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Dear Members

Cabinet

A meeting of the Cabinet will be held in the **Craddock Room, Civic Centre, Riverside, Stafford on Thursday 5 July 2018 at 6.30pm** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded

Members are reminded that contact officers are shown at the top of each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

A.R. Well

Head of Law and Administration

CABINET - 5 JULY 2018

Chairman Councillor P M M Farrington

A G E N D A

- 1 Minutes of 31 May 2018 as published in Digest No 243 on 1 June 2018
- 2 Apologies
- 3 Councillors' Question Time (if any)
- 4 Proposals of the Cabinet Members (as follows):-

Page Nos

(a) **ECONOMIC DEVELOPMENT AND PLANNING PORTFOLIO**

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This Report is part confidential due to the inclusion of information relating to the financial or business affairs of any particular person (including the authority holding the information). No representations have been received in respect of this matter.

Membership

Chairman Councillor P M M Farrington

- | | | |
|------------------|---|---|
| P M M Farrington | - | Leader |
| R M Smith | - | Deputy Leader and Leisure Portfolio |
| J M Pert | - | Community Portfolio |
| F A Finlay | - | Environment and Health Portfolio |
| F Beatty | - | Economic Development and Planning Portfolio |
| K S Williamson | - | Resources Portfolio |

ITEM NO 4(a)(i)**ITEM NO 4(a)(i)**

Contact Officer:	Alex Yendole
Telephone No:	01785 619536
Ward Interest:	Nil
Report Track:	Cabinet 05/07/18 (Only)
Key Decision:	Yes

**SUBMISSION BY COUNCILLOR F BEATTY
ECONOMIC DEVELOPMENT AND PLANNING PORTFOLIO**

<p>CABINET 5 JULY 2018 North Staffordshire - Statement of Common Ground</p>
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1 Purpose of Report

- 1.1 To approve the signing of the North Staffordshire Statement of Common Ground (please refer to attached **APPENDIX**) on behalf of the Council by the Cabinet Member for Economic Development and Planning in the context of the adopted Plan for Stafford Borough.

2 Proposal of Cabinet Member

- 2.1 That the North Staffordshire Statement of Common Ground be signed by the Cabinet Member on behalf of Stafford Borough Council.

3 Key Issues and Reasons for Recommendation

- 3.1 As part of the process for preparing new Local Plan, Councils are required through statutory legislation and national planning policy to address issues that have cross border implications with neighbouring authorities through the Duty to Co-operate process.
- 3.2 Staffordshire Moorlands District Council are currently preparing their Local Plan for Submission in June 2018 to the Government for the independent Examination prior to adoption. Stafford Borough has provided a series of responses and representations as part of the Staffordshire Moorlands Local Plan process. Furthermore a Statement of Common Ground (please refer to attached **APPENDIX**) between Staffordshire Moorlands, Stafford Borough, Newcastle-under-Lyme District and the City of Stoke-on-Trent Councils has been prepared for signing off.

3.3 In summary the Statement of Common Ground identifies areas of agreement, further work and a framework for future co-operation between the four Councils across the following topics.

- Planning Context
- Geographical Area
- Strategic Housing
- Gypsy and Traveller Provision
- Employment Land Provision
- North Staffordshire Green Belt
- Strategic Infrastructure including transport, green space and education
- Constellation Partnership
- Blythe Vale Strategic Allocation

3.4 At this stage there are no areas of disagreement between the four Councils on the cross border issues identified. The Statement of Common Ground will be subject to review as relevant Development Plans are updated across the North Staffordshire area, which will be subject to Member approval.

4 Relationship to Corporate Priorities

4.1 The adopted Plan for Stafford Borough, together with cross border engagement with neighbouring authorities, helps to deliver the Council's Corporate Business Plan 2018-2021 key objectives:

“To deliver sustainable economic and housing growth to provide income and jobs.”

“To improve the quality of life of local people by providing a safe, clean, attractive place to live and work and encouraging people to be engaged in developing strong communities that promote health and well-being.”

5 Report Detail

5.1 In March 2012 the National Planning Policy Framework was published (relevant paragraphs 178-182), and subsequently additional information through the Planning Practice Guidance, which sets out the national context for preparing policies in new Local Plans including the Duty to Co-operate requirements. Specifically the National Planning Policy Guidance states that: *“local planning authorities should make every effort to secure the necessary co-operation on strategic cross boundary matters before they submit their Local Plans for examination.”*

5.2 In March 2018 a draft revised National Planning Policy Framework (NPPF), alongside draft Planning Practice Guidance, was published for consultation with key changes to national policy. The draft revised NPPF maintains the requirement for cross border co-operation, to be demonstrated through a Statement of Common Ground between relevant local planning authorities, with details in the Planning Practice Guidance. It is anticipated that the final revised NPPF will be made available in Summer 2018.

- 5.3 It should be noted that whilst this particular Statement of Common Ground relates to Staffordshire Moorlands, the City of Stoke-on-Trent and Newcastle-under-Lyme Councils on-going cross border collaboration on strategic issues with other neighbouring authorities continue to take place as New Local Plans / Local Plan Reviews develop. Therefore in due course Cabinet will be asked to approve other Statements of Common Ground.

6 Implications

6.1 Financial	No financial implications in terms of cross border co-operation and engagement.
Legal	Duty to Co-operate requirements set out in the Localism Act 2011, with Local Plans subject to relevant Planning Acts and Regulations
Human Resources	Local Plan and Duty to Co-operate requirements will be delivered by existing staff from within Development Department No external support is required at this stage.
Human Rights Act	None identified
Data Protection	Local Plan consultation responses to be subject to the latest General Data Protection Regulations brought into effect from May 2018 onwards.
Risk Management	Adopted Plan for Stafford Borough in place. However without progressing with cross border discussions and a New Local Plan there is a risk of not having an up-to-date Plan which would lead to Government planning policies overriding local policies and potential intervention. A delay and / or uncertainty at the local level without a New Local Plan could lead to Legal Challenges and / or Appeals with significant costs for the Council.

6.2 Community Impact Assessment Recommendations	The New Local Plan will be subject to the Statement of Community Involvement in order to provide the local community of Stafford Borough with an opportunity to be involved in the preparation of planning policy documents. It seeks to ensure no groups and individuals, including hard to reach groups, are excluded.
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Previous Consideration - Nil

Background Papers – File available in the Development Department

Statement of Common Ground between Staffordshire Moorlands District Council, Stafford Borough Council, Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council

This Statement of Common Ground establishes a framework for co-operation between Staffordshire Moorlands District Council, Stafford Borough Council, Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council. It primarily relates to the preparation of Development Plans and also sets out a framework for future collaboration on identified strategic cross boundary planning issues. It is made within the context of the Duty to Co-operate as required under Section 110 of the Localism Act 2011.

1. Purposes

- a. To establish areas of agreement in relation to strategic planning and development matters between the four local planning authorities
- b. To identify areas where further work is required
- c. To set the framework for future co-operation, including the monitoring and project management of required works

2. Planning Context

- 2.1 Staffordshire Moorlands District Council adopted a Core Strategy in March 2014. An early review of the Core Strategy, combined with site allocations, is now being prepared to provide the District with a single Local Plan to cover the period 2016 to 2031.
- 2.2 Stafford Borough Council adopted the Plan for Stafford Borough (Part 1) in June 2014, with Part 2 adopted in January 2017, covering the period 2011 to 2031. In July 2017 the Council commenced the New Local Plan process to cover the period 2020 to 2040, with the Issues & Options stage in July 2018.
- 2.3 Stoke-on-Trent City Council and Newcastle Borough Council are in the process of preparing a Joint Local Plan to cover the period to 2033. A Preferred Options consultation document was published in February 2018.

3. Area

- 3.1 The local planning authority areas of Staffordshire Moorlands District Council, Stafford Borough Council, Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council. For the avoidance of doubt, this excludes the parts of Staffordshire Moorlands District that lie within the Peak District National Park. Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council are in the process of preparing a Joint Local Plan. All four authorities share boundaries with one another, are located within Staffordshire and are located to the north and west of the county. Information considered in the preparation of Local Plans relating to housing, gypsies and travellers, employment and Green Belt which supports the establishment of this geographic area:

Strategic Housing Market Assessments (SHMA)

Stafford Borough SHMA (2012)

- 3.2 Stafford Borough Council published a Strategic Housing Market Assessment in September 2012 as part of the evidence for the Plan for Stafford Borough 2011-2031 providing the total number of future market and affordable households based on housing and population forecasts. In conclusion the provision requirement is 500 new homes each year in Stafford Borough to fully meet the Objectively Assessed Need of which 210 affordable houses are required.
- 3.3 Between 2000 and 2011 the median house prices have increased by 151% with 87% being owner occupied / private rented and 13% social rented. Almost 75% of properties are houses, with 11% being flats, 11% bungalows and 3% others. The population of Stafford Borough will increase from 130,800 in 2011 to 146,000 by 2035, with over 65 year olds increasing by 45% and over 75 year olds by 102% during this period. In terms of household moves 62.9% took place within Stafford Borough so the area is not self-contained in terms of migration, which shows strong linkages with Stoke-on-Trent and Cannock Chase.
- 3.4 The Strategic Housing Market Assessment will be updated through the New Local Plan.

Staffordshire Moorlands SHMA (2014) and Update (2017)

- 3.5 In terms of the definition of the Housing Market Area, the 2014 SHMA found that excluding long-distance movements, the District has a self-containment of between 60% – 61%. Although the former CLG Guidance recognises that the level of self-containment in rural authorities is often lower than elsewhere, it could not be argued that Staffordshire Moorlands represents a self-contained HMA. Consideration given to the objectively assessed need for housing, including affordable housing was also given but subsequently superseded by the 2017 Update.
- 3.6 The 2017 Update was undertaken to reflect the 2014-based household projections and new employment forecasts provided by Experian and Oxford Economics. The extent of the Housing Market Area was not re-visited. The study identified an objectively assessed need for 235 to 330 homes per year to the year 2031. The bottom of the range (235) relates to the demographic needs. The top of the range (330) relates to the level of housing growth required to support the projected increase in jobs by addressing the projected decline in the working age population. A net annual need for affordable housing of 224 to 432 homes per year was also identified.

Stoke –on-Trent and Newcastle-under-Lyme SHMA 2015 and Update 2017

- 3.7 Stoke-on-Trent and Newcastle-under-Lyme published an updated Strategic Housing Market Assessment in July 2017 as part of the evidence for the Joint Local Plan Strategic Options consultation. The plan period is 2013 – 2033 with the SHMA providing evidence over a longer period to 2039 and incorporating the release of the 2014-based population and household projections and Cambridge Econometrics Jobs forecasts.
- 3.8 In terms of the definition of the Housing Market Area, the 2015 SHMA found that Stoke-on-Trent and Newcastle-under-Lyme collectively formed a single Housing Market area based on migration and containment of moves. A high proportion of labour is also retained within the two authorities and there are similarities in house

prices. However, the SHMA (Appendix 2) also highlighted the complex nature of local geographies and recognised that both authorities share a strong relationship with Stafford Borough, Cheshire East and Staffordshire Moorlands, with a notable rate of out migration from the two authorities to these authorities. In this respect the 2011 Census shows that when moves from Newcastle-under-Lyme and Stoke-on-Trent to the Staffordshire Moorlands are taken into account the level of containment within this geography is 77% (surpassing the 70% threshold in the PPG). Nevertheless, this relationship is weaker than that shared by Stoke-on-Trent and Newcastle-under-Lyme.

- 3.9 The 2017 update was undertaken to consider the findings from the ELR finalised in December 2015, particularly the forecast level of job growth and labour force availability, as well as the release of new 2014-based sub-national population and household projections in May and July 2016. The extent of the Housing Market Area was not revisited.
- 3.10 The updated analysis indicated that there is an objectively assessment need (OAN) for 1,390 dwellings per annum in the Newcastle-under-Lyme and Stoke-on-Trent housing market area (HMA), this sits within the range previously concluded in the 2015 SHMA (1,177 – 1,504 dwellings per annum). The total requirement over the plan period is a need for 27,800 dwellings (16,080 within Stoke-on-Trent and 11,720 within Newcastle-under-Lyme).
- 3.11 In respect of Newcastle-under-Lyme the study recommended a housing requirement of 586 per annum per year to the year 2039 to support the projected increase in employment growth. In respect of Stoke-on-Trent the study recommended a housing requirement of 804 dwellings per annum to 2039 to support the projected increase in employment growth.
- 3.12 The update also recognises an updated calculated annual need for 453 affordable homes across both Stoke and Newcastle-under-Lyme over the next five years to clear the backlog and meet newly arising need over the next five years (242 Newcastle-under-Lyme and 210 Stoke-on-Trent) with this reducing to 265 affordable homes per annum thereafter (199 Newcastle-under-Lyme and 66 Stoke-on-Trent) once the backlog is cleared.

Newcastle-under-Lyme, Stoke-on-Trent, Staffordshire Moorlands and Stafford Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2015)

- 3.13 The assessment was jointly commissioned by the four authorities. The identified need, as at 2015, for pitches was as follows in Table 1. However the latest position is set out on Page 9 within the section 'Gypsies, Travellers and Travelling Showpeople'.

Table 1: Summary of overall pitch and plot requirements over five years and up to 2033/34

District/Local Planning Authority		Gypsy and Traveller Pitch requirements	Showperson Plot requirements
Newcastle-under-Lyme	5 yr shortfall 2014/15 to 2018/19	1	0
	2019/20 to 2033/34*	7	0
Stoke-on-Trent	5 yr shortfall 2014/15 to 2018/19	22	0
	2019/20 to 2033/34*	16	0
Staffordshire Moorlands	5 yr shortfall 2014/15 to 2018/19	6	0
	2019/20 to 2033/34*	2	0
Stafford Borough	5 yr shortfall 2012/13 to 2016/17	19	0
	2017/18 to 2026/27*	24	0
Total	5 yr shortfall 2014/15 to 2018/19	48	0
	2019/20 to 2033/34*	48	0

Table 2: Summary of transit requirements 2014/15 to 2018/19

Authority	Five year pitch requirement (single van use)	Total maximum caravans with towing vehicles that could be accommodated
Newcastle-under-Lyme	5	10
Stoke-on-Trent	5	10
Staffordshire Moorlands	-	-
Stafford Borough	-	-
Total	10	20

Employment Land Reviews

Stafford Borough Employment Land Review

- 3.14 Stafford Borough Council published an Employment Land Review in 2012 as part of the evidence for the Plan for Stafford Borough 2011-2031 which concluded that 160 hectares of employment land is required for the area at 8 hectares per year.
- 3.15 Stafford has median earnings of £26,603 per year with 68.2% of people living and working in the Borough. Of the 31.8% working outside the Borough, 8.5% work in Stoke-on-Trent whilst 19.2% work elsewhere in the West Midlands and 4.2% beyond.
- 3.16 The 2011 Census data shows that 67% of residents live and work in Stafford Borough so therefore the area is part of a broader functional market area with the strongest links being to Stoke-on-Trent.
- 3.17 The Economic Development Needs Assessment will be produced for the New Local Plan.

Staffordshire Moorlands Employment Land Review (2014) and update (2017)

- 3.18 In terms of the Functional Economic Area for the District, the study concluded that it would fall within the wider economic area of Stoke-on-Trent, within which some 76% of the District's economically active residents work. The need for employment land was also considered in the report but this was subsequently updated in 2017 to take account of new data.

- 3.19 The 2017 Update identified an objectively assessed need employment land of 13 to 27 ha up to the year 2031. The upper end of this range corresponds with the top of the assessed need for housing to provide a consistent approach and was derived by consideration of Experian and Oxford Economics jobs forecasts. Development at the top of each range would support approximately 800 additional jobs in the District up to the year 2031.

Newcastle-under-Lyme and Stoke-on-Trent Joint Employment Land Review (2015)

- 3.20 The Newcastle-under-Lyme and Stoke-on-Trent Joint Employment Land Review 2015 concluded that Stoke-on-Trent and Newcastle-under-Lyme together comprise a Travel to Work Area and a Functional Economic Market Area. Stoke-on-Trent remains a net importer of labour, with a net total of 6,108 in-commuters according to the 2011 Census. In contrast, Newcastle-under-Lyme is a net exporter of labour, with a net total of 8,058 out-commuters. Very strong commuting relationships exist between Stoke-on-Trent and Newcastle-under-Lyme and at the same time it acknowledged the strong commuting relationships with Stafford Borough, Staffordshire Moorlands and Cheshire East.
- 3.21 Stoke-on-Trent and Newcastle-under-Lyme's employment space is still dominated by industrial uses which account for around 70% of total employment floorspace. Whilst this is increasing in Newcastle-under-Lyme, the level of industrial stock in Stoke-on-Trent has been declining for a number of years. The 2015 study identified that for Stoke-on-Trent between 146 Ha and 201 Ha was identified as being required over the 26 year plan period to 2039. For Newcastle-under-Lyme between 44 ha and 133 ha was identified as being required to 2039. Across the FEMA overall the forecasting suggests a need for between 190 Ha and 334 Ha over the 26 year plan period.
- 3.22 Following the 2015 study a SHMA update was carried out in 2017 which linked housing and employment evidence to ascertain an Objectively Assessed Need and therefore narrow down on the range that was set out in the ELR. This identified that the OAN for employment land requirements, based on the most appropriate forecasting for the area – Cambridge Econometrics was that a requirement of 199 Ha of employment land was required across the plan area to 2033 (131 Ha in Stoke-on-Trent and 68 Ha in Newcastle-under-Lyme). This amount of employment land would support in the region of 17,372 jobs (approximately 869 new jobs per annum).
- 3.23 Both Councils have been reviewing employment land monitoring information from 2013 to 2017 and the evidence from 2013 to 2017 and the evidence provided by the Joint Employment Land Review 2015 to determine how much employment land could be delivered in order to support the provision of more and better quality jobs. The total employment land supply is summarised in the table below.

	Hectares of Employment Land		
	Newcastle -under-Lyme	Stoke-on-Trent	Joint Local Plan area
New employment land developed between 2013 and 2017	4	37	41
Vacant land with planning approval for new employment development at 1 April 2017	29	87	116
Other land from the Employment Land Review (2015) which is considered to be suitable and could be allocated for employment development:	30	43	73
Total Potential Employment Land Supply:	63	167	230

North Staffordshire Green Belt

3.24 The North Staffordshire Green Belt was approved by Staffordshire County Council in 1967, and by extension the North Staffordshire Green Belt Local Plan (June 1983) to prevent the coalescence of town and villages around the Potteries.

Stafford Borough

3.25 The adopted Plan for Stafford Borough 2011-2031 (June 2014) identifies the Green Belt boundaries for the Borough, located to the north of Stone forming part of the North Staffordshire Green Belt area and south east of Stafford as part of the West Midlands Green Belt area. As there is sufficient land to serve the development needs of Stafford Borough outside of these Green Belt areas no safeguarded land or boundary changes have been identified. However Policy E5 does identify Major Developed Sites in the Green Belt at Hadleigh Park, Moorfields Industrial Estate and the former Meaford Power Station site where employment uses are supported on previously developed areas.

3.26 The North Staffordshire Green Belt will be maintained through the New Local Plan in line with the national policy position and the local context.

Staffordshire Moorlands

3.27 In Staffordshire Moorlands, the 1998 Local Plan replaced the North Staffordshire Green Belt Local Plan and made amendments to the inner boundaries of the Green Belt around Blythe Bridge, associated with the construction of the A50 which created enclosed land which could be readily parcelled for development. During the consideration of the adopted Staffordshire Moorlands Core Strategy, the planning inspector acknowledged that a comprehensive review of the Green Belt would be required in order to support housing growth Biddulph to be identified in a Site Allocations DPD. In turn, Staffordshire Moorlands Green Belt Review (2015) has identified numerous sites which may be suitable for release from the Green Belt in exceptional circumstances. The review has informed the preparation of the new Staffordshire Moorlands Local Plan with Green Belt release proposed in Biddulph, Werrington and Cheadle.

Stoke-on-Trent and Newcastle-under-Lyme

- 3.28 A Joint Green Belt Assessment has been prepared in respect of the areas within Newcastle-under-Lyme and Stoke-on-Trent City Council designated as Green Belt. Approximately 45% of Newcastle-under-Lyme's area is designated as Green Belt. The Assessment forms part of the evidence base for the emerging Joint Local Plan.
- 3.29 The purpose of the Green Belt Assessment was to provide Stoke-on-Trent and Newcastle-under-Lyme with an objective, evidence-based assessment of how the Green Belt contributes to the five purposes of Green Belt set out in the National Planning Policy Framework (NPPF). The assessment considers the history and origins of the Stoke-on-Trent and Newcastle-under-Lyme Green Belt and how it has evolved since its inception. It provides a review of current national policy and guidance and carries out a two stage assessment:
- Stage 1 involves dividing the whole Green Belt into General Areas and assessing them against the five purposes of the Green Belt;
 - Stage 2 involves defining smaller greenbelt parcels adjacent to the urban areas and inset settlements, and assessed as making a weak, moderate or strong contribution.
- 3.30 In total 15 General Areas were assessed as part of Stage 1 and a further 186 parcels were assessed at Stage 2. The Green Belt Assessment was published in November 2017 as evidence for the Joint Local Plan Preferred Options Consultation.
- 3.31 In Newcastle-under-Lyme the preferred options consultation document showed that additional housing and employment land is required beyond the existing supply within Newcastle-under-Lyme. This situation forms part of the exceptional circumstances evidence behind a proposal to release sites in the Green Belt within Newcastle-under-Lyme, within the vicinity of Keele University Campus and the Keele University Science and Innovation Park and sites at Kidsgrove, Talke and Chesterton.
- 3.32 In Stoke-on-Trent the Joint Local Plan Preferred Options Consultation (para. 4.3) states that it is not considered justifiable to go into the Green Belt for the delivery of development as the current requirements (in line with the SHMA 2017) can be met within the City Council's urban area. However it is considered that some very minor amendments to the boundaries within Stoke-on-Trent may be required to align the Green Belt boundary with the latest Ordnance Survey base and technological advancement in mapping. This will be set out at the Draft Joint Local Plan stage.

4. Strategic cross boundary matters

- 4.1 The following are agreed by the four authorities as being strategic cross boundary matters which require co-operation:
- a. Working towards meeting development requirements
 - I. Housing – the provision of housing across the four local planning authority areas
 - II. Gypsies, Travellers and Travelling Showpeople – provision for accommodation
 - III. Employment – the provision of employment across the four local planning authority areas
 - b. Co-ordination of shared infrastructure
 - a. Green Infrastructure
 - b. Traffic growth on A50
 - c. Education

- c. Green Belt –co-operation on the approach to Green Belt
- d. Constellation Partnership – co-operation on any future joint strategy in support of the potential HS2 hub at Crewe
- e. Blythe Vale Strategic Allocation – consideration of the cross boundary implications of the allocation as identified in the proposed Staffordshire Moorlands Local Plan

5. Agreed matters

Working towards meeting development requirements

Housing provision

- 5.1 The proposed Staffordshire Moorlands Local Plan makes provision for an average annual development of 320 dwellings up to the year 2031. This is towards the top of the range of the objectively assessed need for housing identified for the District in the 2017 SHMA Update (235 to 330dpa). This is supported by Green Belt release to enable housing growth in Biddulph and the Rural Areas. There is a shortfall of 190 homes from the top of the objectively assessed need range over the period 2012 to 2031.
- 5.2 Staffordshire Moorlands District Council is unable to accommodate any potentially arising unmet housing needs from neighbouring authorities due to development constraints. In particular, the supply of land in the District is limited by Green Belt which should only be released in exceptional circumstances. Furthermore, the District also partly lies within the Peak District National Park
- 5.3 The adopted Plan for Stafford Borough makes provision for an average annual development of 500 dwellings up to the year 2031 in accordance with the objectively assessed need for housing identified for the Borough in the 2012 SHMA. Housing growth is focussed at Stafford and Stone on large-scale Strategic Development Locations as well as being delivered across a number of Key Service Villages. Since 2011 a total of 3,337 new homes have been completed with 3,509 having planning consent. Stafford Borough currently has more than a 5 year supply of housing land.
- 5.4 In February 2018 Staffordshire Moorlands District Council made a request to Stafford Borough to assist with meeting the shortfall of 190 new homes. However based on this need having to be met within the relevant Housing Market Area, the adjoining area between Stafford Borough and Staffordshire Moorlands is contained within the North Staffordshire Green Belt and therefore delivery is severely constrained in this area. At this stage no request has been received from the City of Stoke-on-Trent Council or Newcastle-under-Lyme Borough Council to accommodate any unmet housing needs within Stafford Borough, although it is noted that the Joint Local Plan currently has a shortfall of over 1,200 new homes compared to deliverable sites
- 5.5 Taking into account the Joint Local Plan evidence base Newcastle-under-Lyme Borough Council has published for consultation purposes, with Stoke-on-Trent City Council, a preferred growth strategy which seeks to provide for 11,720 homes over a twenty year plan period between 2013 and 2033 within Newcastle-under-Lyme. However, within the urban area of Newcastle-under-Lyme the Borough Council can only demonstrate delivery of 6,611 dwellings against this requirement. The Council has therefore proposed and consulted on the release land within the Green Belt to help meet its housing needs. At this stage the Council has identified sites within the

Green Belt with a capacity of 3,010 dwellings. The total delivery against the requirement is 9,621 (82% of their apportionment) leaving a shortfall of -2099. Between, 1 April 2013 and 31 March 2017, 1,080 homes have been completed in the borough.

- 5.6 Taking into account the Joint Local Plan evidence base Stoke-on-Trent City Council has a housing need requirement of 16,080 dwellings which is the city council's appointment of the joint plan area's requirement of 27,800 dwellings. The city council has published for consultation purposes, with Newcastle-under-Lyme Borough Council, a preferred options growth strategy which seeks to deliver 16,892 homes over a twenty year plan period between 2013 and 2033 within Stoke-on-Trent (105% of their appointment). How this supply is calculated is set out at paragraph 2.76 of the Preferred Options Consultation Document. Between 1 April 2013 and 31 March 2017, 2,235 homes have been completed in the city.
- 5.7 Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council are both 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 is in the early stages of preparation.
- 5.8 The councils are still gathering evidence and have just completed a consultation on the Preferred Options which aims to meet the needs of the Joint Local Plan area. The Joint Local Plan will need to be at a more advanced stage before the councils can consider the needs of adjoining authorities as the Joint Local Plan Preferred Options consultation identifies a shortfall in housing supply within the Housing Market Area of Newcastle-under-Lyme and Stoke-on-Trent and which would need to be resolved before the consideration of housing need arising from Staffordshire Moorlands could be considered.
- 5.9 All four authorities will liaise on future consideration and evidence gathering in relation to housing requirements and provision undertaken as part of future plan making.

Gypsies, Travellers and Travelling Showpeople

- 5.10 The Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2015) identified the requirement as identified in this Statement of Common Ground.
- 5.11 There are 4 pitches in Staffordshire Moorlands. The residual requirement for pitches in the period 2014/15 to 2018/19 in the District is 3.
- 5.12 The proposed Staffordshire Moorlands Local Plan does not identify any land to accommodate the identified needs due to a lack of suitable and available land. Policy H4 of the Core Strategy and emerging Local Plan will help to deliver the shortfall in pitches through the determination of appropriate windfall sites
- 5.13 Staffordshire Moorlands District Council is unable to accommodate any potentially arising unmet needs from neighbouring authorities due to the lack of available land.

- 5.14 There are currently 69 households living on Gypsy and Traveller pitches in Stafford Borough, 12 pitches on a Local Authority site and 56 on authorised sites alongside 8 unauthorised.
- 5.15 The Plan for Stafford Borough Part 2 identifies current new provision for 43 pitches over the period 2011 to 2027 of which 36 new pitches having planning consent at St Alban's Road, Stafford. There is an unidentified need for 7 pitches which will be delivered through windfall sites over the Plan period in line with Policy C7 of the adopted Plan for Stafford Borough.
- 5.16 The Stafford Borough New Local Plan will allocate a new gypsy site to meet requirements through to 2040 but will be unable to accommodate any potentially arising unmet needs from neighbouring authorities due to the lack of available land despite having a request from Staffordshire Moorlands District Council to do so in February 2018. Stafford Borough will need to update the Gypsy and Traveller and Travelling Showperson Accommodation Assessment through the New Local Plan either jointly with neighbouring authorities or independently.
- 5.17 The Joint Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2015) identifies a shortfall of one pitch between 2014 and 2019 for Newcastle-under-Lyme. A further six pitches are required between 2019 and 2034, bringing the total requirement to seven permanent pitches. In addition to the provision of permanent pitches, the study identifies the requirement to plan for five transit pitches across Newcastle-under-Lyme between 2015/16 and 2018/19.
- 5.18 Within Stoke-on-Trent the Joint Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2015) identifies a shortfall of 22 pitches between 2014 and 2019 and a further requirement for 16 pitches between 2019 and 2034, bringing the total requirement to 38 permanent pitches. In addition to the provision of permanent pitches, the study identifies the requirement to plan for five transit pitches across Stoke-on-Trent between 2015/16 and 2018/19.
- 5.19 Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council have cooperated on the preparation of a Joint methodology to identify the provision of pitches. Preparations are underway to consult on the Joint methodology and potential land to accommodate the requirement later in 2018. Therefore, at this stage the borough council is not in a position to identify suitable and/or available land within Newcastle-under-Lyme to accommodate its needs, or the needs of other local authorities. However, the shortfall of housing and employment land within Newcastle-under-Lyme means that the borough council is unable to accommodate any potentially arising unmet gypsy and traveller needs from neighbouring authorities due to a lack of available land.

Employment provision

- 5.20 The proposed Staffordshire Moorlands Local Plan makes provision for 27ha of employment land up to the year 2031. This is the top end of the objectively assessed need for employment land for the District and supports the growth of approximately 800 jobs within the District.

- 5.21 Staffordshire Moorlands District Council is unable to accommodate any potentially arising unmet employment needs from neighbouring authorities due to development constraints. In particular, the supply of land in the District is limited by Green Belt which should only be released in exceptional circumstances. Furthermore, the District also partly lies within the Peak District National Park
- 5.22 Stafford Borough Council published an Employment Land Review in 2012 as part of the evidence for the Plan for Stafford Borough 2011-2031 which concluded that 160 hectares of employment land is required for the area at 8 hectares per year.
- 5.23 The Plan allocates a total of 89 hectares of new employment land on strategic development areas at Stafford, Stone, Ladfordfields and Raleigh Hall. Currently 23.2 hectares have been completed since 2011 and 70 hectares (gross) have planning commitments, with 50.4 hectares allocated. At this stage no request has been received from neighbouring authorities to accommodate any unmet employment needs within Stafford Borough.
- 5.24 Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council agreed a Joint Employment Land Review in December 2015 to inform the preparation of a new Joint Local Plan. The ELR together with the SHMA, recommends that the OAN for employment land should be set to meet the Cambridge Econometrics LEFM, amounting to 199 hectares of land to be delivered for B-Class uses over the plan period 2013 to 2033. This OAN is made up of 68 hectares for Newcastle-under-Lyme and 131 hectares for Stoke-on-Trent.
- 5.25 However the availability of land for employment development in the plan area has led the councils to identify a preferred employment land supply of 230 hectares, which is approximately 15% higher than the OAN. Both councils propose to maintain this high level of supply across the plan area so as to help deliver wider economic aspirations and give flexibility and choice for the market.
- Within Newcastle-under-Lyme this supply is made up of the following:
- 4 hectares of completed employment land between 2013 and 2017
 - 28 hectares of vacant land with planning approval
 - 18 hectares of vacant employment land that is currently considered to be suitable and available.
- 5.26 Within Newcastle-under-Lyme there is currently an identified shortfall of 18 hectares of employment land. However in support of the delivery of an innovation led, higher value employment growth, as advocated by the Stoke-on-Trent and Staffordshire LEP, the Joint Local Plan Preferred Options Consultation Document has proposed the development of 12.5 ha of B1a/B1b land within the Green Belt adjacent to the existing Keele Science and Innovation Park. This leaves a shortfall of 5.5 hectares against the identified need of 68 hectares. However, as indicated above this shortfall can be met across the Functional Economic Market Area.
- 5.27 The new jobs that are projected to be created under the OAN total 17,372 jobs. Of this total job growth figure, 7,613 are projected to be in Newcastle-under-Lyme and 9,759 in Stoke-on-Trent. Within Stoke-on-Trent the Joint Local Plan Preferred Options Consultation Document (para. 2.32 – 2.35) identifies a supply of 167 hectares of employment land (against a requirement of 131 hectares) within Stoke-on-Trent, the supply is made up of the following:
- 37 hectares of completed employment land between 2013 and 2017
 - 87 hectares of vacant land with planning approval

- 43 hectares of vacant employment land that is currently considered to be suitable and available.

5.28 In Stoke-on-Trent 89% of the employment land supply comprises of previously developed land and the preferred sites are all identified within the urban area of Stoke-on-Trent and are concentrated close to the City and Town centres and around major transport corridors (that is the A50 and A500 and the Manchester-Stafford and Crewe-Derby railway lines). The Ceramic Valley Enterprise Zone covers a large proportion of this employment land supply, from Cliffe Vale and Etruria Valley in the centre of the conurbation to Chatterley Valley and Tunstall in the north. The updated monitoring evidence identifies that Stoke-on-Trent is experiencing a marked improvement in the take-up of employment land in recent years and this is now at a level that is comparable to longer-term trends. All four authorities will liaise on future consideration and evidence gathering in relation to employment requirements and provision undertaken as part of future plan making.

Co-ordination of shared infrastructure

- 5.29 Signatories to this statement will co-ordinate green infrastructure strategies and any subsequent delivery plans to ensure a consistent and complementary approach
- 5.30 Highways England has identified the need to consider the cumulative impact of development at Blythe Vale along with growth identified in the Joint Stoke-on-Trent and Newcastle Borough Local Plan and East Staffordshire Local Plan on the A50 with a detailed assessment of the impact of the A50/A521 junction a priority.
- 5.31 Staffordshire Moorlands District Council will work with partners, including the signatories to this Statement of Common Ground and others such as Staffordshire County Council, East Staffordshire Borough Council, Highways England, landowners and developers to implement the requirements of Policy DSR1 to ensure that cross boundary strategic planning matters are addressed. This will include consideration of the transport implications for the A50, associated improvements as required by Highways England and the Derby-Crewe railway line and services.
- 5.32 There are cross boundary movements of pupils between the respective authority areas. The signatories to this statement will liaise with one another and Staffordshire County Council to address matters that may arise in terms of accommodating growth and the subsequent demand for school places.

Green Belt

- 5.33 The adopted and proposed Green Belt boundaries in Staffordshire Moorlands prevent urban sprawl and the merging of towns and villages along the border of the Local Plan areas.
- 5.34 The North Staffordshire Green Belt boundary was originally defined in 1967 and its function defined in The North Staffordshire Green Belt Local Plan adopted in 1983 (Summary of Survey and Issues Section, para 1.02) as directing the continuing pressure for development in rural areas to the regeneration of the older parts of the

urban areas and maintaining the valuable tracts of open countryside near the built up area.

5.35 At paragraph 2.03, it sets out the established aims of the Green Belt in North Staffordshire, as originally approved by the County Council in 1967. This is as follows:

a) "To limit the expansion into adjoining open country of the urban areas of North Staffordshire forming part of the Potteries Conurbation.

b) To prevent the following towns and settlements in the adjoining open area from merging with the Potteries Conurbation and with other settlements;

a) The built up areas of Kidsgrove (within Newcastle-under-Lyme) and Biddulph;

b) The settlements of:

Brown Edge, Endon, Stanley, Bagnall, Stanley Moor, Norton Green, Baddeley Green, Baddeley Edge, Light Oaks, Werrington, Cellarhead, Caverswall, Cookshill, Blythe Bridge, Forsbrook, Meir Heath, Barlaston (within Stoke-on-Trent)

Alsagers Bank, Halmer End,

Miles Green, Wood Lane, Bignall End and Audley. (within Newcastle-under-Lyme)

c) To prevent the coalescence of the following towns and settlements around the Potteries Conurbation:

Madeley Heath with Madeley;
Betley with Audley. (within Newcastle-under-Lyme)

Leek with Longsdon;
Leek with Cheddleton;
Longsdon with Cheddleton;
Longsdon with Endon;
Cheddleton with Folly Lane;
Folly Lane with Wetley Rocks;
Wetley Rocks with Cellarhead;
Cheadle with Kingsley Holt;
Kingsley with Kingsley Holt;
Cheadle with Dihorne;
Cheadle with Forsbrook;
Fulford with Meir Heath;
Stone with Oulton;
Stone with Yarnfield;
Tittensor with Barlaston;
Barlaston with Stone;

5.36 The adopted Plan for Stafford Borough 2011-2031 (June 2014) identifies the Green Belt boundaries for the Borough, located to the north of Stone forming part of the North Staffordshire Green Belt area and south east of Stafford as part of the West Midlands Green Belt area. As there is sufficient land to serve the development needs

of Stafford Borough outside of these Green Belt areas no safeguarded land or boundary changes have been identified. However Policy E5 does identify Major Developed Sites in the Green Belt at Hadleigh Park, Moorfields Industrial Estate and the former Meaford Power Station site where employment uses are supported on previously developed areas. The North Staffordshire Green Belt will be maintained through the New Local Plan in line with the national policy position and the local context.

- 5.37 The authorities will liaise on any future Green Belt reviews that would affect shared the Green Belt boundaries in order to consider the merits of a consistent approach.

Constellation Partnership

- 5.38 All signatories to this statement form part of the Constellation Partnership which is in the process of developing a growth strategy to maximise the economic benefits of the potential HS2 hub at Crewe across Cheshire and Staffordshire.
- 5.39 Joint working between the signatories of this statement and the wider partnership are set out in the terms of the Constellation Partnership Concordat.
- 5.40 Emerging or future Local Plans will have regards to the Constellation Partnership's Growth Strategy.

Blythe Vale Strategic Allocation

- 5.41 The Staffordshire Moorlands Local Plan includes a 48.5ha mixed-use allocation for approximately 300 dwellings, employment and supporting infrastructure at Blythe Vale. The site lies adjacent to the A50 and is in close proximity to the boundary with Stoke-on-Trent and Stafford Borough.¹
- 5.42 Policy DSR1 (Blythe Vale) of the Staffordshire Moorlands Local Plan includes a requirement for the preparation of a comprehensive master plan for the site, the provision of a Transport Assessment, Travel Plan, flood risk assessment, landscaping scheme, ecological survey and management plan, measures to improve sustainable transport routes and connectivity with Blythe Bridge and contributions towards open space, education and other community needs as required.
- 5.43 Stafford Borough Council notes the significant mixed use development at Blythe Vale including 300 new homes and over 48 hectares of employment land, which is supported through the Constellation Partnership provided this notes new development at Hadleigh Park, a Major Developed Site in the Green Belt of Stafford Borough. However the Borough Council 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. Whilst the Borough Council welcomes the Blythe Bridge Opportunity corridor for green infrastructure, areas designated for potential new floodplain and riparian woodland

¹ On 2nd November 2017, full planning consent was granted by Staffordshire Moorlands District Council on part of the allocation for 118 dwellings, access, pedestrian and cycle linkages, open space, landscaping and sustainable urban drainage measures.

within Stafford Borough Council's area should be removed from the Staffordshire Moorlands Local Plan's Green Infrastructure Strategy maps

- 5.44 The Newcastle-under-Lyme and Stoke-on-Trent Joint Employment Land Review 2015 identified the Blythe Bridge strategic site as playing an important role in meeting the investment needs of the Stoke and Newcastle conurbation in the early 1990s.
- 5.45 Newcastle-under-Lyme Borough Council considers that the proposed employment land allocation at Blythe Vale (southern part of the 'site) should be protected from being developed for housing and promoted for B2/B8 uses.
- 5.46 Stoke-on-Trent City Council considers the Blythe Vale site to be an important strategic employment site on the boundary of Stoke-on-Trent, as recognised within the Newcastle-under-Lyme and Stoke-on-Trent Joint Employment Land Review 2015. The allocation of the Blythe Vale site is supported, particularly for employment generating uses and in particular the southern part of the site should be protected for employment uses (B2/B8).
- 5.47 Policy DSR1 (Blythe Vale) of the Staffordshire Moorland Local Plan Submission Version) states that the "residential development should be located to the north of the site". The development will be subject to a comprehensive masterplan for the whole site, including the delivery of employment land to the south of the A50
- 5.48 Staffordshire Moorlands District Council proposes to introduce a more flexible approach to the site by opening the potential range of employment to all B-use class developments, including B8. This departure from the former approach to the Regional Investment Site is proposed in order to facilitate the delivery of the site which to date has been restricted to B1 and B2 (where appropriate) without success.
- 5.49 Staffordshire Moorlands District Council will work with partners, including the signatories to this Statement of Common Ground to implement the requirements of Policy DSR1 to ensure that cross boundary strategic planning matters are addressed.

6 Decision-making & project management

- 6.1 An officer working group with representatives from each authority shall liaise quarterly to determine and agree the scope for further engagement on strategic planning matters. This will include consideration of the need to involve wider stakeholders, including those named in this Statement of Common Ground.
- 6.2 Details of activities undertaken in relation to this Statement of Common Ground shall be recorded and published in a monitoring report in accordance with the Town and Country Planning (Local Planning)(England) Regulations 2012.
- 6.3 This Statement of Common Ground shall be reviewed in whole or in part as required and as a minimum at the time of a relevant Development Plan update or Development Plan review. Any such review will require Member approval from each respective authority.

7 Limitations

- 7.1 For the avoidance of doubt, this Statement of Common Ground shall not fetter the discretion of the local authorities in the determination of any planning application, or in the exercise of any of its statutory powers and duties, or in its response to consultations, and is not intended to be legally binding. The terms of the Statement of Common Ground can be dissolved at the written request of either party.

Signed

Date

Staffordshire Moorlands District Council

Stafford Borough Council

Stoke-on-Trent City Council

Newcastle-under-Lyme Borough Council

ITEM NO 4(a)(ii)**ITEM NO 4(a)(ii)**

Contact Officer:	Alex Yendole
Telephone No:	01785 619536
Ward Interest:	Nil
Report Track:	Cabinet 05/07/18 (Only)
Key Decision:	Yes

**SUBMISSION BY COUNCILLOR F BEATTY
ECONOMIC DEVELOPMENT AND PLANNING PORTFOLIO**

<p>CABINET 5 JULY 2018 New Local Plan - Scoping the Issues Report</p>
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1 Purpose of Report

- 1.1 To approve the 'New Local Plan - Scoping the Issues Report' and the 'Settlement Assessment methodology' for consultation (attached as **BOOKLETS** to this report) seeking views on key elements of the new Development Plan due to significant changes in the national and local planning context.
- 1.2 To approve a revised New Local Plan timetable for publication through an updated Local Development Scheme

2 Proposal of Cabinet Member

- 2.1 That the 'New Local Plan - Scoping the Issues Report' and 'Settlement Assessment methodology' be approved for public consultation;
- 2.2 That the Local Development Scheme be updated for the New Local Plan timetable.

3 Key Issues and Reasons for Recommendation

- 3.1 It is important for the Borough Council to make progress on the New Local Plan for Stafford Borough in order to provide for future development across the Borough through strategic planning policies and specific land allocations, to deliver the new strategy over the Plan period from 2020 to 2040.

3.2 Since the Plan for Stafford Borough 2011-2031 was adopted (Part 1 in June 2014 and Part 2 in January 2017) significant changes have occurred both at a national and local planning context, including the following:

- An increased Corporate focus on economic growth and new investment opportunities
- HS2 Growth Strategy to provide for future economic growth and housing development including key projects such as the Stafford Gateway Masterplan
- The changes in Government policy through a draft revised National Planning Policy Framework including for housing development
- Green Infrastructure designations that may be acting as barriers to sustainable development
- Reviewing Gypsy and Traveller pitch provision past 2027

3.4 Since the New Local Plan commenced the following key areas of work have been completed in order to support the preparation of the Scoping the Issues Report alongside the Settlement Assessment methodology and the associated settlement profiles, to be subject to public consultation:

- Sustainability Appraisal Scoping Report published and consulted upon
- Settlement Assessment questionnaire to Parish Councils processed
- Call for Sites exercise including new development, brownfield land and Local Green Space
- Authority Monitoring Report published and evidence gathering from key stakeholders, including Staffordshire County Council
- Analysis of the revised draft National Planning Policy Framework

3.5 In July 2017 a Local Plan Review timetable was established through the Local Development Scheme in anticipation that the draft revised National Planning Policy Framework would be published in September 2017 and finalised later that year to facilitate progress of the Issues and Options stage. However the draft revised National Planning Policy Framework was actually published on 5 March 2018, with the final version anticipated in the Summer 2018 alongside a methodology for calculating the overall housing provision for the Borough. As the New Local Plan's development strategy and policies need to reflect national planning policy and new evidence, to be prepared, this has led to a delay in consulting on the Issues and Options. Therefore the Issues and Options stage will progress through the following specific events, with the timescales on the basis that the final version of the National Planning Policy Framework and housing provision methodology is published in July 2018:

- Scoping the Issues Report consultation July to September 2018
- Compiling the evidence base October 2018 to May 2019
- Issues and Options Report consultation July to September 2019

3.6 As part of the Issues and Options stage the next stage in the process is to go out to public consultation in July to September 2018. This public consultation exercise will seek responses from the local community on Scoping the Issues Report and the Settlement Assessment methodology as part of preparing the New Local Plan for Stafford Borough, based on the latest evidence and

Government planning policy including the draft revised National Planning Policy Framework. Responses will be sought on these consultation documents until 12 noon on Tuesday 18 September 2018. Please refer to the **BOOKLETS** for further details.

3.7 The Scoping the Issues Report includes the following key policy areas for public consultation:

- Developing a Vision and Objectives
- Key Policy Areas
 - Making the Most of Our Location
 - New Homes and Housing Types
 - Effective Use of Land
 - Gypsies and Travellers
 - Job Creation
 - Shopping and Leisure Opportunities
 - Healthy and Active Communities
 - Open Space and Sports Facilities
 - Education Facilities
 - Pollution and Air Quality
 - Accessibility
 - Environmental Quality
 - The Green Belt
 - Creating Successful Places - Design
 - Climate Change

3.8 The purpose of the Settlement Assessment methodology is to establish the approach for the settlement hierarchy, to ensure that sustainable locations for new development are identified by categorising the Borough's towns and villages. The categorisation is based on a range of factors including population, recent development activity, highway network, employment opportunities, key facilities and services as well as accessibility and technology. A specific profile for each settlement has also been prepared including a map showing environmental constraints within the Settlement Assessment appendix.

3.9 The proposed new settlement hierarchy seeks to replace the existing adopted Settlement Hierarchy of Stafford, Stone and the Key Service Villages, and instead introduces 7 new categories (tabled below)

Tier	Settlement Category	Description
1	Stafford	Largest urban area with a regionally significant service centre role providing employment, retail and other facilities, and a key role in driving growth.
2	Stone	Large town providing employment, retail and other facilities for a wide area
3	North Staffordshire Urban Areas	These areas are located in the north of the Borough and include Trentham Gardens, Clayton, Meir Heath / Rough Close and Blythe Bridge.

Tier	Settlement Category	Description
4	Large Villages	Large villages of 500 or more dwellings which act as key service centres for the surrounding rural area by virtue of the range of services and facilities they possess
5	Medium villages	Villages of 250 or more dwellings which tend to have a lesser provision of services than larger villages that share services with nearby villages
6	Small villages	Small villages with a definable village nucleus (i.e. not dispersed or ribbon development) of 50 or more dwellings with fewer services available.
7	Rest of the Borough	Development elsewhere (i.e. in an area not falling into one of the above categories)

- 3.10 Please note it is not the role of the Settlement Assessment methodology to set out a firm description of the capacity of each settlement, or to advise on the likely quantum of growth which each settlement should accommodate. The purpose is to identify the settlement categories and then assess each settlement against them

4 Relationship to Corporate Priorities

- 4.1 The New Local Plan will help deliver the Council's Corporate Business Plan 2018-2021 key objectives:

“To deliver sustainable economic and housing growth to provide income and jobs.”

“To improve the quality of life of local people by providing a safe, clean, attractive place to live and work and encouraging people to be engaged in developing strong communities that promote health and well-being.”

5 Report Detail

- 5.1 In March 2012 the National Planning Policy Framework was published, and subsequently additional information through the Planning Practice Guidance, which sets out the national context for preparing policies in new Local Plans. The purpose of planning was defined as achieving sustainable development, with this approach amplified through core planning principles and a general approach requiring that Local Plans should bring forward sufficient land of a suitable quality in appropriate locations to meet objectively assessed needs. In March 2018 a draft revised National Planning Policy Framework, alongside associated documents, was published for consultation with key changes to national policy. It is anticipated that the final revised NPPF will be made available in Summer 2018 alongside a new methodology for establishing the future housing provision for Stafford Borough and details about new evidence based requirements for the New Local Plan.

- 5.2 On this basis, in order to progress the New Local Plan 2020 – 2040, the following amended timetable will be published through an updated Local Development Scheme for key stages of the New Local Plan process covering the period 2018 to 2021, detailed below:-

Stage	Process Stage	Proposed Completion Date
1	Commencement of New Local Plan	Completed
2	Issues and Options stages	July 2018 to September 2019
3	Preferred Options Report	March 2020
4	Formal publication of the proposed new plan	September 2020
5	Submission of the proposed new plan to the Planning Inspectorate	February 2021
6	Examination of the proposed new plan	May 2021
7	Adoption of the new local plan	November 2021

- 5.3 This consultation stage on the ‘New Local Plan - Scoping the Issues Report’ and the Settlement Assessment - methodology for Stafford Borough will last for approximately 8 weeks, to take account of the Summer holiday break, and include the following to reflect the Draft Statement of Community Involvement update:

- Notify Parish Councils, Members and key stakeholders of publication of the documents and provide an opportunity to make responses.
- Copies of the documents provided to all libraries and at the Civic Centre.
- Availability to view the documents and the related evidence base via the Council’s website.
- Parish Councils engagement event
- The opportunity to make representations via the website, by email or on paper.

- 5.4 In terms of next steps the New Local Plan evidence base and subsequently the Development Strategy and Key Policy Issues and Options Report will be prepared, on the basis of the final revised National Planning Policy Framework being published in the Summer 2018, after consideration of the Scoping the Issues Report consultation exercise and new evidence produced. This will subsequently lead to the New Local Plan - Preferred Options stage of consultation prior to the Council progressing to the Publication formal statutory consultation stage for a six week period, as required by the Town and Country Planning (Local Planning) (England) Regulations 2012.

- 5.5 The New Local Plan will then be assessed through an independent Examination process to determine if the Plan is 'appropriate' based on the NPPF's latest tests of soundness. Following the Examination process the Council will hope to adopt the New Local Plan, which will replace the adopted Plan for Stafford Borough 2011-2031.

6 Implications	
6.1 Financial	<p>The New Local Plan could cost in the region of £536,000 for which sufficient resources have so far been identified from Council reserves, to be spread over a four year period. However to deliver a robust and sound Plan these costs may increase depending upon the level of growth to be promoted in Borough by the HS2 Partnership Growth Strategy.</p> <p>The Cabinet item on 6 July 2017 considered the overall funding for the New Local Plan, although the figures were not absolute, as these will be subject to finalised project briefs / scope and tendering to external sources, having considered the final figures from expenditure on the adopted Plan over the period 2007-2014, a general uplift, an increasing need to use internal expertise across the Council's services and following discussions with other Local Planning Authorities on current similar work.</p>
Legal	New Local Plan to be subject to relevant Planning Acts and Regulations as well as subject to decision by Full Council prior to publication and adoption in line with the Constitution.
Human Resources	In the first instance the New Local Plan will be delivered by existing staff from within Development Department and the wider organisation. Once all internal resource has been utilised, it may be necessary to look for external support.
Human Rights Act	None identified
Data Protection	Consultation responses to be subject to the latest General Data Protection Regulations brought into effect from May 2018 onwards.

<p>Risk Management</p>	<p>Adopted Plan for Stafford Borough in place. However without progressing with a New Local Plan there is a risk of not having an up-to-date Plan which would lead to Government planning policies overriding local policies and potential intervention. A delay and / or uncertainty at the local level without a New Local Plan could lead to Legal Challenges and / or Appeals with significant costs for the Council.</p>
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<p>6.2 Community Impact Assessment Recommendations</p>	<p>The New Local Plan will be subject to the Statement of Community Involvement in order to provide the local community of Stafford Borough with an opportunity to be involved in the preparation of planning policy documents. It seeks to ensure no groups and individuals, including hard to reach groups, are excluded.</p>

Previous Consideration - Nil

Background Papers - File available in the Development Department

- Booklets as circulated with the agenda
- [Scoping the Issues Report \(July - September 2018\)](#)
- [Draft Settlement Assessment \(July - September 2018\)](#)
- [Settlement Assessment Appendix B Settlement Profiles](#)

ITEM NO 4(a)(iii)

ITEM NO 4(a)(iii)

Contact Officer:	Michelle Smith
Telephone No:	01785 619 335
Ward Interest:	Eccleshall
Report Track:	Cabinet 05/07/17 (Only)
Key Decision:	No

**SUBMISSION BY COUNCILLOR F BEATTY
ECONOMIC DEVELOPMENT AND PLANNING PORTFOLIO**

**CABINET
5 JULY 2018
Council Owned Land**

1 Purpose of Report

1.1 To recommend future potential uses for Council owned land.

2 Proposal of Cabinet Member

2.1 To dispose of land surplus to requirements in line with the attached **CONFIDENTIAL APPENDIX** which contains exempt information of the type specified in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 and is **NOT FOR PUBLICATION**;

2.2 That costs of disposal be funded from sale receipts.

3 Key Issues and Reasons for Recommendation

3.1 The Council owns various pieces of land throughout the Borough which are not developed but incur maintenance costs.

3.2 The Housing and Planning Act 2016 places a responsibility on councils to identify land that they own which is surplus to requirements.

3.3 In addition, public sector owned land should be recorded where appropriate in the Brownfield Register.

3.4 Where recommendations have been made for residential development, this will contribute towards the Council's Five Year Housing Land Supply and will be added to the Self-Build and Custom Housebuilding Register as available sites once outline planning permission has been obtained.

4 Relationship to Corporate Priorities

- 4.1 To deliver sustainable economic and housing growth to provide income and jobs.
- 4.2 To be a well-run, financially sustainable and ambitious organisation, responsive to the needs of our customers and communities and focussed on delivering our objectives.

5 Report Detail

- 5.1 As with previous reports, land has been reviewed in terms of current and potential uses with in principle consideration of planning and legal constraints.
- 5.2 Only sites with potentially viable alternative uses have been progressed for recommendation.
- 5.3 Where disposal of land would generate a capital receipt outline planning consent will be sought prior to marketing of the site. Where this is necessary the cost of the planning application can be offset against the resulting sale receipt.
- 5.4 Recommendations have been made on the site as stated in the **CONFIDENTIAL APPENDIX.**

6 Implications

6.1	Financial	Whilst potential cost savings on maintenance are nominal, disposal of the land could result in capital receipts.
	Legal	Some sites require further investigation if disposal is agreed
	Human Resources	None
	Human Rights Act	None
	Data Protection	None
	Risk Management	None
6.2	Community Impact Assessment Recommendations	<p>The Borough Council considers the effect of its actions on all sections of our community and has addressed all of the following Equality Strands in the production of this report, as appropriate:-</p> <p>Age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation.</p>

Previous Consideration - Nil

Background Papers - File with Michelle Smith, Development