

East Staffordshire Local Plan

Planning for Change

Annual Monitoring Report 2011-2013



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1 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the monitoring periods 2011-12 and 2012-13. The latest planning reforms outlined with the enactment of the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 have removed the requirement for Local Planning Authorities (LPA) to submit an AMR to the Secretary of State (Government Office for the West Midlands which has now been abolished). Section 34 of the Regulations sets out what LPAs should include in their AMRs. Also, LPAs do not have to produce data for national indicators that were outlined in former PPS12 guidance. This has given LPAs greater freedom on reporting on data and trends which they consider to be most relevant and appropriate for their local authority and local circumstances. Therefore this AMR will follow a very different format in comparison to previous AMRs produced by the Council.
- 1.2 This AMR will look at and report on Local Plan process and also on the new Local Development Scheme 2013 (LDS) and monitor indicators prescribed in the emerging Local Plan. The forthcoming Pre-Submission Local Plan will contain monitoring indicators for all strategic policies which will be reported once the Local Plan is adopted.
- 1.3 The AMR will consider the core elements of planning including housing (as well as gypsy and traveller pitch provision), employment and retail, data which is generally requested by stakeholders.
- 1.4 As stated in paragraph 1.1, this AMR covers two years, so data will include the periods April 2011-March 2012, then April 2012 to March 2013.

2 Key Milestones

2.1 Since April 2011, the Local Plan has progressed. Following the Core Strategy Issues and Options consultation held in 2007, the Council undertook a Strategic Options consultation in August 2011 followed by the Preferred Options consultation in July 2012.

2.2 The Local Development Scheme has now been revised (July 2013) to reflect relevant changes through the planning reforms that have been made through the Localism Act 2011. Such changes include the reformatting of terminology such as the Core Strategy which is now referred to as the Local Plan. The Housing and Employment Policy & Site Allocations DPD and Site Allocations and Policies DPD outlined in the predecessor LDS have now been dropped and will either form part of the currently emerging Local Plan or a future Site Allocations DPD if required. The revised Local Development Scheme 2013 which outlines the latest Local Plan timetable and work programme can be viewed on the Council's website: www.eaststaffsbc.gov.uk/planning/planningpolicy

2.3 The Local Plan timetable given in the latest LDS¹ is below:

Document	Preparation Stage	LDS Target Date (2013)
Local Plan	Issues and Options	Completed: July – Nov 2007
	Strategic Options	Completed: Aug – Sept 2011
	Preferred Option Consultation	Completed: July – Sept 2012
	Pre-Submission	October – December 2013
	Responding to consultation responses	December – April/May 2014
	Submission	<i>April/May 2014</i>
	Examination in Public	<i>October 2014</i>
	Adoption	<i>Dec 2014</i>

2.4 The Regulations² states that LPAs should specify what Supplementary Planning Documents (SPDs) have been undertaken. Only the Pirelli Factory Development Brief SPD has been produced (adopted in July 2011) during the monitoring period and no SPDs will be prepared as stipulated in the LDS. However the Council will consider what further SPDs should be produced as well as updating existing ones so that they comply with the NPPF and the Local Plan.

¹ Local Development Scheme (July 2013)

² The Town and Country Planning (Local Planning) (England) Regulations 2012

3 Local Plan Progress

Progress on the Local Plan

- 3.1 During 2011-12 the Planning Policy section consulted on the Pre Publication Strategic Options document in August 2011 as part of the Core Strategy. The Strategic Options document received around 1100 responses. Due to the planning reforms from the enactment of the Localism Act 2011, the Core Strategy has become the Local Plan. For the 2012-13 monitoring period the Planning Policy Section consulted on the Preferred Options document in July 2012 which received over 2300 responses. The responses will be used to inform the Pre-Submission Local Plan document that will be released for consultation during the autumn of 2013. This will be the final major consultation exercise before the plan is submitted to the Planning inspectorate for examination. Following the examination consultation may need to be necessary to consider any 'major modifications' to the Local Plan.

Progress on the Evidence Base

- 3.2 The following evidence base has been produced since April 2011 in order to support the Local Plan (please note that this list is not exhaustive)

- Strategic Housing Land Availability Assessment (SHLAA)
- Housing requirement and Housing Market Assessment (produced by GVA)
- Five Year Housing Land Supply (produced by GVA)
- Gypsy and Traveller Accommodation Needs Assessment
- Policy Statement on Brownfield and Greenfield Land Release
- East Staffordshire Biodiversity Opportunity Mapping (produced by Staffordshire Wildlife Trust)
- Settlement Hierarchy Topic Paper
- Infrastructure Delivery Study
- Town Centre Strategic Framework
- Burton Public Realm Implementation Plan (produced by Taylor Young)

- 3.3 In preparation for the pre-submission consultation stage of the Local Plan, further work has been commissioned to support the Local Plan:

- Plan Viability Assessment
- Education Infrastructure
- Strategic Green Gaps Topic Paper
- Extensive Urban Surveys
- Historic Environment Character Assessments
- Infrastructure Delivery Study (Update)
- Transport Modelling (Update)
- Water Cycle Strategy and the Strategic Flood Risk Assessment (SFRA)
- Strategic Housing Market Assessment (SHMA)
- Employment Land Review Update
- East Staffordshire Retail and Leisure Study
- Local Retail Centres

Further information on the Council's website:
<http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/LocalPlanEvidenceBase/Pages/default.aspx>

The Duty to Cooperate

3.4 The Regulations as stipulated set out in Part 2 of the Town & Country Planning (Local Planning) (England) Regulations 2012 and following the Localism Act 2011, sets out a 'duty to co-operate' as part of the preparation of the Local Plan. LPAs should therefore liaise with relevant statutory public bodies that include the following³:

- Environment Agency
- English Heritage
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes and Communities Agency
- Clinical Commissioning Groups
- Office of the Rail Regulator
- Highways Agency
- Integrated Transport Authorities
- Highway Authorities
- Marine Management Organisation⁴
- Local Planning Authorities which lie adjacent to East Staffordshire Borough
- Local Planning Authorities that lie within the Greater Birmingham and Solihull LEP.

3.5 The Council monitors relevant discussions with relevant statutory public bodies through a duty to cooperate matrix. The matrix details the date when such meetings take place along with a summary of what was discussed and relevant future actions. Also more detailed notes of duty to cooperate meetings are recorded and stored by the Council and are in turn used as relevant evidence base to develop and inform the Local Plan.

3.6 Future AMRs will report and summarise the most relevant duty to cooperate issues which will involve the strategic issues that East Staffordshire Borough face.

³ This is not an exhaustive list, other relevant bodies may be approached by the LPA. The Council's Revised Statement of Community Involvement gives further details on how the Council liaises with relevant bodies, including a full list consultees.

⁴ The Council has taken a pragmatic view of approaching the Marine Management Organisation considering that East Staffordshire is a land-locked area, where it is considered and formally agreed that there are no relevant issues to discuss for East Staffordshire and its immediate/LEP authorities. The Marine Management Organisation have not indicated that there are any issues for the Borough with regard to the Humber River Basin Management Plan (of relevance since the River Trent and its tributaries flow into this Estuary). The Council is aware of its responsibilities under the Water Framework Directive of according with the principles of the is Plan

Neighbourhood Plans

- 3.7 During the monitoring period 11 Neighbourhood Planning Areas have been designated within East Staffordshire Borough that include the following settlements:
- Anglesey
 - Anslow
 - Branston
 - Horninglow and Eton
 - Outwoods
 - Rolleston on Dove
 - Stapenhill
 - Stretton
 - Newborough
 - Tatenhill
 - Uttoxeter
- 3.8 Since the end of the monitoring period, Yoxall has been designated as a Neighbourhood Plan planning area which makes it the Borough's twelfth Neighbourhood Plan in May 2013. None of the Neighbourhood Plans have yet to be adopted, but Rolleston on Dove, Tatenhill and Anslow's plans are well advanced in the process.
- 3.9 Future AMRs will monitor the progress of Neighbourhood Plans, including the designation of new areas, formal consultation/examination and the subsequent adoption of plans once they have been determined through an examination then referendum.
- 3.10 Currently no Neighbourhood Development Orders have been made by Town or Parish Councils within East Staffordshire Borough.

4 Completions

Housing

4.1 Net dwellings completions

	2011-12	2012-13
Completions (Gross Units)	560	290
Demolitions	36	20
% of completions on Brownfield sites	94%	88%
% of completions on Greenfield sites	6%	12%
Net Completions (Total)	524	270

4.2 The figures show a very high proportion of brownfield completions for the 2011-12 monitoring period though this decreases for the 2012-13 monitoring period though this proportion is still very high. It is expected that the proportion of brownfield completions to Greenfield completions will decrease in future monitoring years as and when brownfield sites diminish.

4.2 It is evident that the current weak economy is having an effect on house building, where housing completions are still relatively low. This is due to many different factors, such as market demand, mortgage availability and the viability of sites.

4.3 The following affordable housing completions are based on Homes and Communities Agency (HCA) data for 2011-12 and Registered Provider data for 2012-13. The completions have been largely reliant on HCA and Registered Provider funding rather than through Section 106; in 2011-12 none were provided through Section 106.

	2011-12	2012-13
Net Completions (Total)¹	104 ²	26

¹ These figures include Inner Burton Purchases of existing housing stock rather than new housing completions.

² This figure does not include Home Buy direct completions (funded by the HCA) as they do not meet the planning definition of Affordable Housing. It does include Mortgage Rescue purchase of existing housing stock rather than new housing completions.

Gypsies and Travellers

4.4 Net pitch completions

	2011-12	2012-13
Completions	0	0
Removal of pitches	0	0
Net Completions (Total)	0	0

- 4.5 The figures state nil completions for gypsy and traveller pitches. This is mainly due to the current evidence that states that there is no prescribed need for such pitches within the Borough. However it is noted that similar to housing, Local Planning Authorities should be able to demonstrate a five year supply of pitches.

Employment

- 4.6 Net floorspace completions in metres squared.

	2011-12	2012-13
Completions (Site Area ha)*	10.82	25.60
Completed Floor Space (m ²)*	17,603	3,940

*This figure does not include all floor space as may not have been captured for all sites.

*This figure only includes sites with an area of 0.1ha or above.

Retail

- 4.7 Net floorspace completions in metres squared.

Completions	2011-12	2012-13
A1 (m ²)*	9,620	4,287
A3, A4 & A5 (m ²)*	8,400	13,900
Mixed Types (m ²)*	90,161	237,815
Net Completions (Total m²)	108,181	256,002

*This figure only includes sites with an area of 0.1ha or above.

- 4.8 There was a considerable drop in A1 completion in 2012-13 in comparison to the previous monitoring year, though there was a considerable increase in A3, A4 and A5 uses. Net completions have increased twofold in 2012-13 in comparison to 2011-12 which may indicate better market conditions and confidence.

CONTACT DETAILS

For more information about the new system of plan making or about how to make a planning application, some useful contact details are listed below.

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Appendix 1

Glossary

Adopted Local Plan: A local plan that has been through all of the stages of preparation, including Local Plan Examination, and has been formally adopted by the Local Planning Authority.

Development: Defined in section 55 of the Town and Country Planning Act 1990 as 'The carrying out of a building, engineering, mining or other operations in, on, over or under land; or the making of any material change in the use of any building or land.'

Development Plan: A development plan sets out the policies and proposals for the development, conservation and use of land and buildings in a particular local planning authority area. The development plan is the most important consideration for local planning authorities when they decide on a planning application. The development plan generally includes Development Plan Documents (DPDs) that are part of a local planning authority's Local Plan. This includes waste and minerals documents prepared by county councils. The Localism Act 2011 made two key changes to the development plan. Neighbourhood Plans that have been prepared covering any part of the local planning authority area will become part of the development plan when they have been adopted.

Evidence Base: The information gathered by a planning authority to support the preparation of development documents. It includes quantitative (numerical values) and qualitative (feelings and opinions) data.

Examination in Public: The method of considering public views on a draft Local Plan or proposed changes to it.

Government Planning Policy: National planning policies that local planning authorities should take into account when drawing up development plans and other documents and making decisions on planning applications. These policies are mostly included in the National Planning Policy Framework (NPPF), with some also included in Minerals Planning Policy Statements and Guidance notes.

Local Enterprise Partnership: A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Plan: A portfolio or folder of documents setting out the planning strategy for a local planning authority area. Since the Planning and Compulsory Purchase Act 2004 and until recently, this type of plan was known as a Local Development Framework. The Government now uses the simpler description 'Local Plan'. The Planning and Compulsory Purchase Act 2004 replaced old-style local plans, structure plans and unitary development plans. The key difference between the pre- and post-2004 systems is that new-style local plans are really a 'folder' of Development Plan Documents (DPDs) and Supplementary Planning Documents

(SPDs), each addressing different issues. This is in contrast to the old-style plans which consisted of one Development Plan Document, supported by supplementary guidance.

The Local Plan identifies where future development should take place to meet local needs for homes, businesses, shops and other services, plus the infrastructure to support them. It also decides which areas should be protected from development because they are important to local people or have environmental or heritage qualities that should be conserved.

Local Strategic Partnership: Local Strategic Partnerships are bodies with representatives of the community, public, private sector and other agencies that work to encourage greater public participation in local governance by drawing together local community plans and producing an overall community strategy for each local authority area. Local Plans must have regard to, and should be the spatial expression of, the community strategy.

Localism Act 2011: A major piece of new legislation, which includes wide-ranging changes to local government, housing and planning. Significantly, the Act abolishes regional planning, and introduces the possibility of Neighbourhood Plans as part of the development plan.

Neighbourhood Plan: Neighbourhood Plans, or Neighbourhood Development Plans, were introduced by the Localism Act 2011. The term may also be used by some to refer to Neighbourhood Development Orders, which were also introduced by the Localism Act 2011 and are a second tool to enable neighbourhood planning. Communities will be able to prepare neighbourhood planning documents, outlining how they envisage their area developing in the future.

Planning permission: Needed before carrying out most types of development. To obtain planning permission it is necessary to make a planning application to the local planning authority.

Proposals map: A map illustrating each of the detailed site specific policies and proposals in the written statement, defining sites for particular developments or land uses, or for protection. The Proposals Maps also includes more detailed Inset Maps.

Secretary of State: The secretary of state is the most senior Government minister responsible for the work of his or her department. The Government department responsible for planning is the Department for Communities and Local Government (DCLG).

Spatial Strategy: The spatial strategy identifies what and how much development is needed to meet local needs, and broadly where it should be concentrated.

Statutory Agencies: Government agencies that are established by statute, or law. There are four environmental statutory agencies: English Heritage, the Environment Agency, the Countryside Agency and English Nature.

Supplementary Planning Documents (SPD): Non statutory supporting information and advice which amplifies the policies and proposals of the Local Plan. SPD's will be taken into account as a material consideration in deciding planning applications or appeals if it is consistent with the Development Plan and has been subject to consultation.

Sustainability appraisal: A systematic review of the Borough Council's Local Plan policies, in order to evaluate their impacts on achieving sustainable development. The appraisal is an integral part of the plan making and review process, which allows for the valuation of alternatives and is based on a quantifiable baseline of environmental, social and economic aspects of achieving sustainable development.

Sustainable Community Strategy: Sustainable Community Strategies are prepared for every local authority area. These provide a strategy for promoting or improving the economic, social and environmental well-being of their area and contributing to the achievement of sustainable development. They set out the issues which are important to local people, and how they might be tackled, to move towards a 'vision' of how the place should be in the future.

Sustainable development: The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.