

Authority Monitoring Report 2023-24

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1 Introduction

1.1 Staffordshire Moorlands Authority Monitoring Report 2023-2024 will identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect.

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

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

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

	or person prescribed under section 33A of the Localism Act 2011 (c.20, Part 6, Chapter 1, Section 110)
Regulation 34 (7)	<p>Availability of AMR. Make up to date information publicly available as soon as possible in accordance with Regulation 35: for inspection at the principal office and other appropriate locations:</p> <ul style="list-style-type: none"> • published on the Council's website

Table 1.1

2 Local Development Scheme & Neighbourhood Planning

Local Development Scheme

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

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

Staffordshire Moorlands Local Plan and Policies Map

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

Purpose and scope	
Examination	Winter 2027
Adoption	Summer 2028

Table 2.1

Developer Contributions SPD

Purpose and Scope	
What is the subject of the document?	Guidance for the application of Local Plan policies relating to developer contributions required to make development acceptable in planning terms
What is the status of the document?	Supplementary Planning Document
What will it replace?	Developer / Landowner Contribution Supplementary Planning Guidance (2004)
Timetable	Progress against target
Issues and Options Consultation	February - April 2022
Consultation	May - June 2023
Adoption	November 2023

Table 2.2

Neighbourhood Planning

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

Table 2.3

Monitoring reports

Purpose and Scope		
What is the subject of the document?	Presentation and analysis of data for indicators relating to development plan policies	
What is the status of the document?	Monitoring Report	
What will it replace?	Monitoring Report to be replaced annually	
Timetable		Progress against target
Consultation	N/A	N/A
Publication	December each year	Monitoring report published annually

Table 2.4

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

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

Purpose and Scope		
Adoption	TBD	N/a

Table 2.5

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

3 Duty to Cooperate

3.1 Strategic planning is a key element of plan-making to ensure that social, economic and environmental planning issues are properly addressed at a larger than local scale.

3.2 The requirement set out in the Localism Act and the NPPF which ensures that local authorities and public bodies that are critical to plan making co-operate with each other and that they are involved in continual constructive and active engagement as part of the planning process.

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

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

Organisation	Spatial relationship	Strategic matters	Strategic Objectives	Engagement methods
Stafford Borough Council	<ul style="list-style-type: none"> Shared infrastructure Shared Green Belt boundary Adjoining local planning authority Housing market and functional economic area relationships Shared infrastructure e.g. A50 Shared Green Belt boundary 	<ul style="list-style-type: none"> Co-ordination of shared infrastructure Co-ordination of Green Belt reviews Working towards meeting development requirements Co-ordination of shared infrastructure e.g. growth on A50 Co-ordination of Green Belt reviews Consideration of Blythe Vale Strategic Site 	SO1, SO3, SO4, SO6, SO11	Meetings, joint evidence gathering, partnership working, consultation
East Staffordshire Borough Council	<ul style="list-style-type: none"> Adjoining local planning authority Shared infrastructure e.g. A50 Borough includes parts of Churnet Valley 	<ul style="list-style-type: none"> Co-ordination of shared infrastructure e.g. traffic implications of Alton Towers and growth on A50 Consideration of Blythe Vale Strategic Site Initiatives to conserve and improve the Churnet Valley 	SO2, SO7, SO8, SO9, SO11	Meetings, partnership working, joint evidence gathering, consultation
Cheshire East Council	<ul style="list-style-type: none"> Adjoining local planning authority Shared infrastructure e.g. A527 Shared Green Belt boundary 	<ul style="list-style-type: none"> Co-ordination of shared infrastructure e.g. Green Infrastructure Co-ordination of Green Belt reviews 	SO7, SO9, SO11	Meetings, partnership working, joint evidence gathering, consultation
High Peak Borough Council	<ul style="list-style-type: none"> Adjoining local authority (planning areas separated by the Peak District National Park) Shared infrastructure (A53) 	<ul style="list-style-type: none"> Shared need for consideration of setting and nature conservation of Peak District National Park 	SO2, SO8, SO9	Joint staff and co-ordination of resources
Derbyshire Dales District Council	<ul style="list-style-type: none"> Adjoining local authority (planning areas separated by the Peak District National Park) Shared infrastructure (A523) 	<ul style="list-style-type: none"> Shared need for consideration of setting and nature conservation of Peak District National Park 	SO2, SO8, SO9	Consultation, meeting

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

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

Table 3.1 Spatial relationships and strategic matters

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

4 Community Infrastructure Levy

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

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

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

5 Self Build Register

5.1 The Self-build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016 and section 123 of the Levelling Up and Regeneration Act 2023, requires the Council to keep a register of individuals/associations who are seeking a serviced plot of land to build a house for them to occupy as their sole or main residence. This register will provide information regarding the demand for self/custom build (CSB) housing measured according to annual 'base periods' [October-October] and in line with the legislation. The term "custom-build" implies that another party constructs to the bespoke order of the person seeking to build a dwelling - but the above legislation does not distinguish between "self-" and "custom-" build and treats the two as a single concept. In practice there are some models of housebuilding that 'pre-build' some element of the structure to the customer's order, allowing for the the purchasing self-builder to finish off the construction as a form of 'custom-build'.

5.2 Demand on the register has generally increased each year as more people request to be added. However it is good practice for Councils to keep self-build demand under review by writing out annually to all register entries checking whether they wish to remain on the register. To synchronise with base periods the Council usually writes out to all entries on the register every October/November. **The information provided in this section pertains to the register after having accounted for the annual write out that occurred in 2024.**

The total number of successful entries on the Staffordshire Moorlands Register as of 30th October 2024 is **12**. Of these, **2** applications for the register were made during Base Period 9 (31.10.23 - 30.10.24).

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

Meeting Demand Arising from Base Periods

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

5.4 The Council now monitors *all* residential approvals arising in each Base Period. Permissions, renewals and variations of condition applications etc. are also assessed. Also residential conversions can be construed as self-build provided they involve building works and are not straight changes of use; dwelling rebuilds may also count. Residential annexes or holiday lets do not count as they are not creating a self-contained residential unit. Also certificates of existing lawfulness are generally not counted as they do not approve future residential development as such (and in any event are not generally available for other self/custom builders as CSB supply). Class Q permitted development barn conversions are however counted, where they involve primary input by a self/custom builder). It should also be noted that under the legislation, Councils cannot 'doublecount' approvals for self-/custom-build (csb) plots pertaining to the same site/planning unit, ie the Council will not count a repeat application for the same exact site, if the original consent is still active. Similarly, the Council would only count csb plot(s) arising from a scheme split between, say, outline matters, and reserved matters, once across the whole consent.

5.5 Some consents explicitly declare in the particulars that they are for self- or custom-build. Also many agricultural workers' dwellings, rural workers' dwellings etc by their nature constitute self-build/custom-build (even if this is not explicitly stated by the applicant). During Base Period 9 the Council approved **9x** dwellings explicitly for self- or custom-build.

5.6 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 9 the Council approved **2x** such dwellings.

5.7 Therefore during Base Period 9 the Council approved a total of **11x** dwelling plots for self- or custom-build.

5.8 The table below shows the number of self-/custom-build permissions in Staffordshire Moorlands across the Base Periods.; and how this relates to register demand (as of 30/10/24):

	Demand on register on 31 October	Permissions needed	Permissions granted
Base Period 1	1	0	0
Base Period 2	4	0	0
Base Period 3	3	0	0
Base Period 4	5	1	0
Base Period 5	2	4	15
Base Period 6	4	3	8
Base Period 7	11	5	6
Base Period 8	17	2	12
Base Period 9	12	4	11

Table 5.1

Summary

5.9 The Council will look at regularly updating the register to determine if people have found a plot elsewhere, built in the District already or no longer wish to be on the register to ensure an accurate and up to date picture of demand.

6 Housing Delivery

Spatial Objectives

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

Housing Completions

Year	Leek	Biddulph	Cheadle	Rural	District Total
2014/15	149	60	31	38	278
2015/16	29	28	10	32	99
2016/17	44	40	4	40	128
2017/18	40	33	13	56	142
2018/19	14	6	87	58	165
2019/20	85	18	22	78	203
2020/21	79	15	41	66	201
2021/22	29	11	57	80	177
2022/23	23	4	128	87	242
2023/24	19	20	95	98	232
Total	511	235	488	633	1,867
Local Plan Target (%)	30%	20%	25%	25%	100%
Percentage % (to date)	27.4%	12.6%	26.1%	33.9%	100%

Table 6.1 Housing completions (net) each year (2014-2024)

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

Area	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	Total
Leek											
Allocations	2	1	0	1	0	3	10	2	0	0	511
Windfalls (large)	139	24	42	17	1	50	42	19	20	6	
Windfalls (small)	8	4	2	22	13	32	27	8	3	13	
Biddulph											
Allocations	0	0	0	0	0	0	0	0	0	0	235
Windfalls (large)	44	27	39	16	0	16	14	0	0	0	
Windfalls (small)	16	1	1	17	6	2	1	11	4	20	
Cheadle											
Allocations	0	0	0	0	0	0	0	11	83	60	488
Windfalls (large)	0	0	0	0	76	3	25	42	37	20	
Windfalls (small)	31	10	4	13	11	19	16	4	8	15	
Rural Area											
Allocations	0	0	0	0	7	0	33	41	60	47	633
Windfalls (large)	16	17	24	19	0	11	0	0	4	6	
Windfalls (small)	22	15	16	30	51	67	33	39	23	53	

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

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

6.4 The total number of housing completions have generally been higher over the last three monitoring years, however they have not been meeting the target of 320 per annum specified in Policy SS3 of the Staffordshire Moorlands Local Plan. Policy SS4 sets out the percentage target for each of the areas: Leek 30%; Biddulph 20%; Cheadle 25% and the Rural Areas 25%. Cheadle (26.1%) and the Rural Areas (33.9%) have delivered a higher percentage so far with Biddulph (12.6%) and Leek (27.4%) providing a lower percentage. There have been a higher number of completions on large and small windfall sites than the allowances included in the Local Plan. Construction has now started on a number of allocated sites in Cheadle and the Rural Area.

Affordable Housing

6.5 Policy H3 'Affordable Housing' seeks to ensure that adequate provision is made both in urban and smaller rural settlements to help address the need for affordable housing. This policy requires a percentage of new housing to be affordable on residential developments of 10 dwellings or more (or 0.5ha +) unless a reduced provision is justified through viability

evidence. The policy allows for affordable housing schemes on suitable rural exceptions sites which are well related to services and facilities and where a demonstrable need exists in the local area which cannot otherwise be met by means of provision in the plan.

Monitoring Period	Number of Dwellings
14/15	225
15/16	19
16/17	33
17/18	5
18/19	42
19/20	18
20/21	21
21/22	20
22/23	48
23/24	37
Total	468

Table 6.3 Annual Affordable Housing Completions (net)

Housing on Allocated Sites

Allocated Site	No dwellings allocated	No dwellings permitted	Site Status	Comments
Leek				
Land east of Horsecroft Farm (ADD01)	15	N/A	Allocation	No planning application submitted.
Land at the Mount (LE066, LE128a&b, LE140, LE142a, LE142b)	345	N/A	Allocation	No planning application submitted.
Land adj to Newton House, Cheddleton Road (LE150)	179	N/A	Allocation	No planning application submitted.
Land at Cornhill (LE235)	50	N/A	Allocation	No planning application submitted.
Land west of Ashbourne Road	16	12	Site complete	N/A
Land north of Macclesfield Road	25	N/A	Allocation	No planning application submitted.

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Allocated Site	No dwellings allocated	No dwellings permitted	Site Status	Comments
Biddulph				
Wharf Road Strategic Development Area (BD055, BD071, BD071a, BD106, BD156, BD076, BD076a, BD108, BD016, BD104)	442	N/A	Allocation	Masterplan prepared in order to identify some of the challenges associated with the site so the Council can address these issues in order to deliver the site.
The Mills - Yarn and Minster Mills, Stringer Street (BD101 & BD102)	57	N/A	Allocation	No planning application submitted.
Tunstall Road Strategic Development Area (BD117)	105	N/A	Allocation	Masterplan prepared in order to identify some of the challenges associated with the site so the Council can address these issues in order to deliver the site.
Cheadle				
Cheadle North Strategic Development Area (CH001 & CH132)	320	125 (FULL) & 135 (OPP)	Site under construction	Construction on phase 1 is now well under way. Reserved matters application SMD/2021/0780 for Phase 2 is awaiting decision. The site is being developed by Persimmon Homes.
Cecilly Brook Strategic Development Area - CH024 plus Former Cecilly Mill	106	120	Site under construction	Construction on the site is now well under way. The site is being developed by Bellway Homes Limited.
Remainder of Cecilly Brook Strategic - Development Area -(CH002a, CH002b)	See above	N/A	Allocation	No planning application submitted.
Land to the rear of Froghall Road (CH004)	45	N/A	Allocation	No planning application submitted.
Land to the rear of The Birches (CH013)	51	39	Site under construction	The site is under construction. Developer is Walton Homes Ltd.
Stoddards Depot, Leek Road (CH015)	32		Allocation	No planning application submitted.

Allocated Site	No dwellings allocated	No dwellings permitted	Site Status	Comments
Land north of the Green (CH020)	42	South part - 9 dwellings	Planning permission / remainder allocation	A full planning application SMD/2020/0029 was approved (08/12/2021) on the southern section and is now under construction. The remainder of the site is still an allocation.
Mobberley Strategic Development Area (CH085A, CH085B, CH085C, CH085D, CH128)	430	N/A	Allocation	No planning application submitted.
Rural				
Land at Capri, Gallows Green, Alton (AL012)	13	N/A	Planning application awaiting decision	Outline application SMD/2021/0089 approved subject to S106 agreement.
Blythe Vale, Blythe Bridge	300	146 (Phase 1)	Under construction	Phase 1 - Complete. Phase 2 - Under construction
Land at corner of Brookfield Avenue / Stoney Lane, Endon	22	N/A	Allocation	No planning application submitted.
Haulage Depot, St Thomas's Road, Upper Tean (UT019)	15	N/A	Allocation	No planning application submitted.
Land at Waterhouses Enterprise Centre, Leek Road (WA004)	36	N/A	Allocation	No planning application submitted.
Land off Ash Bank Road, Werrington (WE003 & WE052)	75	75	Under construction	The site will be delivered by Homes England in partnership with Countryside Properties UK.

Table 6.4 Progress on residential allocated sites

7 Town Centres and Retailing

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

Retail Survey 2023

Town	Retail Occupied	Retail %	Eat in/out Occupied	Financial Services Occupied	Other Business Occupied	Pub Occupied	Total (including Vacant)	Total Vacant	Vacancy rate all %
Leek	143	56.3%	30 (11.8%)	15(5.9%)	24 (9.4%)	15 (5.9%)	254	27	10.6%
Cheadle	63	54.3%	13 (11.2%)	10 (8.6%)	12 (10.3%)	2 (1.7%)	116	16	13.8%
Biddulph	41	45%	16 (17.6%)	8 (8.8%)	6 (6.6%)	5 (5.5%)	91	15	16.5%

Table 7.1 Commercial Units in Town Centres October 2023

7.2 Leek and Cheadle town centres have over 50% of units in retail use, though it should be noted that the proportion has fallen since last year in both town centres. Biddulph Town Centre also had over 50% of units in retail use in the last monitoring year but this has now fallen to 45% due to vacancy rates rising. In terms of overall commercial vacancy rates, the national rate of 11.2% at October 2023 ⁽¹⁾ has been exceeded in Cheadle and Biddulph, where both vacancy rates have risen since last year. Leek consistently has the lowest vacancy rate of the Moorlands town centres and although this is below the national average, it has risen 3% since last year.

7.3 Biddulph has a significantly higher proportion of cafes / takeaways than Cheadle and Leek. Leek and Cheadle have a relatively high proportion of other businesses as they have larger commercial centres than Biddulph.

Town	Number of Retail Units (including vacant)	Number of Vacant Retail Units	2023/4 Vacancy Rate (%)	2022/23 Vacancy Rate (%)
Leek	157	14	8.9%	8%
Cheadle	77	14	18.2%	23.8%
Biddulph	55	14	25.5%	14.3%

Table 7.2 Proportion of Vacant Retail Units in Town Centres

7.4 Looking at the proportion of vacant retail units in the town centres, although the number of vacant units in each centre is identical, proportionally, Biddulph's is significantly worse. It has seen a large rise of 11.2% since last year. The Biddulph retail vacancy rate continues to be hindered by the four long-term vacant units at Sainsburys. This has been further exacerbated and will be due in part to the general decline in the number of town centre retail premises nationally. Cheadle has seen a 5.6% drop in its retail vacancy rate since last year which is encouraging. Leek's retail vacancy rate has only increased very slightly and is the only one that is lower than the 11.2% national commercial vacancy rate reflecting the town's relative vitality and viability compared with the other centres.

1 (source: MRI onlocation)

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	107	60%	22 (12.4%)	12 (6.7%)	9 (5%)	13 (7.3%)	178	16	9%
Cheadle	56	58%	11 (11.3%)	7 (7.2%)	8 (8.2%)	2 (2%)	97	13	13.4%
Biddulph	38	46%	15 (18%)	6 (7.2%)	5 (6%)	5 (6%)	83	14	16.9%

Table 7.3 Commercial Units in Primary Shopping Frontage October 2023

7.5 As expected, the Primary Shopping Frontage (PSF) has a higher proportion of retail uses than the wider town centre in all three centres. Leek and Cheadle PSFs have at least 50% of units in retail use so they each meet the monitoring target. The proportion of occupied retail units in the Biddulph PSF has fallen below 50% this year, with a slight rise in eat in/out units and those categorised as other businesses as well as vacant units. This is perhaps part of a wider trend of the changing make-up of commercial units in town centres.

7.6 Only Leek PSF has a vacancy rate below the national rate of 11.2%. Biddulph's vacancy rate in its PSF is rising - up from 11% last year to 16.9% this year. Although the vacancy rate in Cheadle PSF is still higher than the national average it has fallen by 5.2% since last year. Leek and Cheadle have a lower vacancy rate within the PSF than the town centre in general, as expected. Biddulph's vacancy rate is very slightly higher in the PSF than the town centre as a whole.

Major Retail Approvals and Town Centre Uses Approved within Town Centre Boundaries

7.7 There have been no major (i.e. 1000m² + gross floor space) approvals for retail or other town centre uses within the town centre boundaries of Leek, Cheadle or Biddulph in the 23/24 monitoring period.

Retail Approvals and Town Centre Uses Approved Outside Town Centres

Application No.	Location	Town Centre?	Type of Town Centre Use/Floorspace	Amount of Town Centre Use Floorspace Gain (Gross m2)	Amount of Town Centre Use Floorspace Gain (Net m2)	Retailer / Occupier
SMD/2023/0100	Methodist Church, Churnet Valley Road, Kingsley Holt, Staffordshire, ST10 2BQ	N	Convenience	26.8	not stated	unknown
SMD/2023/0158	Caverswall Creamery, Roughcote Lane, Caverswall, ST11 9ES	N	Convenience	24	not stated	Caverswall Creamery
SMD/2023/0309	8-10, Ball Haye Green, Leek, Staffordshire, ST13 6AY	N	Convenience	22.75	not stated	Go Local
SMD/2023/0280	Unit 8, New Haden Works, Draycott Cross Road, Brook Houses, Cheadle, Staffordshire, ST10 2NP	N	Comparison	792	not stated	Florest Wedding Craft Supplies Ltd
SMD/2023/0422	Springfields Farm, Hulme Lane, Werrington, Staffordshire, ST3 5BH	N	Convenience	64.4	40.5	Bobbys Ice Cream Shop
DET/2023/0028	13, The Green, Kingsley, Staffordshire, ST10 2AG	N	Convenience	-45	0	unknown
SMD/2023/0562	2-4, Rosebank Street, Leek, Staffordshire, ST13 6AG	N	Convenience	-58	0	n/a
SMD/2019/0716	Moneystone Quarry Cheadle Road Oakamoor ST10 2DZ	N	Leisure	1115	535	unknown
SMD/2022/0361	Churnet Works Abbey Green Road Leek ST13 8YQ	N	Drive-through restaurant	377	not stated	McDonalds
SMD/2023/0303	61 A&C Stores Froghall Road Cheadle ST10 1JR	N	Convenience	20.7	16.9	A & C Stores
SMD/2023/0484	UNIT 8A Leek Road Leekbrook ST13 7AP	N	Leisure	305	unknown	The Peak Climbing Wall

Table 7.4 Approvals 23/24

7.8 Due to the nature of the District (i.e. many small units) and the lack of permissions for major retail uses there is no threshold currently in place for monitoring so all are included.

7.9 There have been more approvals for additional retail floor space than last year - totalling 950.65m² outside of defined town centre boundaries. Losses of retail floor space amount to just 209m² with half of this being within and half outside town centres. A couple of major leisure uses outside Leek have been permitted - a climbing wall and a McDonalds

restaurant. A major leisure development at Moneystone Quarry near Oakamoor has been permitted comprising soft play, a bowling alley, cinema etc. both for use of visitors staying at a proposed holiday complex and the general public.

Retail, Leisure & Office Completions

Application No.	Location	Town Centre?	Type of Retail Floor space	Amount of Retail Floor space Gain (Gross m2)	Amount of Retail Floor space Gain (Net m2)	Retailer	Completion Date
SMD/2021/0166	14 Cawdry Buildings, Fountain Street, Leek	Y	comparison	-12	0	Moorlands Tile & Bathroom	31/03/24
SMD/2021/0204	55 School Lane, Caverswall	N	convenience	16	not stated	Premier	31/03/24
SMD/2021/0730	Black Head Inn, High Street, Upper Tean	N	convenience	352	not stated	Co-op	30/06/2023
SMD/2023/0158	Caverswall Creamery, Roughcote Lane, Caverswall, ST11 9ES	N	convenience	24	not stated	Caverswall Creamery	04/08/2023
SMD/2023/0280	Unit 8, New Haden Works, Draycott Cross Road, Brook Houses, Cheadle, Staffordshire, ST10 2NP	N	comparison	792	not stated	Florest Wedding Craft Supplies Ltd	14/09/2023
SMD/2023/0422	Springfields Farm, Hulme Lane, Werrington, Staffordshire, ST3 5BH	N	convenience	64.4	40.5	Bobby's Ice Cream Shop	14/05/23
SMD/2022/0361	Churnet Works Abbey Green Road Leek ST13 8YQ	N	leisure	377	not stated	McDonalds	22/08/23

Table 7.5 Retail and Leisure Completions 23/24

7.10 All of the gains have taken place outside the town centres. In addition, two minor office completions have also taken place in the monitoring year, both outside town centres - one at Leek Moorlands Hospital (conversion of a kitchen to an office) and one at Wayfields

Farm, Rownall Road, Wetley Rocks for an office and staff facility. Due to flexibility within permitted development rights, there may be others which have been implemented outside of the planning process.

8 Economy and Employment

8.1 For the purposes of the AMR, employment land relates to business, industrial, storage and distribution uses, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)¹. This consists of use classes B1 (replaced by E(g) since 1st September 2020), B2 and B8. In some cases schemes in other use classes (such as sui generis) has also been monitored where it is considered this is closely related in character to the above use classes.

Net Additional Floorspace

8.2 The Council monitors the amount of new employment land and floorspace [use classes B1/B2/B8 or class E(g); and in some cases schemes in other use classes such as sui generis, if similar in character/relevant to employment creation] it approves annually, and how much is completed annually. The Council also monitors which types of B use (B1a, B1b, B1c (E(g)), B2, B8 or combinations of these, or other use class) are affected within schemes (in some cases this is a complicated picture involving net gains in some uses, net losses in others – producing an overall net gain/loss in B class floorspace). Note in all cases a positive commitment is only recorded in annual monitoring if it creates at least 50m² net floorspace. Also many minor industrial extensions and internal works (such as new mezzanine floors) may not require planning permission at all. Therefore the figures presented in this monitoring do not reflect all instances of employment floorspace creation or loss. The table below lists all Parishes that are totally or partially within the Staffordshire Moorlands planning area (i.e. excluding Parishes entirely within the National Park) and the amount of employment (classes B1/B2/B8/E(g)/other) development completed within them during the 2023-24 monitoring year:

Parish	Completed floorspace (m ²)	Percentage (%) (roundings may not result in 100%)
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	284	8.45
Checkley	0	0
Cheddleton	0	0
Consall	0	0
Cotton	0	0
Dilhome	0	0

Parish	Completed floorspace (m ²)	Percentage (%) (roundings may not result in 100%)
Draycott	0	0
Endon and Stanley	0	0
Farley	0	0
Forsbrook	0	0
Heaton	0	0
Horton	0	0
Ipstones	0	0
Kingsley	0	0
Leek	3076	91.54
Leekfrith	0	0
Longsdon	0	0
Oakamoor	0	0
Onecote	0	0
Rushton	0	0
Tittesworth	0	0
Waterhouses	0	0
Werrington	0	0
DISTRICT TOTAL	3360	100

Table 8.1

8.3 The table above demonstrates that the vast majority (91.54%) of all floorspace provided across the District during the monitoring year was completed within the Leek Wards, with the remainder within the Cheadle Wards.

8.4 The table below sets out how the total employment completions floorspace in the District 2023-24 breaks down into use classes:

Use Class	Floorspace Developed (m ²)	%
B1A*	124	3.69
B1B*	0	0
B1C*	0	0
B1*	0	0
B2	1193	35.51
B8	2043	60.80
Mixed B /Mixed E(g) uses	0	0

Use Class	Floorspace Developed (m ²)	%
TOTAL	3360	100

Table 8.2

8.5 *or Class E(G) equivalent

8.6 The table illustrates that the majority of all completed floorspace was B8; with about another third for B2 use, and the remainder B1A officing. This is attributable to the fact that there were completions of sizeable warehouse units at two separate premises on the Leekbrook Brooklands Way industrial estate; and also a sizeable B2 processing/manufacturing building at Croda Chemicals in Barnfields industrial estate in Leek. The officing was the result of a small conversion from a methodist church at Kingsley Moor.

Windfall Sites

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

8.8 During the monitoring year, all (100%) of employment completions occurred upon windfall sites. As stated above this amounted to 3360m², across approximately 0.6 hectares of land (although it should be noted that often stated site areas do not always represent the extent of actual land to be developed realistically for floorspace owing to extensive application areas, inclusion of site accesses, or the fact that a large industrial premises may have numerous 'overlapping' consents for various works or extensions etc.

Requirements identified in the Local Plan

8.9 Policy SS3 of the 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 (or part thereof) becomes completed. The coverage of new employment commitments across existing employment allocations has to be measured to understand how much available allocated land remains, with completed schemes 'deducted' from this. The allocations are a mixture of brownfield and greenfield sites both within the towns and around rural villages.

8.10 The table below illustrates the land developed during 23-24 (and therefore the land remaining undeveloped) at the employment allocations within the 2020 Local Plan:

Allocation	Site Area (Sept 2020) ha	Completions 31/03/23 (ha)	Completions 23-24 (ha)	Remaining Site Area 31/03/24
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 31/03/23 (ha)	Completions 23-24 (ha)	Remaining Site Area 31/03/24
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
Total*	16.05	0	0	16.05

Table 8.3

8.11 As explained 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.

Loss of Employment Land

8.12 Government policy/ guidance for development to take place on previously-developed land has meant that many existing employment sites have become under considerable pressure from the threat of residential development. During the monitoring year 23-24, there were a number of industrial floorspace losses resulting both from the redevelopment of sites for new uses (such as residential) and conversions of industrial buildings for other uses (including for residential, retail and leisure uses). Given the emergence of the new 'Class E' in the UCO and the freedoms to change class within its broad scope, one of these conversions was a certificate of lawfulness pertaining to Class E freedoms. The respective 'lost' B (or E(G)) uses in terms of floorspace and hectareage are set out in the table below.

8.13 It should also be clarified that in the case of the **Blythe Vale** development site off the A50 near Blythe Bridge, Policy DSR1 sets out policy for its development for both residential and employment land (with the southern element south of the A50 being allocated for employment) - however this policy responds to a *regional employment land need* and is considered separately to the employment land allocations listed in the table above. There have in recent years been a number of residential completions at Blythe Vale (but at the northern 'half' of the site intended for residential development), responding to the District's requirements for housing.

Scheme	application reference	Site area (hectares)	B-Class floorspace lost (m ²)	Use Class(es)
Conversion and alteration of existing outbuilding to form dwelling at Little Moorville Farm, Leek Road, Moorville, Cellarhead, Staffordshire, ST9 0DG	SMD/2020/0303	0.039	44.1	B1C
Change of use from storage and distribution (Use Class B8) to indoor bouldering, climbing and training gym (Use Class E(d)) at UNIT 8A Leek Road Leekbrook ST13 7AP	SMD/2023/0484	0.0760	305	B8
Lawful Development Certificate for Existing Retail Warehouse club (Sui generis) and demonstration area to existing, retained B2/B8 use at New Haden Works Unit 8 Draycott Cross Road Brook Houses Cheadle ST10 2NP	SMD/2023/0280	0.1909	660	B2/B8
Proposed demolition/removal of existing commercial structures and erection of detached dwelling at Teanford Mill Breach Lane Upper Tean ST10 4EW	SMD/2017/0091	0.1013	204.6	B8
Demolition of existing buildings and replacement with a detached bungalow at Coltslow , Stanley Moss Lane , Stockton Brook , Staffordshire , ST9 9LH	SMD/2016/0561	0.1193	95	B1C
Total		0.5265	1308.7	

Table 8.4

Tourist Sector Employment

8.14 According to data held by Nomis⁽²⁾ in 2023, 6000 people were employed in the tourism sector across the Staffordshire Moorlands. This comprised of 3,500 people in accommodation and food, which has continued to recover and increased following Covid-19 pandemic in 2021 (3,000-2021 and 2,500 in 2022) and 2,500 people employed in arts, entertainment and recreation remaining stable since 2022. However the detailed breakdown by sub sector shows a decline in employment in accommodation from 650 to 595 between 2022 and 2023. Employment growth has been mainly in the licensed and food sectors. Employment in all these sectors in Moorlands as a proportion of the same sectors County wide, has grown from 14% in 2021 to 18% in 2023. 28% of all employment in these sectors combined is full-time, 72% part-time.

8.15 Employment in accommodation, food, arts, entertainment and recreation, as a percentage of full time and part time jobs across all sectors [excluding agriculture] was 20% in 2023, increasing its contribution to total jobs from 17% in the pandemic and 2022.

9 Design and Conservation

Heritage at Risk Register

9.1 A search of the Register reveals that as of April 2024, there are eight entries on the register within the Staffordshire Moorlands planning area (i.e. excluding the Peak District National Park). The Heritage at Risk Register can be found using the following link: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

Development in Local Green Space

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

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

10 Sustainable Communities

2 Source: ONS Business Register and Employment Survey: open access)

Low Carbon / Renewable Energy

10.1 There have been 13 applications for Low Carbon / renewable energy approved within this 2023/2024 monitoring period.

Application Number	Address	Description	Capacity
SMD/2023/0190	Harewood Hall Leek Road Cheadle ST10 2EF	Listed building consent for 10No solar panels to roof	-
SMD/2023/0197	Totmonslow Farm Draycott Road Totmonslow Upper Tean ST10 4JJ	Temporary development of a solar farm with ancillary infrastructure, security fence, access, landscaping and continued agriculture, to generate power to feed into the local distribution network.	19.8MWp 19 Gigawatt hours (GWh)
SMD/2023/0247	Wellbeach Askerbank Lane Rushton Spencer SK11 0QU	Installation of an air source heat pump	-
SMD/2023/0284	Launders Bank Farm Eaves Lane Armshead ST2 8LY	Single storey side extension to be used as plant room for ground source heating system	-
SMD/2023/0345	Moorlands Tompkin Road Stanley ST9 9LX	Application for the erection of a stable block containing 2 stables, a tack room/fodder store, and an implement store. The installation of 14 solar panels on the roof of the stables and the erection of 18 ground mounted solar panels	10KW generating an annual energy production of 12.83MWh CO2 displacement of 2.48 tons
SMD/2023/0353	21 Bakers Arms High Street Cheadle ST10 1AA	Proposed solar panels to the rear elevation	-
SMD/2023/0461	Biddulph Valley Leisure Centre Thames Drive Biddulph ST8 7HL	Lawful development certificate for proposed construction of a packaged plant room and	-

Application Number	Address	Description	Capacity
		compound inc concrete bases, to provide a renewable heating source for the Leisure center.	
SMD/2023/0479	Land Adjacent to Toft Hall Rudyard Road Heaton SK11 0SJ	Ground Mounted PV (Solar) Panels adjacent to the curtilage of Toft Hall	-
SMD/2023/0497	Buttermarket Market Place Leek ST13 5HH	Refurbishment and alteration of Leek Butter Market and Trestle Market, comprising of installation of photovoltaic panels to south facing roof pitch, new surfacing to the Derby Street alleyway, installation of Air Source Heat Pumps on the north facing elevation.	-
DET/2023/0032	F Ball And Co Ltd Station Road Cheddleton ST13 7RS	Application to determine if prior approval is required for a proposed: roof mounted 380.90kW solar PV system comprising of 929 x 410w Canadian Solar modules.	380.90Kw
SMD/2023/0513	Biddulph Valley Leisure Centre Thames Drive Biddulph ST8 7HL	123kW Solar PV system installed on existing roof of Biddulph LC sports hall	50KWP system
SMD/2023/0641	Land at Blythe House Farm, south of the A50 Draycott in the Moors ST10 4JN	Installation of a solar array, substation and associated works forming an extension to Blythe Solar Farm (ref: SMD/2022/0160)	17.6MW and will save approximately 3,274 tonnes of carbon dioxide per year

Table 10.1

Pollution and Flood Risk

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

Open Space

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

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

Location	Application Number	Proposal	Decision Date
Upper Fernyhill Farm , Basford Green Road , Basford , Leek , Staffordshire , ST13 7ET	SMD/2023/0552	Erection of stable block and associated change of use of land to equestrian use	12/01/2024
Thorn Tree Farm , Leek Old Road , Longsdon , Staffordshire , ST9 9QJ	SMD/2023/0411	Ménage for horse riding.	28/11/2023
Moor View , Kingsley Road , Cellarhead , Staffordshire , ST9 0DJ	SMD/2023/0249	Erection of stable block and change of use of land to equestrian	17/07/2023

Table 10.2 Commitments from Applications in Monitoring Year 23/24

Infrastructure Funding Statement

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

Date	Application Number	Land Details	Sum Received	Details
15/06/2023	SMD/2021/0418	Land at Blythe Vale phase 2	£425,608.56	Offsite playing pitches within parishes of Draycott, Checkley and/or Forsbrook

Date	Application Number	Land Details	Sum Received	Details
05/09/2023	SMD/2022/0249	Land at Cheadle Road, Upper Tean	£72,400	Sports pitch contribution

Table 10.3 Received Funding for Open Space 23/24

Community Facilities

10.6 The table below shows that one facility has been completed in the towns during this monitoring year.

	Location	Application Number	Proposal	Notes and Completion Date
Leek	n/a	n/a	n/a	n/a
Biddulph	n/a	n/a	n/a	n/a
Cheadle	Painsley Catholic College, Station Road Cheadle	SMD/2019/0200	School inclusion unit	Completed 07/12/2023

Table 10.4 Completions of Community Facilities 23/24

10.7 The table below shows that there has been one approval relating to community facilities this monitoring year:

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

Table 10.5 Planning Approvals for New Infrastructure and Community Facilities associated with new development 23/24

Infrastructure

10.8 The Infrastructure Delivery Plan (IDP) details how the infrastructure needed to support the Local Plan will be provided, what infrastructure is needed and who is responsible for its provision. It is an evolving document and will be reviewed and updated regularly to take account of relevant funding programmes and changes in infrastructure providers delivery

programmes. Infrastructure delivery is carried out by a range of responsible delivery bodies including developers, infrastructure providers, Staffordshire County Council and the Council. The table below shows the key requirements from the IDP for the allocated housing sites which were granted permission since the adoption of the Local Plan:

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
Leek			
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 & accessibility infrastructure (as required by SCC Highways & 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.

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
Biddulph			
<p>DSB 1 Wharf Road</p>	<p>SMD/2008/1028</p>	<p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport & accessibility infrastructure (as required by SCC Highways & 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 conditions included in permission in line with the comments received from highways.</p>
<p>DSB 2 The Mills, Upland Mill</p>	<p>SMD/2009/0833</p>	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport & accessibility infrastructure (as required by SCC Highways & determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</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>

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>	
Cheadle			
<p>DSC 2</p> <p>Cecilly Brook Strategic Development Area</p>	<p>SMD/2019/0723</p>	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth within the area.</p> <p>Transport & accessibility infrastructure (as required by SCC Highways & 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>

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
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 & accessibility infrastructure (as required by SCC Highways & 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>Education contribution received through S106</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 & accessibility infrastructure (as required by SCC Highways & determined on a site by site basis. S106 as required).</p>	<p>No objections from infrastructure service providers.</p> <p>Permission granted based of S106 contributions towards education, and open space.</p>

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
		<p>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>DSC 2</p> <p>Land Off The Birches Cheadle</p>	<p>SMD/2017/0659</p>	<p>Education provision to ensure there is sufficient school capacity to support growth.</p> <p>Transport & accessibility infrastructure (as required by SCC Highways & 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>

Location	Planning Application No. and approval date	Summary of Key Infrastructure Requirements	Comments
<p>DSC 2</p> <p>Land At The Green Cheadle</p>	<p>SMD/2020/0029</p>	<p>Education provision to ensure there is sufficient school capacity to support growth.</p> <p>Transport & accessibility infrastructure (as required by SCC Highways & 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.</p>
Rural			
<p>DSR 1</p> <p>Blythe Vale, Blythe Bridge</p>	<p>SMD/2018/0790</p>	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth.</p> <p>Transport & accessibility infrastructure (as required by SCC Highways & determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p>	<p>Permission granted in accordance with conditions regarding Vehicle turning, parking, access.</p>

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>	
DSR 4 Land off Ash Bank Road, Werrington	SMD/2021/0694	<p>Affordable housing (in accordance with Local Plan policy)</p> <p>Education provision to ensure there is sufficient school capacity to support growth</p> <p>Transport & accessibility infrastructure (as required by SCC Highways & determined on a site by site basis. S106 as required).</p> <p>1 Health care (S106 as required health care providers.</p> <p>Water, gas, electricity infrastructure (to be determined on a site by site basis).</p> <p>Open space/sports/recreation provision (in accordance with Local Plan policy).</p>	Permission granted with conditions and section 106 contributions agreement signed.

Table 10.6

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

11 Natural Environment

Habitat Creation

11.1 The Council monitors the number of 'major' [as defined in the Development Management Procedure Order] schemes where habitat creation measures have been recommended by its Horticultural Service and/or arboricultural officer. Also note that Staffordshire Wildlife Trust have for some time been providing ecology comments to Council officers as part of a service-level agreement with the Council these are also considered to have been 'provided' by the Horticultural Service. During the 2023-24 monitoring year 16x major schemes were approved (or allowed on appeal) across the District [excluding any certificates of lawfulness at 'major-scale', since determination could not require submission of measures for habitat creation etc]. The majority of these approvals were 'full' permissions (12x), the remainder were outline approvals (x3), and reserved matters to earlier outline approvals (1x). Also 3x of the 16 major schemes pertained to variations of conditions to earlier approved schemes. In other words not all the major approvals pertained to newly arising schemes as such.

11.2 In some cases the Horticultural Service/ Staffordshire Wildlife Trust may not either have been consulted, or did not respond to consultation; in other cases the scheme attracted a HS response. During the monitoring year, **10x of the 16** major approved schemes included some kind of recommendation (or recommended imposition of condition) relating to specified habitat creation/enhancement on application sites, or more generally, recommending the applicant be required to submit documentation (such as site-specific landscape plan) to address creation/enhancement of habitats on the development site. In addition 1x further approval was subject to habitat creation recommendations by the Council's landscape consultant. It should be noted that the Council has consulted over the appropriateness of habitat creation measures in new developments against local and national policy, for many years. Over and above this the Environment Act 2021 under Section 98 has enacted the legal requirement for achievement of (at least) 10% biodiversity net gain uplift for most forms of new development from February and April 2024.

Nature Designations

11.3 During the 2023-24 monitoring year, there were no formal changes in extent (either increase or decrease) by any organisation of any nature designations within the Staffordshire Moorlands. It is understood that the combined area of this coverage remains at 7830 hectares [this is approximately 13.59% of the total land area of the District including Peak District area].

Conservation Management

11.4 Management activities are conducted by other organisations for many sites in the District (i.e. Staffordshire Wildlife Trust, Staffordshire County Council, Severn Trent Water etc). According to data provided by the Staffordshire Wildlife Trust (SWT), it is understood that during 2023-24, around 174 sites (approximately 45% of nature conservation sites in the Staffordshire Moorlands including Peak Park part) are the subject of 'appropriate management'. It is understood based on information from SMDC/SWT, at least 11x sites that are owned by SMDC [various designations] across the District are now managed by Staffordshire Wildlife Trust (which involves conservation management).

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

12 Transport

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

Travel Plans and Sustainable Transport

12.2 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 2023-24 monitoring year 16x major schemes were approved (or allowed on appeal) across the District [excluding any certificates of lawfulness at 'major-scale', since determination could not require submission of travel plans etc]. The majority of these approvals were 'full' permissions (12x), the remainder were outline approvals (x3), and reserved matters to earlier outline approvals (1x). Also 3x of the 16 major schemes pertained to variations of conditions to earlier approved schemes. In other words not all the major approvals pertained to newly arising schemes as such. During the monitoring year, 6x of the 16x major schemes contained a travel plan (in most cases these were newly created plans, but in a small number of cases the Council required that an earlier submitted travel plan (to an earlier scheme on the same site) be resubmitted amended as necessary.

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

Sustainable Transport Schemes

12.4 The County Transportation officer has provided the following information in relation to a request for data for the 2023-24 monitoring year. "During 2023-24 the following integrated transport schemes were delivered or progressed"[results listed for SMDC area only]:

Integrated Transport Schemes
Alton Towers route strategy – completed
St Edward Street, Leek feasibility study – completed
Biddulph Valley Way minor improvements – completed
Biddulph High Street feasibility work
Ashbourne Rd, Cheadle – Traffic Regulation Order
Leek Rd junction with A53 improvements
A53 Buxton Rd improvements
A5030 Ashbourne Rd – Traffic Regulation Order

Table 12.1

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

13 Development in the Green Belt

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

Number of Applications	Type of Application	Approved	Refused
1	Advertisement Consent	1	0
11	Agricultural / Forestry Determination	6	5 Refused
5	Certificate of Lawfulness (Existing)	4	1 Withdrawn
16	Certificate of Lawfulness (Proposed)	13	3 refused 0 Green Belt Reasoning 3 Non Green Belt Reasoning
0	Demolition Determination	0	0
12	Discharge of Conditions	11	2 Discharged in part 1 Awaiting decision
73	Householder	56	16 Refused (11 inappropriate development in the Green Belt) 5 Non Green Belt Reasoning 5 Decisions Appealed 4 Dismissed

Number of Applications	Type of Application	Approved	Refused
			1 Awaiting Decision
96	Full - Minor	65	25 Refused 21 Green Belt Reasoning 4 Non Green Belt Reasoning 3 Decisions Appealed 2 Dismissed 1 Allowed 6 Withdrawn
2	Full - Large Scale Major	2	-
6	Full - Small Scale Major	4	2 Refused 2 Green Belt Reasoning 1 Appealed & Allowed
6	Householder Notification Applications	6 Notification permitted	2 Applications determined not to require PP 1 Application determined that PP is required
6	Listed Building Consent & Alterations	5	1 Refused
0	Listed Building Consent - Demolition	0	-
3	Non-material Amendments	1	1 Refused 1 Withdrawn
7	Change of Use Prior Approval	5	2 Refused
7	Outline - Minor	0	7 Refused

Number of Applications	Type of Application	Approved	Refused
			6 Green Belt Reasoning 1 Non Green Belt Reasoning 2 Decisions Appealed 1 Allowed 1 Dismissed
0	Reserved Matters - Minor	0	0
0	Permission in Principle	0	0
1	Prior Approval	0	1 Refused - Full Planning Application Required
Total: 252	All Applications	179	63 refused 9 Withdrawn 1 Awaiting

Table 13.1 Number & Nature of applications received in the Green Belt 23/24

13.2 As the Green Belt makes up a significant proportion of land in the Staffordshire Moorlands planning area, there were 252 applications for development within the Green Belt in this monitoring year, (of which 179 were approved and 63 were refused - with 9 others being withdrawn and 1 application awaiting a decision). The vast majority of applications were either for householder development or other minor development with only 2 applications related to major large scale developments being approved.

Development in the Churnet Valley

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

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

Number of applications	Type of Approval	Approved	Refused
7	Advertisement consent	5	2 Refused

Number of applications	Type of Approval	Approved	Refused
7	Agriculture / Forestry Prior Notifications	5	1 Refused 1 Planning not required
51	Other: Certificate of Lawfulness - Existing Certificate of Lawfulness - Proposed Demolition Determination Discharge of Conditions	5 7 0 34	Certificate of Lawfulness - Existing: 1 refused Certificate of Lawfulness - Proposed: 1 Refused (Unlawful) Demolition Determination - 1 Refused Discharge of Conditions - 1 Partial approval 1 Awaiting
98 7	Householder Householder Notification Application	81 7	13 Refused 4 Withdrawn 4 Permitted 1 PP required 2 PP not required
131	Full Minor	95	30 Refused 5 withdrawn 1 Awaiting
1	Full Planning - Large scale MAJOR apps	1	-
4	Full Planning - Small-scale MAJOR apps	4	-
7 1	Listed Building Consent Listed Building Demolitions	7 1	-
19	Non-material amendment	14	4 Refused 1 Awaiting
2	Prior approval	2	

Number of applications	Type of Approval	Approved	Refused
8	Outline - Minor applications	2	5 Refused 1 Withdrawn
2	Reserved Matters (minor) applications	-	1 Refused 1 Withdrawn
1	EIA screening opinion request received relating to	1	1 EIA Required
1	Telecommunications	1	-
354		Total no of approvals in Churnet Valley (all types of application) is 278	Total no of refusals in Churnet Valley (all types of application) is 62 11 Withdrawn 3 Awaiting

Table 13.2 Number of applications for development in the Churnet Valley 23/24

13.5 Most of the 354 planning applications received during the monitoring year are minor in nature, with 105 being householder / notification applications as the Churnet Valley Masterplan boundary covers Leek and Cheadle as well as several other villages.

14 Conclusion

Conclusion

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

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

