

## Sean Roberts

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**From:** Alex Yendole  
**Sent:** 28 October 2013 17:25  
**To:** Programme Officer  
**Subject:** Note on Development plans – status of neighbouring authorities' plans, level of housing provision (what it is, what its based on, whether more or less that identified need)  
**Attachments:** 28Oct2013 WHAT HOMES WHERE Summary.docx; 28Oct2013 Summary NOTE ON ADJACENT DEVELOPMENT PLANS.docx

Dear Sean

**Note on Development plans – status of neighbouring authorities' plans, level of housing provision (what it is, what its based on, whether more or less that identified need)**

Council response = Please find attached a note on the status of neighbouring authorities' plans and levels of housing provision in the context of the Development Plan process, the relevant evidence base and the West Midlands Regional Spatial Strategy.

Kind regards

Alex



Summary Table: Adjacent Development Plans

Neighbouring Authority	Adoption/ EIP	Plan Provision Dwellings per annum	What Where Homes 2011-2031	Housing provision based on	Other information informed housing provision
Telford and Wrekin Council	Adopted Core Strategy Dec 2007	700	485	The West Midlands Regional Spatial Strategy 2004.	Regional housing needs studies. Strategic Housing Market Assessments was not required at the time.
Newcastle-under-Lyme City Council	Adopted Core Spatial Strategy Oct 2009	285	345	The West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred Option 2007.	Joint Strategic Housing Market Assessment undertaken in Feb 2008 (West Midlands North-Sub Regional Housing market Assessment with City of Stoke-on-Trent, East Staffordshire Borough Council, and Stafford Borough Council)
Stoke-On-Trent City Council	Adopted Core Spatial Strategy Oct 2009	570	549	The West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred Option 2007.	Joint Strategic Housing Market Assessment undertaken in Feb 2008 (West Midlands North-Sub Regional Housing market Assessment with East Staffordshire Borough Council, Newcastle-under-Lyme Borough Council and Stafford Borough Council)
Shropshire Council	Adopted Core Strategy March 2011	1375	1157	The West Midlands Regional Spatial Strategy Phase Two Revision Report of the Panel Volume 1 - Report.	West Midlands West Housing Market Area with Shropshire and Herefordshire Strategic Housing Market Assessment in 2008.
South Staffordshire Council	Adopted Core Strategy Dec 2012 subject to high court challenge.	175	201	The West Midlands Regional Spatial Strategy Phase Two Revision Report of the Panel Volume 1 - Report.	
Lichfield District Council	Local Plan in Examination. Inspector's interim report issued. Consultation in 2014 on main modifications.	480 (post examination)	428	Joint Strategic Housing Market Assessment with Cannock Chase, Tamworth Council and Lichfield District Council in 2012.	The West Midlands Regional Spatial Strategy Phase Two Revision.
Staffordshire Moorlands District Council	Core Strategy in Examination. Inspector has issued amendments.	300	252	The West Midlands Regional Spatial Strategy Phase Two Revision Report of the Panel Volume 1 – Report, also a Joint Strategic Housing Market Assessment in 2007 (West Midlands North-Sub Regional Housing market Assessment with City of Stoke-on-Trent, East Staffordshire Borough Council, Newcastle-under-Lyme Borough Council and Stafford Borough Council ) which reflected Regional Spatial Strategy figures of 6000.	An updated (own) Strategic Housing Market Assessment in 2010 indicated 5500 housing provision.
Cannock Chase District Council	Local Plan in Examination. Awaiting Inspector's report	264	274	Joint Strategic Housing Market Assessment with Cannock Chase, Tamworth Council and Lichfield District Council in 2012.	The Council used recent ONS household projections as the SHMA was based on 2008 data.
Stafford Borough Council	Local Plan in Examination	500	472	The West Midlands Regional Spatial Strategy 2004.	A Strategic Housing Market Assessment in 2012.
East Staffordshire Council	Local Plan in consultation. Envisage examination 2014.	615	479	Housing projections, employment led-growth, headships and not entirely a Strategic Housing Market Assessment in Oct 2013.	



### ***Note on adjacent Development Plans - 24 Oct 2013***

Stafford Borough is centrally placed within the North Staffordshire sub-region of the West Midlands. The adjoining local authorities are Stoke-on-Trent and Newcastle under Lyme to the north, Telford & Wrekin and Shropshire to the west. The Borough also adjoins the Staffordshire districts of Staffordshire Moorlands, East Staffordshire, Lichfield, Cannock Chase and South Staffordshire. A two tier local government system operates in Staffordshire. Stoke-on-Trent, Shropshire and Telford and Wrekin are unitary authorities.

Research has been undertaken as part of homework set by the Inspector to obtain current status of Development Plans of relevant adjoining local authorities to Stafford Borough Council.

In summary, findings have shown unmet needs do not exist and Local Planning Authorities (LPAs) are generally consistent in meeting overall forecast needs. Much of the preparation of the plans was undertaken in the context of the Regional Spatial Strategy (RSS), now revoked as at 20 May 2013. Strategic Housing Market Assessments (SHMA) was also undertaken were similarly rooted in the Regional Spatial Strategy.

Those Plans produced after the RSS context have necessarily had to develop updates to SHMAs to meet their own plan making requirements (which do not necessarily reflect those of LPAs whose Plans are now adopted).

Below indicates set housing provision in each local authority. This information is also reflected with 'What Homes Where' information, shown on the attached Summary document.

#### **Telford and Wrekin Council**

Telford and Wrekin Core Strategy Development Plan 2006-2016 – Adopted Dec 2007.

#### **Housing Provision**

Policy CS1 illustrated in the above plan indicates that the number of new homes to be delivered in the Borough within the LDF period will be consistent with the policy of the Regional Spatial Strategy for the West Midlands (RSS). RSS June 2004 permits a maximum of 1,330 new dwellings per annum up to 2011, and a maximum of 700 new dwellings per annum 2011-2016.

2006-2011 -1,330 per annum – 6,650

2011-2016 - 700 per annum – 3,500

Totals 10,150 to deliver over the plan period.

Other information which informed the housing provision decision included Regional housing needs studies.

There is less housing provision now than the previous plan; the Wrekin Local Plan 1995-2006, which indicates 11,614 dwellings.

### **Newcastle-under-Lyme City Council**

Newcastle-under-Lyme & Stoke-on-Trent Core Spatial Strategy 2006-2026 – Adopted Oct 2009.

#### **Housing Provision**

Through the West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred Option 2007 listed as F8 in the Examination Library (web only), a Strategic Housing Target is specified. Paragraph 5.25 (p43) in the above Core Strategy sets a requirement of 5,700 dwellings (net) over the plan period with 285 dwellings per year.

5,700 dwellings - split between the following areas.

1. Kidsgrove - 600
2. Rural Areas max - 900
3. Newcastle Urban Central – 3,200
4. Newcastle South and East – 1,000

The housing numbers shown above are based on the West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred Option 2007 listed as F8 in the Plan for Stafford Borough Examination Library. This provides the spatial direction for the sub region. A Joint Strategic Housing Market Assessment (E13) conducted in February 2008 (West Midlands North Sub Regional Housing Market Assessment) also helped inform the above housing provision.

There is more housing provision now than the previous plan; Staffordshire and Stoke-On-Trent Structure plan 1996-2011. This indicated 3,000 dwellings for Newcastle-under-Lyme.

### **Stoke-On-Trent City Council**

Newcastle-under-Lyme & Stoke-on-Trent Core Spatial Strategy 2006-2026 – Adopted Oct 2009.

#### **Housing Provision**

Through the West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred Option 2007– listed as F9 in the Plan for Stafford Borough Examination Library (web only), a Strategic Housing Target is specified. Paragraph 5.25 (p43) in the above Core Strategy sets a requirement of 11,400 dwellings (net) over the plan period with 570 dwellings per year

11,400 dwellings split between the following areas.

- 1- 500 City - Area Spatial Policy ASP1 (p.57)
- 2- 5,800 Inner Urban Area - Area Spatial Policy ASP2 (p.67)
- 3- 5,100 Outer Urban Area – Area Spatial Policy AP3 (p.79).

The housing numbers shown above are based on the West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred Option 2007 also a Joint Strategic Housing Market Assessment conducted in Feb 2008 (West Midlands North Sub Regional Housing Market Assessment) – E13.

There is more housing provision now than the previous plan; Staffordshire and Stoke-On-Trent Structure Plan 1996-2011, which indicated 9,000 dwellings.

### **Shropshire Council**

Shropshire Local Development Framework Adopted Core Strategy 2006 -2026.

The Core Strategy was adopted in March 2011. The Council are now working on Site Allocations DPD. Approaching Final Plan December 2013.

### **Housing Provision**

27,500 dwellings over the plan period.

1. Shrewsbury – 25%
2. Market Towns and Key Centres -40%
3. Rural Areas – 35%

2006-2011- 1,190 dwellings per annum

2011-2016 – 1,390 dwellings per annum

2016-2021 – 1,390 dwellings per annum

2021 -2026 - 1,530 dwellings per annum

The housing numbers shown above are based on the West Midlands Regional Spatial Strategy Phase Two Revision Report of the Panel Volume 1 - Report. This is listed as F4 in the Plan for Stafford Borough examination library. This provides the spatial direction for the sub region. A Joint Strategic Housing Market Assessment conducted in 2008 (West Midlands West Housing Market Area with Shropshire and Herefordshire) also helped inform the above housing provision.

There is more housing now than the previous plan; the County Plan 1996-2011 indicated 18,900 dwellings.

## **South Staffordshire Council**

Core Strategy Development Plan Document 2006 -2028.

This Core Strategy was adopted in December 2012 and is now subject to a High Court challenge on 'apportionment between key villages' housing numbers.

### **Housing Provision**

3,850 dwellings -175 per annum

Split into settlement hierarchy. Top 2 allocated only, bottom 2 to accommodate rural exception housing.

1. Main Service Villages - 90%
2. Local Service Villages – 10%
3. Small Service Villages
4. Other rural and hamlets

1,610 left to deliver -144 per annum.

1,438 from main service villages

172 from local service villages

The housing provision shown above is informed by the West Midlands Regional Spatial Strategy Phase Two Revision Report of the Panel Volume 1 - Report. This is listed as F4 in the Plan for Stafford Borough examination library.

There is less housing provision now than the previous plan; Staffordshire and Stoke-On-Trent Structure Plan 1996-2011. This indicated 5,100 dwellings.

## **Lichfield District Council**

Lichfield Local District Plan 2008-2028 – Inspectors interim report issued.

The remains an open Examination whilst the District Council consult on the Main Modifications in 2014.

### **Housing Provision**

Core Policy 1: The Spatial Strategy in the above plan describes 8,700 dwellings are to be delivered over the plan period within the most sustainable settlements. This is split into the following proposed Settlement Hierarchy:

- Lichfield (Strategic Centre) – 32% 2,775 dwellings (including Strategic Locations)
- Burntwood (Other large centre) – 15% - 1,275 dwellings (including Strategic Locations)



- Rugeley (Neighbouring Town) 12% - 1,125 dwellings (including Strategic Locations)
- Tamworth (Neighbouring Town) – 12% - 1,000 dwellings
- Fradley – 12% - 1,000 dwellings – 12% 1,000 dwellings
- Key Rural Settlements – 12% - 1,025 dwellings (including Strategic Locations)
- Other rural areas – 6% - 500 dwellings

Following an independent examination, Lichfield District Council is now required to provide an additional 900 homes. Therefore the total housing provision target amounts to 9,600 to deliver over the plan period, 1,000 of which meets cross boundary requirements for Tamworth and Lichfield Council. The Council are soon to be undergoing consultation to allocate the additional housing provision.

The above housing provision has been largely informed by a Joint Strategic Housing Market Assessment (Cannock Chase, Tamworth Council and Lichfield District Council) which was conducted in 2012. The Regional Spatial Strategy Phase 2 Revision listed as F9 in the Plan for Stafford Borough Examination Library was also used to provide a spatial direction for the sub region.

There is more housing provision now than the previous plan. The Staffordshire and Stoke-On-Trent Structure Plan 1996-2011 indicated 7,800 dwellings for Lichfield District Council.

### **Staffordshire Moorlands District Council**

Core Strategy Development Plan Document 2006-2026 – In examination.

Following public consultation on main modifications to the Core Strategy, the Inspector has written to the council with suggested amendments (4 October 2013).

### **Housing Provision**

Policy SA2: Meeting the needs of our communities listed in the above plan describes housing provision and distribution targets. However these figures are subject to change as a result from examination. The main modifications made to the submission document in regard to housing provision and distribution is detailed below.

6,000 dwellings – 300 per year. These are split into 4 areas:

1. Leek – 1,800
2. Biddulph -1,200
3. Cheadle -1,320
4. Rural Areas -1,680

The housing numbers described in the Core Strategy above were informed by the emerging West Midlands Regional Spatial Strategy Review (Phase Two Revision Report of the Panel Volume 1 - Report). This is listed as F4 in the Plan for Stafford

Borough Council examination library. A Joint Strategic Housing Market assessment in 2007 was also conducted which reflected the RSS review figures of 6,000 housing provision. In addition, Staffordshire Moorlands Council conducted a Strategic Housing Market Assessment update in 2010. This indicated a total housing provision of 5,500.

There is more housing provision now than the previous plan indicated. The Staffordshire and Stoke-On-Trent Structure Plan 1996-2011 indicated 5,000 dwellings for Staffordshire Moorlands.

### **Cannock Chase Council**

Cannock Chase Local Plan 2006-2028 – In examination and awaiting Inspector's report.

#### **Housing Provision**

Paragraph 5.6 of the Strategic Approach on housing distribution described in the plan above sets a housing provision target of 5300 for the plan period with 264 dwellings per year. These figures are proportion based on population. Cannock Chase Council have provided details of housing provision left to deliver. These are as follows.

1. Cannock, Hednesford and Heath Hayes- 68% -2,300 dwellings
2. Norton Cannes –6% - 790 dwellings
3. Rugeley and Brereton – 26% - 680 dwellings

An additional 500 dwellings will be delivered by Lichfield DC to meet Rugeley's housing needs. Therefore the total housing provision is 5,800 (5,300 allocated) with 264 dwellings per year.

The housing provision described above is based on a Joint Strategic Housing Market Assessment with Cannock Chase, Tamworth Council and Lichfield District Council in 2012. This assessment was based on 2008 household projections therefore the council used recent ONS household projections to inform housing numbers.

There is less housing provision now than the previous plan. The Staffordshire and Stoke-On-Trent Structure plan 1996-2011 indicated 7300 dwellings for Cannock Chase.

### **East Staffordshire Council**

East Staffordshire Borough Council Local Plan 2012-2031 – Under consultation.

The Council are currently consulting on the Pre-submission Local Plan and envisage submission to the Secretary of State for examination in summer 2014.

## Housing Provision

Approximate figures of total housing provision include 11,640 dwellings to cover the plan period. This is 615 dwellings per year. Paragraph 2.15 (p.60) of the plan above shows a settlement hierarchy of housing provision. This is shown below.

1. Burton-on-Trent (main town) 73.5% - 8,560
2. Uttoxeter 17.7% - 2,060
3. Villages (Tier 1) 6.3% - 730
4. Villages (Tier 2 and 3) 2.5% - 290

The approximate housing provision described above is informed by housing projections, employment led-growth, and headships information and not entirely the Strategic Housing Market Assessment conducted in October 2013.

There is more housing provision now than the previous plan. The Staffordshire and Stoke-On-Trent Structure Plan 1996-2011 indicated 6,500. However the Borough Council met these housing provision figures in 2006.

