Winkhill	0
<b>Total</b>	<b>14</b>

### Indicator 28

**Net additional dwellings for each year over the plan period in the Green Belt**

#### Target

Ensuring limited development in Green Belt as per national policy.

**Table 10.14 New additional dwellings in the Green Belt**

Net additional dwellings in the Green Belt	New Build	Conversions to Residential	Total
2021/22	12	7	19

#### Local Plan Policy

- SS2 Settlement Hierarchy
- SS8 Larger Villages Area Strategy
- H1 New Housing Development

#### **Progress: working towards target**

**10.10** This is the first year of monitoring some of the above indicators. More commentary will be provided in future years as more data is collected and collated.

## 10.4 Affordable Housing

### Indicator 29

**Number of affordable dwellings completed**

### Indicator 30

**Number of affordable dwellings completed on windfall sites detailed by settlement hierarchy**

### Indicator 31

**Number of 100% affordable housing schemes by type and location**

### Target

Increased provision of affordable housing in accordance with policy

Provision of 100% affordable housing schemes in appropriate locations

### Local Plan Policy

- H3 Affordable Housing

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

**Table 10.15 Affordable Housing Completions**

Monitoring Period	Number of Dwellings
2021-22	20



**Table 10.16 Affordable Housing During the Monitoring Period**

Site	Allocation (A) or Windfall (W)	Affordable Rent	Shared Ownership	Discount Market Sale	Rent to Buy	Total Affordable
Thorley Drive, Cheadle (Augustus Way)	W	3	3	0	0	6
Blythe Vale, Blythe Bridge (St Modwen)	A	6	2	0	0	8
Wetley Rocks	W	4	2	0	0	6
<b>TOTAL</b>						<b>20</b>

**10.12** During the monitoring period there were 20 affordable housing completions which included 13 for rent and 7 shared ownership. This is quite a low return as most of the larger sites allocated in the Local Plan have not yet started. The annual completions figure should increase in future years.

**Progress: Working towards target**

**10.13** A total of 12 of the affordable housing completions were on windfall sites - 6 in Cheadle and 6 in the larger village of Wetley Rocks. One 100% affordable housing scheme has been completed in the monitoring year, the Wetley Rocks completions which are on a policy compliant exceptions site in the Green Belt.

**Progress: Target met**

### 10.5 Gypsy and Traveller Accommodation

**10.14** Recent legislation and guidance from the government has indicated a commitment to taking steps to resolve some of the longstanding accommodation issues for members of the gypsy and traveller communities. This legislation and guidance has an overarching aim of ensuring that members of the gypsy and traveller communities have equal access to decent and appropriate accommodation options, health, education and employment opportunities in sustainable locations akin to each and every other member of society. Policy H4 of the adopted Local Plan seeks to address this through criteria aimed at ensuring such provision is made in appropriate locations which will apply to the determination of planning applications. This policy also relates to travelling showpeople. Although their work is of a mobile nature, showpeople nevertheless require secure, permanent bases for the storage of their equipment and more particularly for residential purposes.

**10.15** The need for sites for gypsies and travellers within Staffordshire Moorlands has been identified through a recent 2015 joint-Authority Gypsy and Traveller Accommodation Needs Assessment (GTAA). This Assessment identifies a requirement for 6x residential and zero transit pitches for the District over the period 2014 – 2019 (with an additional 2 residential pitches up to 2034, taking account of household formation). This Assessment also covers the separate provision for travelling showpeople (although this GTAA did not identify any additional plot requirements for travelling showpeople across the Staffordshire Moorlands). Taking account of subsequent permanent permissions, the residual requirement for residential pitches was 3x pitches up to 2019.

### Indicator 32

#### Number of permanent traveller pitches developed per year (permanent/temporary consents)

**10.16** During the monitoring year there were zero completions for permanent, and zero completions for temporary residential pitches.

### Indicator 33

#### Number of transit traveller pitches developed per year (permanent/temporary consents)

**10.17** During the monitoring year there were zero completions for permanent, and zero completions for temporary transit pitches.

### Indicator 34

#### Number of travelling showperson's plots developed per year (permanent/temporary consents)

**10.18** During the monitoring year there were zero completions for permanent, and zero completions for temporary showperson's plots.

### Target

To fully meet the District's objectively assessed need for traveller pitches and showperson plots.

### Local Plan Policy

- H4 Gypsy and Traveller Sites and Sites for Travelling Showpeople

### **Progress: Working towards target.**

**10.19** The Council still has a residual (permanent) residential pitch requirement of 3x pitches [rising to 5x pitches by 2034]. During the monitoring year there were not only zero completions pertaining to gypsies/travellers, and travelling showpeople; but also no newly arising planning permissions either. Given that the most recent permanent permission dates from 2018, the Council will need to monitor the availability of gypsy and traveller and travelling showperson's accommodation across the District; and manage the provision of additional pitches/plots within Staffordshire Moorlands against the need identified for the District and, as set out in the guidance in paragraphs 24 and 27 of the 'Planning Policy for Traveller Sites'. The existing level of local provision and need for sites will be taken into account when considering planning applications for gypsy and traveller sites. Section 124 of the Housing

and Planning Act 2016 has clarified that Local Authorities must periodically assess the need for people residing on "sites on which caravans can be stationed"; however the requirement to produce formal "GTAA's" has been removed. The Government also clarified changes to the definition of traveller and travelling showperson, such that those who have ceased to travel permanently, may now be excluded from assessment [subject however to subsequent case law]. However national policy in paragraph 61 of the NPPF 2019 clarifies that such 'non-travellers' would still need to have their housing needs assessed and reflected in housing policies in the normal way.

## Town Centres and Retailing

## 11 Town Centres and Retailing

### Spatial Objectives

**SO5. To ensure long term vitality and viability of the three market towns of Leek, Biddulph and Cheadle.**

#### 11.1 Town Centres and Retailing

##### Indicator 35

**Percentage of retail and other types of units in Leek, Biddulph and Cheadle town centres**

**(annual data)**

##### Indicator 36

**Percentage of vacant units in Leek, Biddulph and Cheadle town centres**

**(annual data)**

##### Target

At least 50% of units in Town Centre in retail use.

Vacancy rates in each town centre to be below the National Town Centre Vacancy Rate for the relevant monitoring year (11.7% in October 2021 - Source: Springboard)

### Indicator 37

**Percentage of retail and other types of units in the primary shopping frontage  
(annual data)**

### Indicator 38

**Percentage of vacant units in the primary shopping frontage  
(annual data)**

### Target

At least 50% of units in Primary Shopping Frontage in retail use.

Vacancy rates in each Primary Shopping Frontage to be below the National Town Centre Vacancy Rate for the relevant monitoring year (11.7% in October 2021 - Source: Springboard)

### Indicator 39

**Total amount of net additional B1(a) office floor space developed in town centres  
per year**

**11.1** The 2017 Staffordshire Moorlands Employment Land Review Study recommended that for the Local Plan period 2014-2033 a requirement of 32ha additional employment land (ie B-class uses) be provided across the Staffordshire Moorlands. Policy SS3 applies this as a requirement, and Policy SS4 sets out how this is achieved by a combination of both land use allocations across urban and rural areas, and also remaining undeveloped employment land commitments (permissions) elsewhere. In terms of types of B use, based on the recommendations of the study Policy SS4 expects that the delivery of land both across allocations, and other windfall sites should achieve 50% B1a/B1b (office, R&D) and 50% B1c/B2/B8 (light industry, general industry, storage and distribution) provision. The release of land for employment across the District will be managed in order to deliver this distribution.

**11.2** As officing is considered as a "main town centre use" under the NPPF, and therefore acceptable in town centres, the Council monitors how much B1(a) officing is completed in the three town centres each year. Note that officing can encompass other use classes (such as A2); not only B1(a). Also note that with the introduction of the updated use classes order in September 2020 this had the effect of liberalising changes of use between various A-class uses, and B1a use (such that planning permission is no longer required for changes of use

between them as no development is involved); however local planning authorities can continue to condition change of use applications so as to control movement between specific sub uses within the new class E. This means that in many cases the Council will not be aware of changes of use to B1(a) from other A- uses where a planning application was not required; however the Council will continue to monitor new B1(a) development where it involves the submission and approval of planning applications. Note that the geographic extent of the town centres of Leek, Biddulph and Cheadle was defined in the adopted 2020 Local Plan.

**11.3** During the 2021-22 monitoring year, there were zero completions of new B1(a) officing floorspace across any of the three town centres.

#### Target

To meet employment land requirements identified for the District in the Local Plan.

#### Indicator 40

**Number of planning approvals for town centre uses outside of town centres  
(200m<sup>2</sup> floor space or above)**

#### Target

Maintaining the vitality and viability of town centres.

#### Local Plan Policy

- SS5 Leek Area Strategy
- SS6 Biddulph Area Strategy
- SS7 Cheadle Area Strategy
- E1 New Employment Development
- TCR1 Development in the Town Centre
- TCR2 Primary Shopping Frontages
- TCR3 Retailing and other Town Centre uses outside the Town Centre

**11.4** The Local Plan seeks to protect and enhance the vitality and viability of the town centres of Leek, Cheadle and Biddulph using positive management measures including focusing and promoting retailing and other key town centre uses such as offices, leisure and cultural facilities within these centres. The safeguarding of the retail function at the heart of the town centres is considered to be a crucial factor in maintaining their vitality and viability, so 'Primary Shopping Frontages' have been designated for Leek, Biddulph and Cheadle.

**11.5** The Council regularly collects data relating to units in its town centres - Leek, Cheadle and Biddulph - including vacancy rates. This data is used in the monitoring tables below. The Council also participates in the Springboard town centre data collection alongside many other authorities in the country. This generates comparative data such as town centre vacancy rates against which the Council can measure itself. (Note that the data does not cover every single Council in the country, just those who choose to participate.)

**11.6** To provide greater flexibility and enable businesses to respond rapidly to changing market demands from 1 September 2020 the Government introduced a new planning use class. The Commercial, Business and Service use class (Class E) includes uses generally found on the high street such as shops, banks and restaurants, and broadens it to encompass a wider range of uses such as gyms, crèches and offices. This provides greater flexibility to move between such uses, and to provide for a mix of such uses, without the need for a planning application. This supersedes the use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes), as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure), which have all been incorporated into Class E. As a consequence, this section includes a table showing proportion of units in E class use (as opposed to other uses) in each town centre. However, in order to enable a more fine grain analysis, tables showing retail and other types of units (e.g. eat in / out, financial / professional services) are also included.

#### Indicator 41

##### **Percentage of retail and other types of units and vacant units in Leek, Biddulph and Cheadle**

**(200m<sup>2</sup> floor space or above)**



Table 11.1 Commercial Units in Town Centres October 2021

Town	Retail Occupied	Retail %	Eat in/out Occupied	Financial/Prof Services Occupied	Other Business Occupied	Pub Occupied	Total (including Vacant)	Total Vacant	Vacancy rate all %
Leek	154	60%	30 (11.8%)	17 (6.7%)	22 (8.6%)	14 (5.5%)	256	19	7.4%
Cheadle	73	63%	14 (12%)	4 (3.4%)	9 (7.9%)	2 (1.7%)	116	14	12%
Biddulph	54	58.8%	16 (17.4%)	5 (5.4%)	4 (4.3%)	4 (4.3%)	92	9	9.8%

**11.7** All three town centres have at least 50% of units in retail use so they each meet the first monitoring target. In terms of overall commercial vacancy rates, the national rate of 11.7% has only been marginally exceeded in Cheadle, at 12%. Leek has the lowest vacancy rate of the Moorlands town centres and Biddulph, at 9.8% also falls below the national average. This is a positive trend for all the towns as centres are still trying to recover from the impact of the COVID-19 pandemic. It is possible that vacancy rates have been helped by the trend of more people working from home than pre-pandemic, resulting in local residents using their local shops and services more for day to day needs rather than using facilities near to where their employers premises are located (often outside of the District e.g. Stoke on Trent).

**11.8** In comparison with the overall vacancy rates in the previous monitoring year, Cheadle is the same, Biddulph has fallen slightly from 9.9% to 9.8% and Leek has risen from 5.7% to 7.4%. However, Leek's vacancy rate is still the lowest and its vitality and viability consistently appears stronger than the other Moorlands towns. This is likely to be due to it being a larger centre with significantly more units than the other towns and local initiatives such as the 'Totally Locally' programme which continues to be successful in the town.

**11.9** In terms of types of units within the centres, each centre has a similar proportion of retail units. Biddulph has a significantly higher proportion of cafes / takeaways than Cheadle and Leek. Leek has the highest proportion of units in use for financial / professional services, other businesses and pubs, which is likely to be due to it being a larger centre with a higher population to support these uses.

**Table 11.2 Proportion of Vacant Retail Units in Town Centres**

Town	Number of Retail Units	Number of Vacant Retail Units	Vacancy Rate (%)	2020/21 Vacancy Rate (%)
Leek	171	17	9.9%	6.9%
Cheadle	86	13	15.1%	19.7%
Biddulph	62	8	12.9%	14.9%

**11.10** Looking at the proportion of vacant retail units in the town centres, Cheadle is significantly higher than the other towns, though it has fallen in comparison to last year. Biddulph's retail vacancy rate was also higher last year than this year so the trend is moving in the right direction. Although Leek still has the lowest retail vacancy rate it has increased by 3% since last year. As this is still below the national vacancy rate of 11.7% it is not a cause for concern and is likely to be just a natural fluctuation.

**11.11** In December 2019, Cheadle town centre was named as one of the first pilot towns to receive expert advice and support from the Ministry of Housing Communities and Local Government (MHCLG) High Streets Task Force. The support is designed to help build local capacity with a view to reviving Cheadle High Street. It includes a diagnostic visit and report back to the Council with recommendations for unlocking the potential of Cheadle. This work is on-going. The Biddulph retail vacancy rate continues to be hindered by the four long-term vacant units at Sainsburys.

**Progress: Target met for Leek and Biddulph. Vacancy rate target not met for Cheadle.**

## Indicators 39 and 40 - % of retail, other types of units and vacant units in the Primary Shopping Frontage

Table 11.3 Commercial Units in Primary Shopping Frontage October 2021

Town	Retail Occupied	Retail %	Eat in/out Occupied	Financial/Prof Services Occupied	Other Business Occupied	Pub Occupied	Total (Including Vacant)	Total Vacant	Vacancy rate all %
Leek	113	64%	22 (12.4%)	14 (7.9%)	5 (2.7%)	11 (6.2%)	177	12	6.8%
Cheadle	66	68%	11 (11.4%)	2 (2%)	5 (5.2%)	2 (2%)	97	11	11.4%
Biddulph	47	56%	15 (18%)	5 (6%)	3 (4%)	4 (5%)	84	9	11%

**11.12** All three Primary Shopping Frontages (PSF) in the towns have at least 50% of units in retail use so they each meet the first monitoring target. The three PSFs also have vacancy rates below the national rate of 11.7% so this target has been met too. Leek and Cheadle have a lower vacancy rate within the PSF than the town centre in general, as expected. However, all of Biddulph's vacant units are within the PSF, with the long-term vacancies of the Sainsbury's units being a particular problem in a very central area.

**11.13** The PSF has a higher proportion of retail uses than the wider town centre in both Leek and Cheadle. However, the proportion of retail units is slightly less in the Biddulph PSF, which has a relatively high proportion of cafes / takeaways compared with the other two towns. Cheadle has the highest proportion of retail units and the lowest of financial / professional service units and pubs. The proportion of other businesses within the PSF is twice as high in Cheadle than Leek, which could be due to Cheadle's smaller size so less demand for professional services and pubs in the heart of the town centre.

**Progress: Target met**

### Proportion of E Class Uses in Town Centres

Table 11.4 Planning Use Class by % within Town Centre Boundary 2021

Town	E Class (Commercial, Business and Service)	Sui Generis	F Class (Local Community / Learning)	Other	C3 (Dwelling house)	Vacant Commercial Units	Total Number of Units in Town Centre Boundary
Leek	199 (48.8%)	34 (8.3%)	1 (0.2%)	3 (0.7%)	153 (37.4%)	19 (4.6%)	409
Cheadle	90 (36.4%)	9 (3.6%)	3 (1.2%)	0	131 (53%)	14 (5.8%)	247
Biddulph	64 (45.4%)	18 (12.8%)	1 (0.7%)	0	49 (35%)	9 (6.4%)	141

**11.14** The proportion of E class units is highest in Leek, which also has the lowest proportion of vacant commercial units. The vast majority of dwellings within the boundary are upper floor flats. Cheadle has the lowest proportion of E class units and a higher proportion of dwellings than commercial units within its town centre boundary, perhaps a reflection of demand for commercial space in the town. Biddulph, like Leek, has a higher proportion of commercial space than dwellings in its town centre, though it is the smallest of the three centres in terms of unit numbers.

**11.15** This is the first year that units have been monitored under the revised use classes so in subsequent years comparative data will be available to track changes in town centre unit types over time.

#### Indicator 42

**Total amount of net additional B1(a) office floor space developed in town centres per year**

**11.16** The NPPF expects a mix of main town centre uses, including a mix of office uses, for designated town centres, to encourage town centre vitality and viability. Arguably the introduction of the new Class E use class facilitates changes of use of town centre units (and facilitates complicated mixed use arrangements within a single unit) to respond to short term market conditions. As stated earlier the new Class E also obviates the need for planning permission at all in many cases, meaning the Council will not formally be aware of changes happening in town centres *between* Class E sub-classes. However the Council will continue to monitor the creation of new B1(a) class floorspace, where this is known. During the monitoring period, there were **no** completions of (Council-approved) B1(a) floorspace across any of the town centres (in fact only 1x site that involved (Council-approved) B1(a) officing was completed across the District - a factory premises on Barnfields industrial estate, Leek). Given the wider expectations of Policy SS4 about delivery of the District's residual employment land requirement (and that 50% of this be B1(a) or B1(b) uses) the Council will need to keep under review the delivery of B1(a) floorspace generally across the District - and more specifically its delivery within town centres - and to consider the need for policy review as appropriate.

**Progress: Working towards target.**

#### Indicator 43

**Number of planning approvals for town centre uses outside of town centres (200m<sup>2</sup> floor space or above)**

**11.17** Policy TCR3 seeks to protect the vitality and viability of the town centres by ensuring that proposals for town centre uses not allocated in the Local Plan and outside of the town centres are thoroughly assessed. This will involve sequential assessment and impact assessment on all but the smallest of schemes. It is useful to quantify how many approvals for such schemes take place and look at the circumstances for each approval.

Table 11.5 Retail Decisions 21/22

Application No.	Location	Town Centre?	Type of Retail Floorspace	Amount of Retail Floorspace Gain (Gross m2)	Amount of Retail Floorspace Gain (Net m2)	Retailer	Other Town Centre Use?
SMD/2021/0365	89 Tape St, Cheadle	N	Comparison	216	104	KLS Wholesale Trading Limited (vaping business)	No
SMD/2021/0035	1-3 Market Place, Leek	Y	Not known	334*		Flexible use application E class / sui generis	-
SMD/2021/0166	14 Cawdry Buildings, Fountain Street, Leek	Y	Comparison	-12		Former carpet shop	No
SMD/2021/0204	55 School Lane, Caverswall	N	Convenience	16		Caverswall Village Store	No
SMD/2020/0631	35 Broad Street, Leek	N	Comparison	-23		Former Wash n Vac	No

(\*As the use is flexible this may or may not result in more retail floor space).

**11.18** In this monitoring year, just one approval for a town centre use outside of a town centre of over 200m<sup>2</sup> has taken place, at Tape Street, Cheadle. This is a very small scale development only just over the threshold.

**11.19** Additionally, It is useful to monitor all commitments which have occurred in the monitoring year. The table also shows that there have been very few approvals for retail floor space in this monitoring year in the District and some retail floor space has been lost.

#### **Retail Completions in 2021/22**

**11.20** The table below shows retail completions in the monitoring year. Again, there has been very little gain, just a small scale change of use in Biddulph. Some losses have occurred in out of town centre locations.



Table 11.6 Retail Completions 21/22

Application No.	Location	Town Centre?	Type of Retail Floorspace	Amount of Retail Floorspace Gain (Gross m2)	Amount of Retail Floorspace Gain (Net m2)	Retailer	Completion Date
SMD/2020/0614	453 New Street, Biddulph Moor	N	Convenience	-72.8	-	Village News	26/04/21
SMD/2018/0197	97-99 High Street, Biddulph	Y	Not known	180	-		10/05/21
SMD/2019/0673	55 Chorley Street, Leek	N	Comparison	-47	-		12/05/21

## Design and Conservation

## 12 Design and Conservation

### Spatial Objectives

**SO7. To support and enhance the tourism, culture, recreation and leisure opportunities for the District's residents**

**SO8. To protect the local distinctiveness by means of good design and conservation, protection and enhancement of historic, environmental and cultural assets throughout the District.**

**SO9. To protect and improve the character and distinctiveness of the countryside and its landscape, biodiversity and geological resources.**

**SO10. To deliver sustainable, inclusive, healthy and safe communities.**

**12.1** Good design is a key element of sustainable development the Local Plan seeks to promote a high standard of design which is locally distinctive and reinforces the unique character and heritage of the area, its individual settlements and countryside. The Plan aims to ensure new development is of high quality and sustainable design, responds to the character of the area, provides safe and accessible public spaces, including green infrastructure and multi functional areas, provides adequate residential amenity and promotes biodiversity. The Plan further seeks to preserve and where possible enhance the historic environment and to protect and enhance the local landscape and setting of settlements. The Plan also designates a number of sites as local green space recognising their importance to the local community.

### 12.1 Design

#### Indicator 44

**Number of planning applications referred to the Design Review Panel**

#### Target

All development shall be well designed

**12.2** Not monitored as the Design Review Panel is no longer in operation.

### 12.2 Heritage at Risk Register

**12.3** The Heritage at Risk Register is published by Historic England. The Register includes buildings, places of worship, monuments, parks and gardens, conservation areas, battlefields and wreck sites that are listed and have been assessed and found to be at risk. Of all listed buildings across England they assess:

- Grade I
- Grade II\*

Grade II listed places of worship across England  
Grade II listed buildings in London (Grade II listed buildings outside London, other than places of worship, are not included).

**12.4** The register is a useful indicator for policy monitoring as it identifies heritage assets at risk in the District and the number of these can then be monitored over time.

### Indicator 45

#### Number of properties on the Heritage at Risk Register

#### Target

Annual reduction in the number of entries on the register in the Staffordshire Moorlands.

#### Local Plan Policy

- DC2 The Historic Environment

**12.5** A search of the Heritage at Risk Register reveals that as of early April 2022, there are eight entries on the register within the Staffordshire Moorlands planning area (i.e. excluding the Peak District National Park).

**Table 12.1 Staffordshire Moorlands Heritage at Risk Register Entries April 2022**

Entry Name	Heritage Category	Site Type	Condition	New Entry this monitoring year
Alton and Farley	Conservation Area	Domestic	Poor	N
Cheadle	Conservation Area	Wide mix of uses	Very bad	N
The Butter Cross, 650m west of Lowerhouse Farm, Cheddleton	Scheduled Monument	Religious ritual and funerary	Generally satisfactory but with significant localised problems	N
Dieu-la-Cres Abbey (remains of), Leek	Scheduled Monument	Religious ritual and funerary	Generally unsatisfactory with major localised problems	N
Alton Towers and attached garden walls and gatehouse, Alton Park, Farley	Listed Building Grade II*	Domestic	Poor	N
The Gazebo west of Whitehough, Ipstones	Listed Building Grade II*	Gardens parks and urban spaces	Fair	N
Biddulph Old Hall, Biddulph	Scheduled Monument	Domestic	Fair	N

Entry Name	Heritage Category	Site Type	Condition	New Entry this monitoring year
Prospect Tower and attached wing, Knypersley, Biddulph	Listed Building Grade II*	Gardens parks and urban spaces	Poor	N

**12.6** This data gives a baseline position in this first full monitoring year. This target will be monitored from next year once comparative data becomes available.

**Progress: N/A**

### 12.3 Development in Local Green Space

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

#### Indicator 46

#### Number and type of developments permitted within designated Local Green Space

#### Target

Protecting areas designated as LGS

#### Local Plan Policy

- DC4 Local Green Space

**12.8** The table below lists all of the LGS designations in the Local Plan and records any planning approvals and refusals in this monitoring year. This information helps to monitor the effectiveness of the Local Plan policy in protecting LGS from most types of development. The table also includes columns to record previous approvals / refusals on each LGS outside of the monitoring year (but post Local Plan adoption - when the designations were made) to show a picture over time as the plan period progresses.

**Table 12.2 Planning Activity on LGS Designations**

LGS Ref No	Name	Number / type of development approved this monitoring year	Number / type of development refused this monitoring year	Number / type of development approved in previous monitoring years (post September 2020)	Number / type of development refused in previous monitoring years (post September 2020)
01	Brough Park, Leek	None	None	n/a	n/a
02	Ball Haye Green Rec, Leek	None	None	n/a	n/a
04	Birch Gardens, Leek	None	None	n/a	n/a
05	Pickwood Rec, Leek	None	None	n/a	n/a
06	Westwood Road Rec, Leek	None	None	n/a	n/a
07	Westwood Park Drive Woodland, Leek	None	None	n/a	n/a
08	Edgehill Road Woodland, Leek	None	None	n/a	n/a
09	Campbell Avenue, Leek	None	None	n/a	n/a
10	Fynney St Garden, Leek	None	None	n/a	n/a
11	Gillow Heath Rec, Biddulph	None	None	n/a	n/a
12	Halls Road, Biddulph	None	None	n/a	n/a
13	Dorset Drive (west), Biddulph	None	None	n/a	n/a
14	Dorset Drive (east), Biddulph	None	None	n/a	n/a
16	Thames Drive Woodland, Biddulph	None	None	n/a	n/a
17	Leisure Centre, Biddulph	None	None	n/a	n/a
18	Braddocks Hay, Biddulph	None	None	n/a	n/a
19	Braddocks Hay Rec, Biddulph	None	None	n/a	n/a
20	(section B) Springfield Road, Biddulph	None	None	n/a	n/a
21	Cecilly Brook Corridor, Cheadle	(small part of LGS) SMD/2020/0563 - land south of Turner's Pasture (housing)	None	n/a	n/a

LGS Ref No	Name	Number / type of development approved this monitoring year	Number / type of development refused this monitoring year	Number / type of development approved in previous monitoring years (post September 2020)	Number / type of development refused in previous monitoring years (post September 2020)
22	Memorial Rec Ground, Cheadle	None	None	n/a	n/a
26	(Section C) High Lane, Brown Edge	None	None	n/a	n/a
27	Hillswood Drive Rec, Endon	None	None	n/a	n/a
29	Ox Pasture (west), Cheddleton	None	None	n/a	n/a
30	Ox Pasture (east), Cheddleton	None	None	n/a	n/a
32	Land adj to Caldon Canal, Cheddleton	None	None	n/a	n/a
34	Meigh Road Playing Fields, Werrington	None	None	n/a	n/a
37	Millenium Garden, Werrington	None	None	n/a	n/a
40	Village Green, Bagnall	None	None	n/a	n/a
41	Village Green, Bagnall	None	None	n/a	n/a
41a	The Green, Bagnall	None	None	n/a	n/a
42	Adj to River Churnet, Oakamoor	None	None	n/a	n/a
43	(section A) New Road, Alton	None	None	n/a	n/a
44	Town Head, Alton	None	None	n/a	n/a
45	Wentlows, Upper Tean	None	None	n/a	n/a
46	Riverside Recreation Ground, Upper Tean	None	None	n/a	n/a
48	Rear of Butchers Arms, Blythe Bridge	None	None	n/a	n/a

**12.9** There has been one relevant planning approval on an LGS designated site in Staffordshire Moorlands in this monitoring period. This was for a small part of the Cecilly Brook Corridor LGS in Cheadle, south of Turner's Pasture for 2 houses. The columns showing previous applications are not applicable this year (the first full monitoring year since the Local Plan was adopted) but will be completed in future years.

**Progress: Target not met**

## Sustainable Communities



## 13 Sustainable Communities

### Spatial Objectives

**SO6.To maintain and promote sustainable regenerated rural areas and communities with access to employment opportunities housing and services for all.**

**SO7. To support and enhance the tourism, cultural, recreation and leisure opportunities for the District's residents.**

**SO10.To deliver sustainable, inclusive, healthy and safe communities.**

**13.1** Creating sustainable communities by ensuring new development contributes to the creation of safe, liveable and mixed communities with good access to jobs and key services and to sports, recreation and leisure facilities for all the population is a principle of national planning policy and a matter which the Local Plan seeks to address. The Sustainable Communities polices therefore seek to establish measures which will support, protect and promote community facilities and services and the provision of infrastructure improvements to serve new developments including green infrastructure.

### 13.1 Open Space

#### Indicator 47

##### Net gain / loss in types of open space provision (ha) and facilities

- Leek
- Biddulph
- Cheadle
- District

#### Target

No loss in open space provision or facilities.

#### Local Plan Policy

- SS5 Leek Area Strategy
- SS6 Biddulph Area Strategy
- SS7 Cheadle Area Strategy
- C2 Sport, Recreation and Open Space

**13.2** Strategic Local Plan policies for Leek, Biddulph and Cheadle aim to protect, increase and improve the provision and accessibility of open space, sport and recreational facilities in the towns in line with the updated Open Space Study, Playing Pitch Strategy and Indoor

Facility Assessment. Policy C2 specifically relates to sport, recreation and open space in the District, setting out requirements for new development, protection of existing areas of open space and improvements to facilities.

**13.3** Details of new commitments and developer contributions for open space and associated facilities are available annually and are reported below. This information helps to give an indication of gains / losses in types of open space provision and consequently how the Local Plan policies are working.

**13.4** However, data is not available to report precise gains and losses for all open space typologies in hectares. Data is collected for planning applications determined within the monitoring year so any permitted development is not monitored.

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

**Table 13.1 Commitments from Applications in Monitoring Year 21/22**

Location	Application Number	Proposal	Decision Date	Notes
Rural – Checkley Cricket Club	SMD/2021/0762	New changing rooms	04/02/2022	-
Rural – Endon Cricket Club	SMD/2021/0470	Permeable hard standing	09/12/2021	To be used for parking in association with the cricket and football clubs. Need for the parking justified to Sport England's satisfaction. The proposed development will result in a minor encroachment onto the playing field. However, the proposal would not reduce the size of any pitches nor reduce the sporting capacity of the site with the largest size pitch capable of being accommodated at the site.
Rural – Leekbrook to edge of Leek	SMD/2021/0700	Replacement footpath on former railway line (amongst others)	02/02/2022	Renewal application for a replacement footpath on the former railway line between Cornhill, Leek and Leekbrook.

**13.6** The Infrastructure Funding Statement (IFS) provides a summary of all financial and non-financial developer contributions within Staffordshire Moorlands for a given financial year. This data is useful to give a picture of potential future open space provision in the District. Relevant entries are:

**13.7** Amount of money received under planning obligations in this monitoring year - Land SE of A521, A50 Blythe Bridge Bypass – St Modwen Homes Ltd – SMD/2018/0790 – date of receipt 30/3/22 - £346,100.12 – sports pitch contribution (rural - Blythe Bridge).

**13.8** The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority:

- The Ridings, Biddulph - George Wimpey - 11/02/2016 - £20,124.6 - Public open space (Biddulph)
- Land off Russell Grove, Werrington – Lovell Partnerships Ltd – SMDC/2014/0768 – 20/11/2016 - £44,024 – play space, equipment and playing fields (rural - Werrington)
- Turners Pasture - SMDC/2015/0050 15/06/2018 £25,261.50 Open space & Variation SMDC-2017/0504 – 15/06/2018 - £25,261.50 – open space (Cheadle)
- Former Meadows School site, off Meadows Way, Biddulph – Aldi Stores Ltd – SMD/2020/0301 – 26/02/2021 - £22,000 – biodiversity offsetting (Biddulph)

**13.9** The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend) - Land off Russell Grove, Werrington - Lovell Partnerships Ltd - SMDC/2014/0768 – 20/11/16 - £35,000 – play equipment and play space (rural - Werrington)

**13.10** The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

- Land off Russell Grove, Werrington - Lovell Partnerships Ltd - SMDC/2014/0768 – 20/11/16 - £44,024– play equipment, play space and playing fields (rural - Werrington)
- Turners Pasture - SMDC/2015/0050 - 15/06/2018 - £25,261.50 - Open space (Cheadle)
- Former Meadows School site, off Meadows Way, Biddulph – Aldi Stores Ltd – SMD/2020/0301 – 26/02/2021 - £22,000 – biodiversity offsetting (Biddulph)

**13.11** The IFS data tells us that new or improved sports pitch facilities will come forward in Blythe Bridge as a result of a new housing development. In Biddulph there is money available for public open space improvements as a result of development at The Ridings. Also as a result of the new Aldi store money is available for biodiversity offsetting in relation to that site. In Werrington money is available for play equipment, play space and playing fields as a result of development off Russell Grove. In Cheadle money is available for open space as a result of development at Turners Pasture.

**Progress: Target met**

## 13.2 Community Facilities

### Indicator 48

**Number of new community facilities completed in Leek, Biddulph and Cheadle (including education in Leek and Cheadle)**

### Indicator 49

**Changes in number of community facilities (by towns larger & smaller villages)**

### Indicator 50

**Number of approvals for new infrastructure and community facilities**

### Target

Provision of new community facilities (including education) in Leek.

Retain existing community facilities in larger villages.

### Local Plan Policy

- SS5 Leek Area Strategy
- SS6 Biddulph Area Strategy
- SS7 Cheadle Area Strategy
- SS8 Larger Villages Area Strategy
- SS9 Smaller Villages Area Strategy
- C1 Creating Sustainable Communities

**13.12** The strategic Local Plan policies for the towns look to increase community facilities that are needed (such as education in Leek and Cheadle), health, cultural and other facilities as well as supporting improvements of existing facilities. Policy SS8, covering larger villages, seeks to retain and enhance their role as local service centres by protecting community facilities where loss would be deemed to reduce the community's ability to meet its day-to-day needs. Policy SS9, covering smaller villages, seeks to enhance community vitality by protecting and enabling services and facilities which are essential to sustain rural living.

**13.13** Policy C1 specifically relates to community facilities and seeks to resist proposals involving their loss unless an alternative facility of the same type and quality meets the needs of the community or a viability appraisal including a marketing exercise demonstrates there are no options for continued or shared use as any type of community facility. This section monitors new community facilities which are being completed in the towns as well as looking at planning approvals for community facilities (both gains and losses) and related infrastructure needed to create sustainable communities to help consider the effectiveness of Local Plan policy. (NB It should be noted that the data may not pick up all development as the source is planning applications and building control records so it will not capture any permitted development).

**13.14** The table below shows that no new facilities have been completed in the towns during this monitoring year. However, there have been two extensions to existing facilities completed at Woodhouse Academy in Biddulph and Edith Shaw Care Centre in Leek (which has since closed down).

**Table 13.2 Completions of Community Facilities 21/22**

	Location	Application Number and Completion Date	Proposal	Notes
<b>Leek</b>	Edith Shaw Care Centre, 5 Hugo Street, Leek	(BC) SFP/2020/0093/ - 20/05/21	Single storey extension	Facility closed in June 2022.
<b>Biddulph</b>	Woodhouse Academy, Woodhouse Lane, Biddulph	(BC) SMIN/2021/0052/ - 06/05/21	New single storey modular teaching block	
<b>Cheadle</b>	n/a	n/a	n/a	n/a

**13.15** The table below shows approvals for the loss of 2 shops and 3 pubs in this monitoring period, all of which have been policy compliant. The issue of the loss of the shop in Leek was considered as part of the application and it was concluded that its loss does not affect access for residents in Leek to supplies and services. In the case of the loss of the pub in Leek, a marketing exercise was undertaken to support the application as required in Policy C1 of the Local Plan. The marketing exercise was considered to be robust by the case officer. No offers were made close to either the initial asking price, nor the significantly reduced price to retain the public house as a community facility. The application site is within the town of Leek, in walking distance of the town centre, where there are numerous other public houses available to meet the needs of the community. It is for these reasons that the loss of the public house was considered policy compliant.

**13.16** The loss of the pubs in Cheadle was justified at application stage. In the case of the change of use to a hot food takeaway, the pub was vacant and therefore the change of use to an alternative commercial operation was supported in the interests of the local economy and also the vitality and viability of the town centre. It was considered that the refusal of the change of use could lead to the long-term vacancy of the building which would be contrary to the aims of the Council in encouraging the vitality and viability of the town centre and the long-term vacancy of the building would also potentially harm the character and appearance of both the town centre and the Conservation Area. In the case of the change of use from pub to residential development it was deemed policy compliant for a number of reasons.

The pub had been closed for an extended period of time and the building was boarded up and in a dilapidated state. As the application site is within the town of Cheadle, there are numerous other public houses available to meet the needs of the community.

**13.17** The circumstances surrounding the loss of the shop in Brown Edge are that the newsagent was closed for a number of years and there is an adjacent operating village store so other facilities are available to the local community.

**Table 13.3 Changes in Number of Community Facilities 21/22**

	Location	Application Number and Determination Date	Proposal	Notes
<b>Town</b>	Leek	SMD/2020/0631 - 28/04/21	Change of use from commercial to residential	Loss of shop (out of town centre)
	Leek	SMD/2021/0266 - 07/09/21	Demolition of public house and erection of 5 dwellings	Loss of pub
	Cheadle	SMD/2021/0058 - 21/05/21	Change of use from public house to hot food takeaway	Loss of pub
	Cheadle	SMD/2020/0413 - 22/06/21	Redevelopment of former public house to 8 dwellings	Loss of pub
<b>Larger Village</b>	Brown Edge	SMD/2020/0637 - 27/08/21	RM residential development including demolition of former newsagent	Loss of shop
<b>Smaller Village</b>	n/a	n/a	n/a	n/a

**13.18** The table below shows that there has only been one approval relating to community facilities - a developer contribution towards provision of additional school places to serve new development in this monitoring year. The plan is still in the early stages of its life and as the plan period progresses it is anticipated that approvals will come through on allocated sites.

**13.19** In terms of progress on new infrastructure to support Local Plan allocations, refer to the infrastructure section below for information on allocated sites. If any major schemes were to come forward on unallocated sites in the monitoring period, these will be included on the table below.

**Table 13.4 Planning Approvals for New Infrastructure and Community Facilities associated with new development 21/22**

	Location	Application Number and Determination Date	Proposal (Type of Infrastructure / Facility)	Notes
<b>Town</b>	Land at The Green, Cheadle	SMD/2020/0029 (14/01/22)	Reserved matters application for approval of layout, appearance, scale and landscaping following grant of Outline Permission SMD/2019/0142	Developer contribution of £10,000 towards provision of additional primary school places.
<b>Larger Village</b>	-	-	None	-

Smaller Village	-	-	None	-
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**Progress: Working towards Target.**

### 13.3 Infrastructure

#### Indicator 51

**Percentage of major applications approved contrary to infrastructure provider advice**

#### Target

No applications approved contrary to infrastructure provider advice.

**None.** During the monitoring period no major applications have been approved contrary to infrastructure provider advice.

**Progress: Target met.**

#### Local Plan Policy

- SS12 Planning Obligations and Community infrastructure Levy

#### Indicator 52

**Provision of identified infrastructure to support plan housing allocations**

#### Target

Infrastructure provided in accordance with the phasing of housing growth and site delivery

**Table 13.5**

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
Leek			

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
DSL 1 Land east of Horsecroft Farm	SMD/2013/0714	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth. Expansion of secondary school capacity.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	<p>Permission granted based of S106 contributions towards education and open space.</p> <p>No contrary's to infrastructure provider advice.</p>
DSL 4 Land West of Ashbourne Road	SMD/2010/0255	<p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport and accessibility infrastructure to be determined on a site by site basis</p>	Education contribution paid.
<b>Biddulph</b>			
DSB 1 Wharf Road	SMD/2008/1028	<p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	<p>Highways and open space secured through S106 funding.</p> <p>No objections from infrastructure provides</p> <p>conditions included in permission in line with the comments received from highways.</p>



Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
DSB 2  The Mills, Upland Mill	SMD/2009/0833	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	<p>Permission granted based of S106 contributions towards education, open space and an ecological contribution.</p> <p>No contrary's to infrastructure provider advice.</p>
<b>Cheadle</b>			
DSC 2  Cecilly Brook Strategic Development Area	SMD/2019/0723	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	<p>No objections from infrastructure service providers.</p> <p>Included deed of variation to existing S106.</p> <p>Conditions included in the permission in line with consultee comments.</p>
DSC 2 Land to the rear of the Birches (CH013)	SMD/2017/0659	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p>	<p>No objections from infrastructure service providers.</p> <p>Education contribution received through S106</p>

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Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
		<p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	
DSC 2 Land to the rear of Froghall Road, Cheadle (CH004)	SMD/2018/0180	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	<p>No objections from infrastructure service providers.</p> <p>Permission granted based of S106 contributions towards education, and open space.</p>
DSC 2 Land Off The Birches Cheadle	SMD/2017/0659	<p>Education provision to ensure there is sufficient school capacity to support growth.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	<p>No objections from infrastructure service providers.</p> <p>Permission granted based of S106 contributions towards education, and highways.</p>
DSC 2 Land At The Green Cheadle	SMD/2020/0029	<p>Education provision to ensure there is sufficient school capacity to support growth.</p> <p>Transport &amp; accessibility infrastructure ( as required by SCC Highways &amp; determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p>	<p>No objections from infrastructure service providers.</p> <p>Permission granted based of S106 contributions towards education.</p>

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
		Water, gas, electricity infrastructure (to be determined on a site by site basis).  Open space/sports/recreation provision (in accordance with Local Plan policy).	
<b>Rural</b>			
DSR 1  Blythe Vale, Blythe Bridge	SMD/2018/0790	Affordable housing (in accordance with Local Plan policy)  Education provision to ensure there is sufficient school capacity to support growth.  Transport & accessibility infrastructure ( as required by SCC Highways & determined on a site by site basis. S106 as required).  1 Health care (S106 as required health care providers.  Water, gas, electricity infrastructure (to be determined on a site by site basis).  Open space/sports/recreation provision (in accordance with Local Plan policy).	Permission granted in accordance with conditions regarding Vehicle turning, parking, access.
DSR 4 Land off Ash Bank Road, Wertington	SMD/2021/0694	Affordable housing (in accordance with Local Plan policy)  Education provision to ensure there is sufficient school capacity to support growth  Transport & accessibility infrastructure ( as required by SCC Highways & determined on a site by site basis. S106 as required).  1 Health care (S106 as required health care providers.  Water, gas, electricity infrastructure (to be determined on a site by site basis).  Open space/sports/recreation provision (in accordance with Local Plan policy).	

**13.20** The Infrastructure Delivery Plan (IDP) details how the infrastructure needed to support the Local Plan will be provided, what infrastructure is needed and who is responsible for its provision. It is an evolving document and will be reviewed and updated regularly to take account of relevant funding programmes and changes in infrastructure providers delivery programmes. Infrastructure delivery is carried out by a range of responsible delivery bodies including developers, infrastructure providers, Staffordshire County Council and the Council.

**13.21** The table above shows the key requirements from the IDP for the allocated housing sites which were granted permission since the adoption of the Local Plan. Consultation was carried out on the applications with interested bodies including infrastructure providers. In most cases the infrastructure required was secured with conditions on the planning permission or through a S106 agreement. In the case of reserved matters permission conditions and S106 agreements may have been agreed as part of the outline permission.

**Target**

Infrastructure provided in accordance with site delivery.

**Local Plan Policy**

- SS12 Planning Obligations and Community infrastructure Levy

**Progress: Target met**

**13.4 Green Infrastructure**

**Indicator 53**

**Creation /enhancement of Green Infrastructure links on completed Local Plan development sites**

**Target**

Developing an integrated network of high quality multi-functional Green Infrastructure

**Local Plan Policy**

- C3 Green Infrastructure

Policy C3 intends for the Council to develop an integrated network of high quality and multi-functional green infrastructure through partnership working.

As the Local Plan was adopted relatively recently, only one Local Plan development site has been fully completed to date:

Land west of Ashbourne Road, Leek - known as Saltire Court, a scheme for 12 houses. The southern boundary of this site is immediately adjacent to the open countryside and this has been strengthened with native shrub planting and a significant number of trees have been introduced to the site in the gardens of the properties. The site is also within close proximity to the Ladydale Site of Biological Importance so the increased planting will complement this designation.

Part of the Wharf Road allocation in Biddulph has recently been completed - an Aldi store - and funding in the form of a developer contribution has been received from Aldi for biodiversity offsetting which could be used for new ecological linkages to the wider allocation once neighbouring land is developed. The site itself contains a pocket park with pedestrian access to the store.

**Progress: Working towards target.**

## Natural Environment

## 14 Natural Environment

### Spatial Objectives

**SO9. To protect and improve the character and distinctiveness of the countryside and its landscape, biodiversity and geological resources.**

**14.1** The District has a wealth of biological and geological resources many of which are statutorily protected. Biodiversity enhancement has the potential to aid in addressing climate change by helping more and better connected habitats through the provision of valuable green infrastructure. The Plan seeks to conserve and enhance the biological and geological resources by positive management and strict control over development which impacts on these resources.

#### 14.1 Habitat Creation

**14.2** Biodiversity enhancement has the potential to aid in addressing climate change by having more and better connected habitats, through providing valuable green infrastructure and helping reconnect people and nature, especially if local communities are encouraged to help establish or maintain new and existing habitats. The District has a wealth of biological and geological resources many of which are statutorily protected. Government guidance states that the planning system should contribute to and enhance the natural and local environment and local planning authorities should 'set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. In addition the 2006 Natural Environment and Rural Communities Act states that planning authorities must in their Planmaking, have regard to the purpose of conserving biodiversity. The **2021 Environment Act** now mandates that for most forms of planning permission (from November 2023) provide (on-site or off-site or combination) biodiversity net gain of at least 10% when measured against a 2020 base. The Act further introduces a requirement for the production of wider strategies by (usually) County authorities including Local Nature Recovery Strategies (LNRSs), Species Conservation Strategies and Protected Site Strategies across England. The Act expands the duty in the 2006 Act so that local planning authorities must now "have regard.. to the purpose of conserving *and enhancing* biodiversity"; and Councils should have regard to the content of new LNRSs and related strategies introduced under the Environment Act when considering this duty. The Council also has regard to the objectives and priorities for the various ecosystems identified within the Staffordshire Moorlands in the Staffordshire Biodiversity Action Plan. Policy NE1 of the Local Plan (although predating the Environment Act) sets out to protect, conserve and enhance existing protected sites, and more generally to promote biodiversity 'gain' in other areas. Additionally Policy NE2 (Trees Woodlands and Hedgerows) protects these existing features from development, and sets out to improve levels of canopy cover.

### Indicator 54

#### Number of approved schemes per year where habitat creation measures have been recommended by SMDC Horticultural Service

**14.3** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] schemes where habitat creation measures have been recommended by its Horticultural Service. During the 2021-22 monitoring year a number of major schemes were approved across the District. A small number of these pertained to variations of conditions to earlier approved schemes, or reserved matters to earlier approved schemes, across large sites. In some cases the Horticultural Service may not either have been consulted, or did not respond to consultation; in other cases the scheme attracted a HS response. . During the monitoring year, 1x major scheme drew a recommendation in relation to habitat creation [reserved matters approval for a housing estate at land off Milltown Way, Leek]

#### Target

To conserve and enhance as far as possible the biodiversity and geological resources of the District in light of the Council's development requirements as per Government policy.

#### Local Plan Policy

- NE1 Biodiversity and Geological Resources

#### **Progress: Working towards target**

The nature of each scheme affects the appropriateness of the recommendation of habitat creation measures. However given the above-described changing legislative arena Councils will have to pursue and justify more active positions on biodiversity enhancement across their areas in the future. Therefore the Council will monitor the effectiveness of this policy and consider the appropriateness of policy review.

### 14.2 Nature Designations

**14.4** UK legislation regarding nature conservation dates back at least 40 years to the Wildlife and Countryside Act 1981 which set up protections for plant and animal species, and provided the legislative framework for SSSIs. The EU Habitats Directive 1992 built on this through its protection of further species and habitats; the Directive also culminated in the establishment of the Natura 2000 network of Special Areas of Conservation, and Special Protection Areas across Europe, including across the UK. Significant part of the Staffordshire Moorlands area is composed of national, regional, or local-level nature conservation designations (including some Habitats Directive *Natura*-sites). There are a number of designated areas of biodiversity interest within and around its towns and villages, such as SSSIs, SBIs, Local Nature Reserves, TPOs, ancient woodland etc. In addition there are also potential "local wildlife sites" such as Biodiversity Alert Sites (BAS) across the District. ' The NPPF requires that distinctions are made between the hierarchy of international, national and locally designated sites. The ecological condition of habitats can change over time; and



occasionally non-designations can be assessed by organisations such as County Wildlife Trusts and Natural England as *contenders* for 'upgrade' to designation status [for a number of different designation types]. Similarly these organisations periodically assess the quality of current nature designations: their extent can expand if additional land is upgraded, or conversely, can reduce in area in the event of partial de-designation.

### Indicator 55

#### Change in area of land across the District covered by nature designations (including sites of international, national, regional or local significance)

**14.5** During the 2021-22 monitoring year, there were **no** formal changes in extent (either increase or decrease) by any organisation of any nature designations within the Staffordshire Moorlands. It is understood that the combined area of this coverage remains at 7830 hectares [this is approximately 13.59% of the total land area of the District including Peak District area].

### Indicator 56

#### Number (and percentage) of nature conservation designations across the District under appropriate conservation management

**14.6** Management activities are conducted by other organisations for many sites in the District (ie Staffordshire Wildlife Trust, Staffordshire County Council, Severn Trent Water etc). According to data provided by the Staffordshire Wildlife Trust (SWT), it is understood that around **174 sites (approximately 45% of nature conservation sites in the Staffordshire Moorlands** including Peak Park part) are the subject of 'appropriate management'.

**14.7** Additionally it is understood that **at least 10x sites** that are owned by SMDC [various designations] across the District are now managed by Staffordshire Wildlife Trust (which involves conservation management). These are: Wetley Moor Common [partial SSSI], Ladderedge Country Park LNR, Biddulph Grange Country Park, Biddulph Valley Way BAS, Hoftens Cross Meadow LNR (SBI), Hales Hall Pool LNR (SBI), Cecilly Brook LNR, Marshes Hill Common LNR (SBI), Brough Park Fields LNR(SBI), Newpool Meadows.

#### Target

To conserve and enhance as far as possible the biodiversity and geological resources of the District in light of the Council's development requirements as per Government policy.

#### Local Plan Policy

- NE1 Biodiversity and Geological Resources

**Progress: Working towards target**

The condition of nature designation sites in the District not owned or managed by/for SMDC is largely outside the direct control of the Council, however Council Policies include NE1 control to what extent development can occur within/around designations; more broadly under environmental legislation the Council may have to assess the impacts of schemes elsewhere, upon certain designations through habitats regulations assessments or similar. The Council should advocate for the conservation management of all designations and contender sites, including its own. The Council will monitor the performance of this Policy and consider policy review as appropriate.

### 14.3 Landscaping Schemes

**14.8** The Staffordshire Moorland's natural environment is one of the District's greatest assets. National guidance set out in the NPPF identifies the need for Councils to produce policies that maintain and enhance the value of the countryside. The Council has developed robust landscape character evidence by undertaking a Landscape Character Assessment in order to identify character features in the District which should be used to inform planning decisions. This identifies a range of 10 different landscape character types across the District. Policy DC 3 provides protection for local landscape character which includes features, qualities and views that can make a valuable contribution to the landscape quality. This will be achieved through resisting development that would have a detrimental impact on landscape features, qualities and views. The setting of settlements is also considered important to the character of the Moorlands and the special qualities of its towns and villages. The policy seeks to ensure that new development respects and reinforces these qualities.

#### Indicator 57

**Number of approved schemes per year where a landscaping scheme has been recommended by SMDC Horticultural Service**

**14.9** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] approved schemes where a landscaping scheme has been recommended by its Horticultural Service. During the 2021-22 monitoring year a number of major schemes were approved across the District. A small number of these pertained to variations of conditions to earlier approved schemes, or reserved matters to earlier approved schemes, across large sites. In some cases the Horticultural Service may not either have been consulted, or did not respond to consultation; in other cases the scheme attracted a HS response. . During the monitoring year, 2x major schemes drew a recommendation for a landscaping scheme [a reserved matters approval for a housing estate at land off Milltown Way, Leek; and the creation of a shooting lodge and private function venue at Ashcombe Park, Cheadle Road, Cheddleton].

#### Target

Protecting landscape character in accordance with policy

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### **Local Plan Policy**

- DC3 Landscape and Settlement Setting
- NE2 Trees, Woodlands and Hedgerows

### **Progress: Working towards target**

The broad thrust of Policy DC3 is to protect the countryside from development that would damage landscape character- including to refuse schemes which are unacceptable in principle (after mitigation). So the number of major schemes proposing mitigatory landscaping schemes may in part indicate the effectiveness of this policy although it is conceded that in other cases the policy itself is used to justify refusal of schemes (where the Council has deemed that mitigation measures could not overcome a principle policy objection). However the Council will continue to monitor the effectiveness of this policy and consider the case for policy review as appropriate.

## Transport

## 15 Transport

### Spatial Objectives

**SO11.To reduce the need to travel or make it safer and easier to travel by more sustainable forms of transport.**

**15.1** Reducing the need to travel, and reducing the reliance on the private car is a well established planning principle stemming from concerns at combating climate change and addressing social equality (ensuring physical accessibility to all sections of society). The Plan contains two policies on transport issues which seek to promote and support development which reduces private car journeys and the need to travel generally and promotes other sustainable transport measures.

#### 15.1 Parking Standards

**15.2** Reducing the need to travel, and reducing the reliance on the car is a well established planning principle stemming from concerns at combating climate change (reducing vehicular emissions) and of addressing social equity (ensuring physical accessibility to all sections of society). Policy T 1 reflects national transport planning policy in the NPPF which seeks to deliver a system that supports sustainable transport through the integration with land use planning at all levels, so that transport and planning work together to support more sustainable travel choices and reduce the need to travel. However the NPPF also drives for the expeditious delivery of necessary development, and is therefore clear that proposals should only be refused on transport grounds alone, where residual cumulative impacts of development are 'severe'. The Policy aims to benefit not only work-related travel but also that for shopping, leisure and recreation etc.

**15.3** The approach embodied in this policy will seek to manage travel demand in an effective and sustainable way, while improving the range of choice and responding to the needs of residents, workers and visitors. The Council will aim to ensure as far as possible, development minimises traffic problems and maximises the potential benefits of accessibility and new infrastructure to the wider community. The Government issued a ministerial statement in 2015 which stated arbitrary parking standards that restrict off-street parking (such as maximum standards), should not be applied when assessing planning proposals, without compelling justification. Therefore, the Council will consider the appropriateness of proposed off-street parking in schemes, on a case by case basis, after (where appropriate) having consulted with SCC Highways Officer (and Manual for Streets (2007)/Manual for Streets 2(2010)), rather than referring to formally laid out standards. However the Council has, after

consultation with SCC Highways Officer, published recent guidance to accompany this Local Plan which suggests 'minimum' provision of spaces, depending on use class; these are set out in Appendix 2 of the Local Plan.

### Indicator 58

**Number of approvals that comply with parking standards required by the Highway Authority**

#### Target

100% of approvals in compliance with identified parking standards

**15.4** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] approved schemes where parking provision appears to satisfy parking standards required by the local Highways Authority. During the 2021-22 monitoring year a number of major schemes were approved across the District. A small number of these pertained to variations of conditions to earlier approved schemes, or reserved matters to earlier approved schemes, across large sites. The response of the highways officer has been checked for each of these approvals; in some cases this indicator is not applicable because of the nature of an approval (eg variation of conditions approvals not affecting parking issues; or where the highways authority has not identified parking provision as an issue). During the monitoring year, 6x approvals appeared to comply with parking standards required by the local highways authority, or the scheme did not raise outstanding parking objections [note in 3x of these cases the local highways officer with satisfied with parking provision *subject to* the imposition of conditions to the approval]: this represented *all applicable* major applications (ie 100%).

#### **15.5** Progress: Target met

### 15.2 Travel Plans and Sustainable Transport

**15.6** Travel Plans are long-term management strategies for integrating proposals for sustainable travel into the planning process. The primary purpose of a Travel Plan is to identify opportunities for the effective promotion and delivery of sustainable transport initiatives eg walking, cycling, public transport and tele-commuting, in connection with both proposed and existing developments and through this to thereby reduce the demand for travel by less sustainable modes. . They should not, however, be used as an excuse for unfairly penalising drivers and cutting provision for cars in a way that is unsustainable and could have negative impacts on the surrounding streets. Travel Plans should where possible, be considered in parallel to development proposals and readily integrated into the design and occupation of the new site rather than retrofitted after occupation. Travel Plans should identify the specific required outcomes, targets and measures, and set out clear future monitoring and management arrangements all of which should be proportionate, rather than just identify processes to be followed by the applicant. The NPPG requires the submission of travel plans

for all developments which generate significant amounts of movements. Policy T1 similarly expects that all development which generates significant demand for travel or is likely to have significant transport implications, will *where appropriate*, provide travel plans.

### Indicator 59

#### Number of approvals supported by a Travel Plan

#### Target

100% of approvals accompanied by a Travel Plan when required to do so by Highway Authority

**15.7** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] approved schemes which are accompanied by a travel plan. During the 2021-22 monitoring year a number of major schemes were approved across the District. A small number of these pertained to variations of conditions to earlier approved schemes, or reserved matters to earlier approved schemes, across large sites. In some cases this indicator is not applicable because of the nature of an approval (eg variation of conditions approvals not affecting transportation issues). During the monitoring year, no major approvals of any kind were accompanied by a travel plan.

#### **15.8** Target: working towards target.

**15.9** The Council would follow the advice of the local highways authority regarding the appropriateness of expecting the submission of a travel plan with major schemes on a case by case basis. However it is notable that *none* of the major schemes approved (which included schemes for housing estates, new factory buildings, some agricultural and commercial developments etc) had initially not provided a travel plan at all. The effectiveness of this aspect of Policy T1, and the performance of this indicator need to be kept under review by the Council, with consideration of Policy review as appropriate.

### Sustainable Transport Schemes

**15.10** The Integrated Transport Strategy prioritises the allocation of funding streams in accordance with shared transport objectives and the Local Plan must decide broadly where future population is distributed and ensure that the transport network is able to sustain it. It is important therefore that strategic planning decisions are not purely based on the location of existing public transport infrastructure, or predicted locations of funding. For this reason Policy T 2 is proactive in seeking improvements to the existing road/bus/rail networks generally. The Council will work with the highway authority to exploit opportunities for highway improvements. If they are feasible and subject to available finances, they will be included in both the Infrastructure Plan and Integrated Transport Strategy. A major issue for the District has been the inadequacy of the alternative modes of travel and in particular the public transport system. Whilst there is an extensive network of bus routes, with many settlements having daily bus links and a call-on-demand Moorlands Connect service, the Development Capacity Study found that the frequency and accessibility to these services can be limited, particularly in the rural areas. The District also benefits from a network of legally recognised

(and other) public rights of way, including footpaths, bridleways and cycle routes which links the towns and villages to the wider countryside. For example a number of National Cycle Network routes run throughout the District. The Council will ensure that all legally recognised public rights of way affected by development are protected (or diverted where necessary) and, where possible, enhanced.

## Indicator 60

### Number and type of sustainable transport schemes implemented

#### Target

Supporting measures to promote better accessibility, create safer roads, reduce traffic impact or facilitate highway improvements

**15.11** The County Transportation officer has provided the following information in relation to a request for data for the 2021-22 monitoring year:

**Table 15.1**

Local interventions delivered
West Street, Leek – installation of three bollards fronting retail premises to prevent part footway parking (September 2021)
Main Road, Hollington – extension of 30mph speed limit (December 2021)
Cheadle Road, Tean – installation of 'Please drive carefully' sign with additional warning signs for School Crossing Patrol at the Old Road/St Thomas's Road junction (March 2022/April 2022)
Park Lane, Knypersley – bus stop bay marking to existing bus stop (May 2021)
Park Lane, Knypersley – installation of mini-roundabout advanced warning sign for the Mill Hayes Road/St Davids Way roundabout (May 2021)
Moss Hill, Stockton Brook – installation of 'Pedestrians in road' warning signs at the Leek Road and Willfield Lane junctions (December 2021)
Lask Edge Road, Biddulph Moor – installation of enhanced advanced warning signs for 'Give Way' and enhanced existing 'Give Way' signs for the Crowborough Road and Park House Lane legs of the cross roads (March 2021)
Dial Lane, Biddulph Common – installation of 'Unsuitable for HGV' pictorial signs for Cloudside and Dial Lane Link (November 2021)
Back Lane, Ipstones – installation of 'Unsuitable for HGV' pictorial sign on junction with Brookfields Road (December 2021)
Washington Close, Biddulph – provision of dropped crossings to improve pedestrian access (before end of March 2022)
Integrated Transport Schemes Delivered
Alton Towers directional signing improvements
Freehay crossroads near Cheadle – safety improvements
Biddulph Valley Way – walk/cycle route (NCN55)



Local interventions delivered
Real Time Passenger Information at 3 locations as part of the Moorlands Connect DRT scheme.
Other Schemes
<p><b>Active Travel to Schools:</b> Bikeability training in schools has been delivered to around 35 schools in Staffs Moorlands which includes: 7 schools in Leek, 4 in Cheadle, 4 in Biddulph, The others are spread around the district. There are 3 schools with Modeshift Stars accredited travel plans, all in Leek. There are 2 schools with travel plans in Leek as yet unaccredited (so 5 in total). In Staffs Moorlands all schools will receive information on active travel through the school e-bag system. We have engaged with 12 schools across the whole district in the last 12 months on Active Travel. This could have been for parking buddies only, right up to a full travel plan. Of these, 7 are in Leek, 3 in Cheadle/Teane and 2 in Biddulph and Endon.</p>
<p><b>Broadband Provision:</b> The Superfast Programme in Staffordshire has enabled in excess of 96% superfast broadband(30-80Mbps) availability in the County and now Project Gigabit aims to deliver 85% of households access to gigabit capable (1,000Mbps) by 2025 with nationwide coverage by 2030. These broadband initiatives when supported by increases in improved mobile connectivity solutions such as 4G/5G will ensure that residents and business in Staffordshire will have excellent connectivity independent of location or being static or on the move. New housing and employment developments are not included within the project therefore developers need to be strongly encouraged to make the necessary arrangements with the commercial providers for the provision of the best possible broadband services (superfast at least). If designed in from the outset, along with the other services, there will be no requirement for publicly funded intervention, central government are looking to develop legislation in relation to this issue.</p>
<p><b>Local Cycling and Walking Infrastructure Plan:</b> In response to consultation, the LCWIP has been expanded to recognise the walking and cycling needs throughout Staffordshire as opposed to purely focussing on main urban areas. If funding opportunities arise, LCWIP appraisals, audits and business cases intend to be completed, when appropriate, to justify investment in the following: Local cycle networks and walking zones in Staffordshire's smaller towns, Expansion and upgrade of the National Cycle Network, Upgrade of greenways and well-used leisure routes, Potential use of disused rail lines, Accessible canal towpaths in the vicinity of local settlements and canal side attractions, Maximising the opportunity to enhance walking and cycle provision at the interfaces with HS2, Maximising the opportunity to create new walking and cycling infrastructure associated with strategic development sites.</p>

## Local Plan Policy

- Policy T 1 Development and Sustainable Transport
- Policy T 2 Other Sustainable Transport Measures

### 15.12 Progress: Working Towards Target.

**15.13** A number of the elements covered by Policy T2 are under the District Council's control (for example through the planning applications process), whereas other elements are provided by other organisations (such as SCC Transportation), including, in some cases working with the District Council. As can be seen in the table above, numerous measures have been delivered through SCC Transportation during the monitoring year (including as a response to the adopted Staffordshire Moorlands Integrated Transport Strategy). The Council will continue to promote delivery of further sustainable transport measures across the District, either as a result of the planning applications process, its own internal schemes, or through collaborative working with other parties such as SCC.

## Development in the Green Belt and Churnet Valley

## 16 Development in the Green Belt and Churnet Valley

### 16.1 Green Belt Development

#### Indicator 61

#### Number and nature of applications in Green Belt

#### Target

Ensuring limited development in Green Belt as per national policy.

#### Local Plan Policy

- SS10 Other Rural Areas Strategy

**16.1** Around 30 percent of the Staffordshire Moorlands planning area is part of the North Staffordshire Green Belt. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period in order to give assurance that its boundaries will endure. National policy on Green Belts is set out in the NPPF and seeks to protect the green belt and maintain its openness and permanence. The NPPF states that development in the green belt is inappropriate unless it falls within a number of defined categories detailed in the NPPF. Inappropriate development is harmful to the green belt and should not approved unless there are very special circumstances.

**16.2** Looking at all applications received in the Green Belt in the monitoring year - both approvals and refusals - gives an indication of how the policy is working at a local level.

**Table 16.1 Number & Nature of applications received in the Green Belt 21/22**

Number of Applications	Type of Application	Approved	Refused
1	Advertisement Consent	1	0
17	Agricultural / Forestry Determination	7 prior approval granted	4 prior approval required 6 prior approval not required
5	Certificate of Lawfulness (Existing)	4	1
15	Certificate of Lawfulness (Proposed)	13	1 withdrawn 1 appeal (part lawful, part unlawful)
2	Demolition Determination	0	2 prior notification required
19	Discharge of Conditions	15	2 discharged in part 2 no decision

Number of Applications	Type of Application	Approved	Refused
109	Householder	90	10 refused (6 - inappropriate development in the Green Belt)  1 dismissed at appeal (a householder extension deemed to be inappropriate development in the Green Belt with no very special circumstances to justify)  8 withdrawn
105	Full - Minor	79	18 refused (12 for inappropriate development in the Green Belt - new steel building at Old Hall Farm Bagnall, erection of stables off Troughstones Road, Biddulph Common, replacement dwelling at Salters Ford Farm, change of use of reservoir structure to a dwelling at Troughstones Road, Biddulph Common, vehicular access at Southfields Farm, Wetley Rocks, agricultural building off Armshead Road, Werrington, new pergola in rear beer garden at Red Cow Inn, Ash Bank Road, Werrington, agricultural implement store, Moor View, Kingsley Road, Cellarhead, change of use to caravan storage and extension of campsite at Knypersley Mill Farm, Brown Edge, vehicular access at High Street, Kingsley, extension to bathroom showroom at Jones and Shuffs, Leek Road, Kingsley Moor)  1 impact on openness of GB at Lower Overton Farm, Overton Road)  8 withdrawn
1	Full - Large Scale Major	1	0
3	Full - Small Scale Major	3	0
12	Householder Notification Applications	8 Notification permitted	3 planning permission required  1 prior notification not required
9	Listed Building Consent - Alteration	6	1 refused  2 withdrawn
1	Listed Building Consent - Demolition	0	1
6	Non-material Amendments	5	1
7	Change of Use Prior Approval	3	4
6	Outline - Minor	2	4 (all for inappropriate development in the Green Belt - a single dwelling on land off Stanley Road, Stockton Brook, up to 4 dwellings off Clewlovs Bank, Bagnall, 7 dwellings on a redundant football pitch at Holt Lane, Kingsley, land adj to Knott Inn, Rushton Spencer)

Number of Applications	Type of Application	Approved	Refused
2	Reserved Matters - Minor	2	0
1	Reserved Matters - Small Scale Major	1	0
9	Screening Opinion	n/a	n/a
<b>TOTAL = 330</b>		<b>240</b>	<b>50</b>

**16.3** As the Green Belt makes up a significant proportion of land in the Staffordshire Moorlands planning area, there were 321 applications for development within the Green Belt in this monitoring year, (of which 240 were approved and 50 were refused - with the others being withdrawn or no decision made) and 9 requests for screening opinions. The vast majority of applications were either for householder development or other minor development. Only 5 applications related to major development and these were all approved - so were in line with Green Belt policy.

**16.4** As well as householder applications, others related to a range of proposed developments including new dwellings, residential conversions, agricultural uses, equestrian development, alterations to sports pitches, commercial uses and tourism uses.

**16.5** The approvals largely related to appropriate development in the green belt. Many of the refusals were on the grounds of inappropriate development in the green belt and no special circumstances having been justified (refer to details in the table above).

**Progress: Target met**

**16.2 Development in the Churnet Valley**

**Indicator 62**

**Number of approvals by type in Churnet Valley**

**Target**

Ensure the type of development taking place in the Churnet Valley is in line with policy

**Local Plan Policy**

- SS11 Churnet Valley Strategy

**16.6** The Churnet Valley, running from Rudyard Lake and Tittesworth Water through Leek, Cheddleton, Froghall and Oakamoor to Alton is an area of significant landscape, wildlife and heritage value with a number of existing well-established tourist and visitor attractions. The Churnet Valley Masterplan, adopted as an SPD in 2014, provides a comprehensive framework for future development in the Churnet Valley to support Local Plan Policy SS11. The policy

seeks to ensure that development within the Churnet Valley is of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area.

**16.7** Looking at all the applications received within the Churnet Valley in the monitoring year - both approvals and refusals - gives an indication of how the policy is working. The table is arranged into approvals and refusals by type. Approvals by type (i.e. the data for the indicator) are in bold text.

**Table 16.2 Number of applications for development in the Churnet Valley 21/22**

Number of applications	Type of Approval	Refused
172	<b>Householder applications - 139 approved (plus 8 permitted Householder Notification Applications and 1 where prior notification not required)</b>	Householder applications - 19 refused and 2 withdrawn (plus 3 householder notification applications where pp required)
9	<b>Advertisement consent - 8 approved</b>	Advertisement consent - 1 refusal
13	<b>Agriculture / Forestry Prior Notifications - 2 approved</b> , 3 prior approval required, 4 prior approval not required	Agriculture / Forestry Prior Notifications - 4 refused
41	Other: Certificate of Lawfulness - <b>9 lawful</b> demolition determination - <b>2 prior notification approved</b> discharge of conditions - <b>19 approved</b>	Certificate of Lawfulness - 1 unlawful, 1 refused  Demolition determination - 1 not approved, 1 PN required, 1 withdrawn  Discharge of Conditions - 1 pending, 1 closed, 4 discharged in part
129	<b>Full Minor - 96 approved</b>	19 refused and 14 withdrawn
10	<b>8 Small scale major applications approved at:</b> <ul style="list-style-type: none"> <li>● Milltown Way, Leek (25 dwellings)</li> <li>● Croda Chemicals, Barnfields Road, Leek (new 4 storey building)</li> <li>● Ashcombe Park, Cheadle Road, Cheddleton (change of use of dwelling to shooting lodge and private function venue)</li> <li>● Former Railway Line, Barnfields Road, Leek (Reinstatement of railway track, new platform and replacement footpath on former railway line between Cornhill, Leek and boundary of existing operational railway land at Leekbrook)</li> </ul>	1 small scale major refused at Froghall Wharf, Froghall Road, Froghall for Residential development (49 dwellings), including formation of new access, landscaping and associated works, and restoration of listed farmhouse and re-use as a dwelling house.  Of the 10 reasons for refusal, 4 relate to the Churnet Valley Masterplan as follows:  The site is part of the opportunity site designated in a site-specific policy for mixed use development in the adopted Local plan, Policy DSR 4, Bolton Copperworks. Policy DSR4 is Page 2 supplemented by the adopted Churnet Valley Masterplan SPD 2014. Both Policy DSR 4 and the Masterplan seek to promote the regeneration of the site with mixed use development recognising the potential of the site's heritage features including the canal and railway and the tourist potential of the area. The Masterplan is clear that limited housing (reference to up to 50 units across the entire site) is included to help cross subsidise other uses. Policy DSR4 identifies suitable uses as employment, residential, tourist related retail and accommodation, leisure. The policy includes

Number of applications	Type of Approval	Refused
	<ul style="list-style-type: none"> <li>● Dalecrete, Brooklands Way, Leekbrook (x2) (Erection of 2 warehouse units)</li> <li>● 1-3 Market Place, Leek (Proposed change of use form use class A1, A3 and A4 (2020 use class E and sui generis) shops, offices, food/drink establishment to residential use class C3)</li> <li>● Peak Wildlife Park, Winkhill (Proposed Marquee for educational visits, relocated snack shack, covered eating area &amp; proposed agricultural building including associated landscape works and rerouting of existing public right of way to suit future proposals.)</li> <li>● (plus one large scale major which was withdrawn)</li> </ul>	<p>a requirement for proposals to be in accordance with the Churnet Valley Masterplan. Within this Masterplan the Concept plan shows the application site to be within Zones 3 (Residential) Zone 4 (Hotel – 50 bed) and Zone 5 (Listed farm complex). There is concern that this proposal could be detrimental to achieving the mix use redevelopment of the wider Boltons site as the potential for the housing element to cross subsidise other uses would be jeopardised and the wider policy aspirations for the site may not be delivered. Furthermore, the applicant has not evidenced the lack of demand for tourist accommodation or explained how the rest of the site may come forward for delivery and when. As such there is conflict with Policies DSR4, SS1, SS9 and SS10 of the adopted Staffordshire Moorlands Local Plan and the adopted Churnet Valley Masterplan SPD.</p> <p>The proposal does not represent an acceptable design for this sensitive rural location. Policy DC1 requires all development to be well designed and to reinforce local distinctiveness by positively contributing to and completing the special character and heritage of the area in line with the Councils Design SPD. The scheme does not achieve this owing to the layout, appearance and scale of the proposed dwellings. Furthermore, the amenity of future occupiers is not protected, the scheme does not respect, respond sensitively or relate well to existing site landscape structure and constraints and the streets are not tree lined as required in the most recent revision to the NPPF. There is considered to be conflict with Policies DC1, NE2, DSR4, of the Staffordshire Moorlands Local Plan the Churnet Valley Masterplan, the Council's adopted Tree Policy, the Councils Design SPD and the NPPF which says that development that is not well designed should be refused.</p> <p>The proposal would require the removal of and/or would have adverse impact on existing trees/wooded areas around the site boundaries and along the watercourse bisecting the site, and would lead to felling/lopping pressure, to the detriment of the existing woodland character. Whilst some compromise over the approach to tree/greenspace retention may be required, the application as proposed does not respond acceptably to existing landscape structure constraints. Although visual impact would be limited to local views, the design and layout as discussed above would result in an incongruous development of suburban appearance out of keeping with its rural context and this in combination with its impact on existing tree/woodland structure would lead to a prominent intrusion of development into the countryside and would fail to respect or enhance local landscape character. There is conflict with Policies NE2 and DC3 of the Staffordshire Moorlands Local Plan, the Churnet Valley Masterplan and the NPPF.</p> <p>Policy DC2 seeks to conserve and where possible enhance heritage assets including their setting in a manner appropriate to their significance. It says that protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF. The proposal as a result of the layout of the dwellings, their appearance and scale is found to result in harm to the setting of the Listed building and to the Caldron Canal Conservation</p>

Number of applications	Type of Approval	Refused
		Area. The harm is less than substantial but is not outweighed by the public benefits. Furthermore, the proposal would result in the lost opportunity to safeguard the route of the former Uttoxeter Canal, a non-designated heritage asset for potential reinstatement. For these reasons there is conflict therefore with Policy DC2 of the Staffordshire Moorlands Local Plan, the Churnet Valley Masterplan and the NPPF.
18	<b>11 Listed Building consent approvals</b>	4 Listed Building consent refusals 3 Listed Building consent applications withdrawn
15	<b>12 non-material amendment approvals</b>	2 non-material amendment refusals 1 non-material amendment applications withdrawn
14	<b>7 Change of use prior approval approvals</b>	7 Change of use prior approval refusals
9	<b>3 Outline - Minor applications approved</b>	4 outline - minor applications refused. 2 were withdrawn
5	<b>5 Reserved Matters (minor) applications approved</b>	-
4	1 EIA screening opinion request received relating to John Pointon & Sons (EIA not required)	3 telecommunications determination applications received - 2 refused and 1 prior notification not required.
<b>Total no of applications 439</b>	<b>Total no of approvals in Churnet Valley (all types of application) in 21/22 is 329</b>	<b>Total no of refusals in Churnet Valley (all types of application) in 21/22 is 64</b>

**16.8** Most of the 439 planning applications received during the monitoring year are minor in nature, with over a third being householder applications as the Churnet Valley Masterplan boundary covers Leek and Cheadle as well as several other villages. The major applications provide the most insight into how the policy is working.

**16.9** Of the eight small-scale major applications approved in the Churnet Valley, the proposal being in line with Policy SS11 has influenced the decision making for:

- the Change of use of dwelling (C3) to shooting lodge and private function venue at Ashcombe Park, Cheddleton;
- the reinstatement of railway track, new platform and replacement footpath on former railway line between Cornhill, Leek and boundary of existing operational railway land at Leekbrook; and
- the proposed Marquee for educational visits, relocated snack shack, covered eating area & proposed agricultural building including associated landscape works and rerouting of existing public right of way to suit future proposals at Peak Wildlife Park.



**16.10** The content of the Churnet Valley Masterplan was a key reason for refusal of the small scale major application for residential and associated development at Froghall Wharf. Full details are given in the table above. This case highlights that the masterplan (and policy it is associated with) is working effectively to ensure that schemes which conflict with its content are not permitted in the Churnet Valley.

**16.11** Progress: Target met.

## Conclusions

## 17 Conclusions

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

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

### Sustainable Development

**17.3** The plan seeks to respond pro-actively to the challenging issue of climate change as planning has a key role to play in ensuring that development minimises its impact on the environment, helps to mitigate and adapt to the adverse impacts of climate change and makes efficient use of resources.

**17.4** Only around 30% of dwellings completed during the monitoring year were developed upon brownfield sites; and whilst the equivalent figure for employment floorspace is 100%, this only related to a very small number of employment completions (2x) across the District. Information pertaining to area of land developed on potentially contaminated land per year will involve a subjective assessment of Environmental Health (EH) recommendations to planning schemes (ie as EH advice on remediation often involves pre-commencement conditions that developers act when unexpected contamination is found on a site after a scheme's approval): this information is not currently available for the 2021-22 period but the Council will work towards attaining it for future monitoring years. The Council will need to monitor the performance of this policy in both respects and to consider the case for wider policy review as appropriate.

**17.5** 30% of dwellings completed within the monitoring period were completed on previously developed land or as a result of a conversion of a non-rural building.

**17.6** The NPPF expects the planning system to support the transition to a low carbon future in a changing climate. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; and support renewable and low carbon energy and associated infrastructure. Specifically Local Plans should provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily. The absence of Regional Plans means that opportunities for District-level Plans to be provided with regional aspirations as a context for low-carbon energy provision, or GHG reduction etc, or even District-level targets emanating from these, has been removed. However legislation still provides for individual LPAs to pursue renewable energy targets in Local Plans (or to identify "suitable areas" specifically for allocation for renewables) provided this can be justified. Based on reasonable assumptions, all renewable developments completed during the monitoring period perhaps provide 11kW installed capacity (according to some estimates this is equivalent to the energy needed for 2-3 average houses per year). As the UK as a whole must continue to drive for greater reductions in GHGs, and greater

proportion of energy generated by low-carbon forms (given the legislative context provided above), the Local Plan will need to be reviewed with a view to understanding whether current Local Policies are generating sufficient uptake in low-carbon developments (whether this is energy installations, energy efficiencies in new/existing buildings etc); and also the wider issue of whether the spatial strategy drives for 'sustainable' forms of living which help to mitigate carbon impacts etc.

**17.7** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] approved schemes giving rise to objections from its Environmental Health (EH) Section (in relation to pollution and contamination issues). During the 2021-22 monitoring year, a number of major schemes were approved across the District. A small number of these pertained to variations of conditions to earlier approved schemes, or reserved matters to earlier approved schemes, across large sites. In some cases EH may not either have been consulted, or did not respond to consultation; in other cases the scheme attracted an EH response. EH responses can either raise objections, not raise any objections, or raise areas of concern but these are dealt with in any event through the recommendation of EH conditions to the case officer. During the monitoring year, **no** major schemes had unresolved EH objections following the recommendation of imposition of EH conditions. (5x major schemes involved initial areas of EH concern but these were resolved by the recommendation of imposition of EH conditions).

**17.8** The Council's policy on flood risk is working effectively with no applications having been approved in this monitoring year contrary to the recommendations of the Environment Agency.

## **Economy & Employment**

**17.9** The provision of employment land of the right type and in the right place is a key issue for the Local Plan. The Employment Land Study has highlighted the need for the local economy to rely less on the manufacturing industry and to stimulate the private sector by making more sites available. There is a particular need for starter units. Tourism and cultural development is seen as being potentially significant for the District's economy.

**17.10** All of the completed employment floor space within the monitoring year was in Leek Parish. This amounts to 686m<sup>2</sup> split over B1A, B2 and B8 uses.

**17.11** There have only been 2x completed employment schemes across the District during 21-22 for not insubstantial (but non-major) schemes - both in Leek, on brownfield sites; therefore there have been zero completions across the District outside of Leek. There have been no completions whatsoever on any of the District's allocations in the 2020 Local Plan, since adoption. Therefore the Council will keep under review delivery of employment land across all 3 towns, and the rural areas as per expectations of Policy SS4, especially within employment allocations; and will consider the need for policy review as appropriate.

**17.12** There have been no completions whatsoever on any of the District's allocations in the 2020 Local Plan, since adoption. Therefore the Council will keep under review delivery of employment land across all 3 towns, and the rural areas as per expectations of Policy SS4, especially within employment allocations; and will consider the need for policy review as appropriate.

**17.13** There have only been 2x completed schemes across the District during 21-22 - both (100%) were windfall developments, in Leek, on brownfield sites; therefore there have been zero completions across the District outside of Leek. Therefore the Council will keep under

review delivery of employment land across all 3 towns, and the rural areas as per expectations of Policy SS4, especially within employment allocations; and will consider the need for policy review as appropriate.

**17.14** During the monitoring year 21-22, sites covering 0.1973 hectares, and involving a net loss of 765m<sup>2</sup> B class, were developed for non-B class uses as set out in the table below. Note that the Council only monitors losses from B-uses to non- B-uses, therefore this may not reflect other commitments and completions (for example losses of sui generis use sites deemed as 'employment' sites under the policy, to non- B uses). The Council will need to continue to keep under review the quanta of employment land (including B uses) approved for other uses, and developed for other uses, per year across all areas of the District; and consider the need to review adopted Local Plan policies including Policy E3 to ensure they provide sufficient protection for existing employment sites, as appropriate.

**17.15** According to data held by the Council, in 2020, **4,750 people were employed in the tourism sector** across the Staffordshire Moorlands. This comprised 2,250 people in accommodation and food, and 2,500 people employed in arts, entertainment and recreation. Employment in accommodation, food, arts, entertainment and recreation, as a percentage of employment across all sectors [excluding agriculture] was 20% in 2019, but has fallen back slightly to 17% in the pandemic year with a reduction of 750 people employed in accommodation and food services and 500 in arts and recreation. [Staffordshire Moorlands Economy & Business Base 2022]. The Council will need to keep under review the number of approvals (and completions) in the tourism sector across the Staffordshire Moorlands over time, to understand whether the respective tourism and spatial strategy policies for the Staffordshire Moorlands are having the desired effect of encouraging the sector generally and certain types of tourism growth, but in the appropriate areas of the District in terms of landscape protection, sustainability etc. The Council will also need to understand how important the tourism sector is in terms of overall employment in the District over time, and consider the case for policy review as appropriate.

## Housing

**17.16** The housing policies in the Local Plan outline the locational requirements for new homes and allocate sites for residential development and mixed use. Housing will be provided on sites allocated in policy H2 and from small sites which accord with policy H1. The Plan details the level of affordable housing required and provides a criteria based policy for gypsy and travellers.

**17.17** The net requirement for residential development over the plan period is 6,080 dwellings with an annual requirement of 320 dwellings. Within the monitoring period there were 177 housing completions and a total of 1,393 completions overall in the Plan period which is 1,167 lower than the anticipated 2,560 dwellings to be delivered so far (1st April 2014 - 31st March 2022).

**17.18** Since the adoption of the Local Plan there has been progress on seven of the allocated sites. One allocated site has been completed in Leek, and four allocated sites are currently under construction in Cheadle. The allocated site at Blythe Vale is well underway and the allocated site at Ash Bank Road, Werrington has recently received planning permission. No progress has been made on the allocated sites in Biddulph to date.

**17.19** Policy SS4 sets out the percentage target for each of the areas: Leek 30%; Biddulph 20%; Cheadle 25% and the Rural Areas 25%. Leek (33.7%) and the Rural Areas (32.2%) have delivered a higher percentage so far with Biddulph (15.15%) and Cheadle (19%) providing a lower percentage. There have been a higher number of completions on windfall sites than the allowance included in the Local Plan.

**17.20** During the monitoring period there were 20 affordable housing completions which included 13 for rent and 7 shared ownership. This is quite a low return as most of the larger sites allocated in the Local Plan have not yet started. The annual completions figure should increase in future years. A total of 12 of the affordable housing completions were on windfall sites - 6 in Cheadle and 6 in the larger village of Wetley Rocks. One 100% affordable housing scheme has been completed in the monitoring year, the Wetley Rocks completions which are on an exceptions site in the Green Belt. There have been a higher number of completions on windfall sites than the allowance included in the Local Plan.

**17.21** The Council still has a residual (permanent) residential pitch requirement of 3x pitches [rising to 5x pitches by 2034]. During the monitoring year there were not only zero completions pertaining to gypsies/travellers, and travelling showpeople; but also no newly arising planning permissions either. Given that the most recent permanent permission dates from 2018, the Council will need to monitor the availability of gypsy and traveller and travelling showperson's accommodation across the District; and manage the provision of additional pitches/plots within Staffordshire Moorlands against the need identified for the District and, as set out in the guidance in paragraphs 24 and 27 of the 'Planning Policy for Traveller Sites'. The existing level of local provision and need for sites will be taken into account when considering planning applications for gypsy and traveller sites. Section 124 of the Housing and Planning Act 2016 has clarified that Local Authorities must periodically assess the need for people residing on "sites on which caravans can be stationed"; however the requirement to produce formal "GTAAs" has been removed. The Government also clarified changes to the definition of traveller and travelling showperson, such that those who have ceased to travel permanently, may now be excluded from assessment [subject however to subsequent case law]. However national policy in paragraph 61 of the NPPF 2019 clarifies that such 'non-travellers' would still need to have their housing needs assessed and reflected in housing policies in the normal way.

### **Town Centres & Retailing**

**17.22** The plan seeks to ensure long term vitality and viability of the market towns of Leek, Cheadle and Biddulph. There are positive signs from this year's monitoring that the town centres are healthy during these challenging times. All three town centres have at least 50% of units in retail use, which is in line with the target. Leek and Biddulph fall below the national average commercial vacancy rate in town centres and Cheadle is only slightly above it. It is possible that vacancy rates have been helped by the trend of more people working from home than pre-pandemic, resulting in local residents using their local shops and services more for day to day needs rather than using facilities near to where their employers premises are located (often outside of the District e.g. Stoke on Trent). Leek's vacancy rate is the lowest and its vitality and viability consistently appears stronger than the other Moorlands towns. This is likely to be due to it being a larger centre with significantly more units than the other towns and local initiatives such as the 'Totally Locally' programme which continues to be successful in the town.

**17.23** All three Primary Shopping Frontages (PSF) in the towns have at least 50% of units in retail use so they each meet the first monitoring target. The three PSFs also have vacancy rates below the national rate of 11.7% so this target has been met too. Leek and Cheadle have a lower vacancy rate within the PSF than the town centre in general, as expected. However, all of Biddulph's vacant units are within the PSF, with the long-term vacancies of the Sainsburys units being a particular problem in a very central area. In this monitoring year, just one approval for a town centre use outside a town centre has taken place and this is very small scale.

**17.24** The 2017 Staffordshire Moorlands Employment Land Review Study recommended that for the Local Plan period 2014-2033 a requirement of 32ha additional employment land (ie B-class uses) be provided across the Staffordshire Moorlands. Policy SS3 applies this as a requirement, and Policy SS4 sets out how this is achieved by a combination of both land use allocations across urban and rural areas, and also remaining undeveloped employment land commitments (permissions) elsewhere. In terms of types of B use, based on the recommendations of the study Policy SS4 expects that the delivery of land both across allocations, and other windfall sites should achieve 50% B1a/B1b (office, R&D) and 50% B1c/B2/B8 (light industry, general industry, storage and distribution) provision. The release of land for employment across the District will be managed in order to deliver this distribution. As officing is considered as a "main town centre use" under the NPPF, and therefore acceptable in town centres, the Council monitors how much B1(a) officing is completed in the three town centres each year. During the 2021-22 monitoring year, there were **zero** completions of new B1(a) officing floorspace across any of the three town centres. The NPPF expects a mix of main town centre uses, including a mix of office uses, for designated town centres, to encourage town centre vitality and viability. Given the wider expectations of Policy SS4 about delivery of the District's residual employment land requirement (and that 50% of this be B1(a) or B1(b) uses) the Council will need to keep under review the delivery of B1(a) floorspace generally across the District - and more specifically its delivery within town centres - and to consider the need for policy review as appropriate.

**17.25** Although the town centres are generally holding their own, there is low activity for new retail floor space requiring planning permission. There have been very few approvals for new retail floor space in this monitoring year in the District and some retail floor space has been lost. The trend is the same for retail completions where there has been very little gain, just a small scale change of use in Biddulph and some losses have occurred in out of town centre locations.

## Design & Conservation

**17.26** Data from the Heritage at Risk Register shows eight entries (as of April 2022). Half are in the towns and the other half in the rural areas. Next year there will be comparative data to establish whether this list has reduced. A planning consent has been given in the monitoring year for residential development on a small part of a Local Green Space designation in Cheadle.

## Sustainable Communities

**17.27** The plan seeks to establish measures that will support, protect and promote community facilities and services and the provision of infrastructure improvements to serve new development. This monitoring year indicates that open space policy has been successful. There have been no recorded losses of open space and associated facilities.

Permission has been granted for improvements to facilities at two sports clubs. Also, data from the Infrastructure Funding Statement shows that there are potential additions and improvements to open space in the pipeline as a result of new development e.g. play equipment, play space and playing fields as well as biodiversity off-setting.

**17.28** In terms of community facilities, no new facilities have been completed in the towns in this monitoring year, just a couple of extensions to existing facilities. There has only been one approval relating to community facilities - a developer contribution towards provision of additional school places to serve new development in this monitoring year. It must be emphasised that the plan is still in the early stages of its life and as the plan period progresses it is anticipated that approvals will come through on allocated sites.

**17.29** Although approvals have been given for the loss of two shops and three pubs in this monitoring period, all of these are policy compliant and have not disadvantaged the local community. They just reflect current commercial trends and alternative facilities were available in the localities. Therefore, it can be concluded that the community facilities policy is working effectively as proposals for loss of facilities are only being approved if they have passed the policy tests.

**17.30** In terms of infrastructure, there have been no major applications approved contrary to infrastructure provider advice during the monitoring period. The table shows the key requirements from the IDP for the allocated housing sites which were granted permission since the adoption of the Local Plan. Consultation was carried out on the applications with interested bodies including infrastructure providers. In most cases the infrastructure required was secured with conditions on the planning permission or through a S106 agreement. In the case of reserved matters permission conditions and S106 agreements may have been agreed as part of the outline permission.

**17.31** The intention for the Council to develop an integrated network of high quality and multi-functional green infrastructure (GI) is being worked towards. As the Local Plan was adopted relatively recently, only one Local Plan development site has been fully completed to date resulting in a minor enhancement of GI links as it is only a very small site. Additionally, the completion of the Aldi store in Biddulph, part of the Wharf Road Strategic Development Site, has resulted in the provision of a pocket park with pedestrian links to the store and funding for biodiversity offsetting which could be used for new ecological linkages to the wider allocation.

## **Natural Environment**

**17.32** The plan seeks to protect and improve the character and distinctiveness of the countryside and its landscape, biodiversity and geological resources.

**17.33** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] schemes where habitat creation measures have been recommended by its Horticultural Service. During the 2021-22 monitoring year a number of major schemes were approved across the District. A small number of these pertained to variations of conditions to earlier approved schemes, or reserved matters to earlier approved schemes, across large sites. In some cases the Horticultural Service may not either have been consulted, or did not respond to consultation; in other cases the scheme attracted a HS response. During the monitoring year, 1x major scheme drew a recommendation in relation to habitat creation [reserved matters approval for a housing estate at land off Milltown Way, Leek]. The nature of each scheme affects the appropriateness of the recommendation of habitat creation measures. However given the above-described changing legislative arena



Councils will have to pursue and justify more active positions on biodiversity enhancement across their areas in the future. Therefore the Council will monitor the effectiveness of this policy and consider the appropriateness of policy review.

**17.34** During the 2021-22 monitoring year, there were **no** formal changes in extent (either increase or decrease) by any organisation of any nature designations within the Staffordshire Moorlands. It is understood that the combined area of this coverage remains at 7830 hectares [this is approximately 13.59% of the total land area of the District including Peak District area]. Management activities are conducted by other organisations for many sites in the District (ie Staffordshire Wildlife Trust, Staffordshire County Council, Severn Trent Water etc). According to data provided by the Staffordshire Wildlife Trust (SWT), it is understood that around **174 sites (approximately 45% of nature conservation sites in the Staffordshire Moorlands** including Peak Park part) are the subject of 'appropriate management'. Additionally it is understood that **at least 10x sites** that are owned by SMDC [various designations] across the District are now managed by Staffordshire Wildlife Trust (which involves conservation management). The condition of nature designation sites in the District not owned or managed by/for SMDC is largely outside the direct control of the Council, however Council Policies include NE1 control to what extent development can occur within/around designations; more broadly under environmental legislation the Council may have to assess the impacts of schemes elsewhere, upon certain designations through habitats regulations assessments or similar. The Council should advocate for the conservation management of all designations and contender sites, including its own. The Council will monitor the performance of this Policy and consider policy review as appropriate.

**17.35** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] approved schemes where a landscaping scheme has been recommended by its Horticultural Service. During the 2021-22 monitoring year a number of major schemes were approved across the District. A small number of these pertained to variations of conditions to earlier approved schemes, or reserved matters to earlier approved schemes, across large sites. In some cases the Horticultural Service may not either have been consulted, or did not respond to consultation; in other cases the scheme attracted a HS response. . During the monitoring year, 2x major schemes drew a recommendation for a landscaping scheme [a reserved matters approval for a housing estate at land off Milltown Way, Leek; and the creation of a shooting lodge and private function venue at Ashcombe Park, Cheddle Road, Cheddleton]. The broad thrust of Policy DC3 is to protect the countryside from development that would damage landscape character- including to refuse schemes which are unacceptable in principle (after mitigation). So the number of major schemes proposing mitigatory landscaping schemes may in part indicate the effectiveness of this policy although it is conceded that in other cases the policy itself is used to justify refusal of schemes (where the Council has deemed that mitigation measures could not overcome a principle policy objection). However the Council will continue to monitor the effectiveness of this policy and consider the case for policy review as appropriate.

## Transport

**17.36** The plan seeks to reduce the need to travel or make it safer and easier to travel by more sustainable forms of transport.

**17.37** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] approved schemes where parking provision appears to satisfy parking standards required by the local Highways Authority. During the 2021-22 monitoring year a number of major schemes were approved across the District. A small

number of these pertained to variations of conditions to earlier approved schemes, or reserved matters to earlier approved schemes, across large sites. The response of the highways officer has been checked for each of these approvals; in some cases this indicator is not applicable because of the nature of an approval (eg variation of conditions approvals not affecting parking issues; or where the highways authority has not identified parking provision as an issue). During the monitoring year, 6x approvals appeared to comply with parking standards required by the local highways authority, or the scheme did not raise outstanding parking objections [note in 3x of these cases the local highways officer with satisfied with parking provision *subject to* the imposition of conditions to the approval]: this represented *all applicable* major applications (ie 100%).

**17.38** The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] approved schemes which are accompanied by a travel plan. During the 2021-22 monitoring year a number of major schemes were approved across the District. A small number of these pertained to variations of conditions to earlier approved schemes, or reserved matters to earlier approved schemes, across large sites. In some cases this indicator is not applicable because of the nature of an approval (eg variation of conditions approvals not affecting transportation issues). During the monitoring year, **no** major approvals of any kind were accompanied by a travel plan. The Council would follow the advice of the local highways authority regarding the appropriateness of expecting the submission of a travel plan with major schemes on a case by case basis. However it is notable that *none* of the major schemes approved (which included schemes for housing estates, new factory buildings, some agricultural and commercial developments etc) had initially not provided a travel plan at all. The effectiveness of this aspect of Policy T1, and the performance of this indicator need to be kept under review by the Council, with consideration of Policy review as appropriate.

**17.39** The Staffordshire Moorlands Integrated Transport Strategy prioritises the allocation of funding streams in accordance with shared transport objectives and the Local Plan must decide broadly where future population is distributed and ensure that the transport network is able to sustain it. For this reason Policy T 2 is proactive in seeking improvements to the existing road/bus/rail networks generally. The Council will work with the highway authority to exploit opportunities for highway improvements. If they are feasible and subject to available finances, they will be included in both the Infrastructure Plan and Integrated Transport Strategy. A major issue for the District has been the inadequacy of the alternative modes of travel and in particular the public transport system. Whilst there is an extensive network of bus routes, with many settlements having daily bus links and a call-on-demand Moorlands Connect service, the Development Capacity Study found that the frequency and accessibility to these services can be limited, particularly in the rural areas. The District also benefits from a network of legally recognised (and other) public rights of way, including footpaths, bridleways and cycle routes which links the towns and villages to the wider countryside. For example a number of National Cycle Network routes run throughout the District. The Council will ensure that all legally recognised public rights of way affected by development are protected (or diverted where necessary) and, where possible, enhanced.

**17.40** The County Transportation officer has provided information in relation to the 2021-22 monitoring year which suggests that: "Local interventions" delivered (10 x schemes); integrated transport schemes delivered (4 x schemes); and more broadly, other schemes across the District cover "active travel to schools", broadband provision, and "Local Cycling and Walking Infrastructure Plan". Most of these various measures are spread across the Moorlands, including the three towns. A number of the elements covered by Policy T2 are under the District Council's control (for example through the planning applications process),

whereas other elements are provided by other organisations (such as SCC Transportation), including, in some cases working with the District Council. Numerous measures have been delivered through SCC Transportation during the monitoring year (including as a response to the adopted Staffordshire Moorlands Integrated Transport Strategy). The Council will continue to promote delivery of further sustainable transport measures across the District, either as a result of the planning applications process, its own internal schemes, or through collaborative working with other parties such as SCC.

### **Development in the Green Belt and Churnet Valley**

**17.41** National policy on Green Belts is set out in the NPPF and seeks to protect the Green Belt and maintain its openness and permanence. At a local level the Green Belt makes up a significant proportion of land in the Staffordshire Moorlands planning area. This is reflected by the 321 applications for development within the Green Belt received within this monitoring year. The vast majority of applications were either for householder development or other minor development and were approved. Only 5 applications related to major development and these were all approved - so were in line with Green Belt policy. Many of the 50 refusals were on the grounds of inappropriate development in the green belt and no special circumstances having been justified so were not policy compliant. Green Belt policy is well established and from this it can be concluded that it is effective in protecting and maintaining the openness of the Staffordshire Moorlands Green Belt.

**17.42** The plan seeks to manage opportunities for further appropriate visitor accommodation and tourist facilities in the Churnet Valley with an emphasis on increasing overnight and longer stays. Further development of the visitor experience is supported through the development of its heritage, nature based and outdoor recreation products, improving and developing linkages between facilities and access by public transport, walking and cycling.

**17.43** The Churnet Valley covers a large part of the District, which is reflected in the 439 planning applications received during the monitoring year. Most were minor in nature. The major applications provide the most insight into how the policy is working. Of the eight small-scale major applications approved in the Churnet Valley, the policy has influenced the decision making for the change of use of dwelling (C3) to shooting lodge and private function venue at Ashcombe Park, Cheddleton; the reinstatement of railway track, new platform and replacement footpath on former railway line between Cornhill, Leek and boundary of existing operational railway land at Leekbrook; and the proposed Marquee for educational visits, relocated snack shack, covered eating area & proposed agricultural building including associated landscape works and rerouting of existing public right of way to suit future proposals at Peak Wildlife Park.

**17.44** The content of the Churnet Valley Masterplan was a key reason for refusal of the small scale major application for residential and associated development at Frogghall Wharf. This case highlights that the masterplan (and policy it is associated with) is working effectively to ensure that schemes which conflict with its content are not permitted in the Churnet Valley.

## List of Indicators

## 18 List of Indicators

**Table 18.1 List of Indicators**

Indicator	Monitored	Target Met
Total amount of net additional dwellings completed and employment floorspace developed per year across District on previously developed land.	Yes	Working towards target
Area of land redeveloped on potentially contaminated land across the District per year	No	Working towards target
No of renewables low carbon energy schemes (requiring consent) completed by installed capacity and type.	Yes	Working towards target
No of District Heating Network Schemes completed	Yes	Working towards target
Pollution objections from Environmental Health to planning applications (no of schemes)	Yes	Target met
No of planning permissions granted contrary to EA advice on flood risk and water quality grounds	Yes	Target met
Net additional employment floorspace developed for each year over plan period by Parish	Yes	Working towards target
Net additional employment floorspace per year developed across Leek, Biddulph and Cheadle	Yes	Working towards target
Proportion of employment development completed in each area	Yes	Working towards target
Total amount of net additional employment floorspace developed per year across District by type	Yes	Working towards target
Amount of developed floorspace on allocated sites (ha)	Yes	Working towards target
Net floorspace on strategic sites in Leek (Cornhill East, Land at Newton House, Land at the Mount)	Yes	Working towards target
Net floorspace on strategic sites in Biddulph (Wharf Road and Tunstall Road).	Yes	Working towards target
Employment completions on windfall sites	Yes	Working towards target
Total amount of employment land (as defined in glossary) developed for other uses per year	Yes	Working towards target
Percentage of people employed in the Tourism Sector in the Staffordshire Moorlands	Yes	Working towards target
Net additional dwellings for each year over plan period for Leek, Biddulph, Cheadle Rural Area on allocated sites and windfall sites (Review indicator)	Yes	Leek and Rural Areas met target. Biddulph and Cheadle working towards target.
Net additional dwellings for each year over plan period by Parish (Review indicator)	Yes	Working towards target
Proportion of housing completed in each area.(Review indicator)	Yes	Working towards target
Number (net) and type of housing completions in larger villages, smaller villages and other rural areas  e.g. affordable housing, windfalls and self build. (Review indicator)	Yes	Working towards target

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Indicator	Monitored	Target Met
The number of bedrooms per dwelling for major developments (10 or more homes or at least 0.5ha)	Yes	Working towards target
Details and numbers of completions on allocated sites (Review indicator)	Yes	Working towards target
Number of completions on strategic sites in Leek (Cornhill East, Land at Newton House, Land at the Mount).	Yes	Working towards target
Number of completions on strategic sites in Biddulph (Wharf Road and Tunstall Road).	Yes	Working towards target
Number of completions on strategic sites in Cheadle (land off Donkey Lane and Mobberley Farm).	Yes	Working towards target
Redevelopment of major sites (Bolton Copperworks, Froghall and Anzio Camp, Blackshaw Moor)	Yes	Working towards target
Details of applications approved/refused for residential development in the larger and smaller villages  (Review indicator)	Yes	Working towards target
Net additional rural housing conversions by parish	Yes	Working towards target
Net additional dwellings for each year over the plan period in the Green Belt	Yes	Working towards target
Number of affordable dwellings completed	Yes	Working towards target
Number of affordable dwellings completed on windfall sites detailed by settlement hierarchy	Yes	Working towards target
Number of 100% affordable housing schemes by type and location	Yes	Target met
Number of permanent traveller pitches developed per year (permanent/temporary consents)	Yes	Working towards target
Number of transit traveller pitches developed per year (permanent/temporary consents)	Yes	Working towards target
Number of travelling showperson's plots developed per year (permanent/temporary consents)	Yes	Working towards target
Percentage of retail and other types of units in Leek, Biddulph and Cheadle town centres (annual data)	Yes	Target met
Percentage of vacant units in Leek, Biddulph and Cheadle town centres (annual data)	Yes	Target met (Leek and Biddulph)  Target not met (Cheadle)
Percentage of retail and other types of units in the primary shopping frontage (annual data)	Yes	Target met
Percentage of vacant units in the primary shopping frontage (annual data)	Yes	Target met
Total amount of net additional B1(a) office floorspace developed in town centres per year	Yes	Working towards target

Indicator	Monitored	Target Met
Number of planning approvals for town centre uses outside of town centres (200m2 floorspace or above)	Yes	Target met
Number of planning applications referred to the Design Review Panel	Not monitored	n/a
Number of properties on the Heritage at Risk Register	Yes	n/a
Number and type of developments permitted within designated Local Green Space	Yes	Target not met
Net gain / loss in types of open space provision (ha) and facilities in Leek, Biddulph, Cheadle and District	Yes	Target met
Number of new community facilities (including education in Leek and Cheadle) completed in Leek, Biddulph and Cheadle	Yes	Working towards target
Changes in number of community facilities (by towns larger & smaller villages)	Yes	Working towards target
Number of approvals for new infrastructure and community facilities.	Yes	Working towards target
% of major applications approved contrary to infrastructure provider advice.	Yes	Target met
Provision of identified infrastructure to support plan allocations.	Yes	Target met
Creation /enhancement of Green Infrastructure links on completed Local Plan development sites	Yes	Working towards target.
Number of approved schemes per year where habitat creation measures have been recommended by SMDC Horticultural Service	Yes	Working towards target
Change in area of land across the District covered by nature designations (including sites of international, national, regional or local significance)	Yes	Working towards target
Number (and percentage)of nature conservation designations across the District under appropriate conservation management	Yes	Working towards target
Number of approved schemes per year where a landscaping scheme has been recommended by SMDC Horticultural Service	Yes	Working towards target
Number of approvals that comply with parking standards required by the Highway Authority	Yes	Target mt
Number of approvals supported by a Travel Plan	Yes	Working towards target
Number and type of sustainable transport schemes implemented	Yes	Working towards target
Number and nature of completions in Green Belt.	Monitored as 'number and nature of applications in the Green Belt' due to data availability.	Target met
Number of approvals by type in Churnet Valley	Yes	Target met

