

## Appendix 11 - Neighbourhood Plan housing requirement methodology

1 This document sets out the ~~draft~~ methodology used to calculate the housing requirement for parishes preparing a Neighbourhood Plan within the Staffordshire Moorlands. The same methodology will be used for any future neighbourhood plan areas which decide to prepare a Neighbourhood Plan.

2 The housing figures included in the following tables are based on 31 March 2019 ~~base date 2017 data~~. The overall housing requirements for the District are set out in Policy SS3 of the plan ~~have been agreed by the Council and the housing requirements calculations for each area have been updated to reflect this and the latest housing monitoring information.~~

3 The neighbourhood plan housing requirements have been based on the housing evidence included in the tables below. The figures are based on new local plan allocations, plus estimated windfall, with a final judgement based on the specific factors affecting that parish such as local services and facilities, potential capacity of sites in the SHLAA and past housing completion rates to give a total figure for each parish.

### Housing Background

Area	Amount	Required provision	Completions <sup>1</sup>	Commitments <sup>2</sup>	-10% lapse rate on unimplemented commitments	Net residual requirement <sup>3</sup>
Leek	30%	1794	<u>276</u> <del>241</del>	<u>618</u> <del>538</del>	<u>45</u>	<u>945</u> <del>1015</del>
Biddulph	20%	1196	<u>167</u> <del>205</del>	<u>72</u> <del>406</del>	<u>5</u>	<u>962</u> <del>885</del>
Cheadle	25%	1495	<u>145</u> <del>85</del>	<u>210</u> <del>244</del>	<u>18</u>	<u>1158</u> <del>1466</del>
Rural	25%	1495	<u>224</u> <del>448</del>	<u>628</u> <del>554</del>	<u>55</u>	<u>698</u> <del>793</del>
Total	100%	5980	<u>812</u> <del>679</del>	<u>1528</u> <del>1442</del>	<u>123</u>	<u>3763</u> <del>3859</del>

**Table A11.1 District net housing requirement**

Explanatory notes for columns.

- Completions<sup>1</sup> - The net number of new homes completed between 1<sup>st</sup> April 2014 ~~2012~~ and 31<sup>st</sup> March 2019 ~~2017~~. This includes new build dwellings and conversions to residential use.
- Commitments<sup>2</sup> - The number of new homes that have planning permission at 31 March 2019 ~~2017~~. This also includes sites and plots that are under construction. It should be noted that planning permission will lapse if work on site has not commenced. Commitments are also deducted from the overall housing requirement with a 10% lapse rate added to unimplemented planning approvals.
- Net residual requirement<sup>3</sup> - The remaining amount of housing that needs to be identified during the plan period after deducting completions and commitments.

## Biddulph Housing Provision

4 New Local Plan allocations and windfall allowances are set out in Policy SS4 of the plan are taken from the Preferred Options Local Plan (July 2017). The rest of the figures have been updated to reflect the latest position regarding total requirement reflects completions and commitments at 31 March 2019 ~~2017~~ – see Table A11.1 ~~21.1~~ above.

Biddulph Housing provision	Dwellings
Total requirement (31 March <u>2019</u> <del>2017</del> )	<u>962</u> <del>885</del>
New allocations	<u>604</u> <del>730</del>
Large site windfall allowance	20
Small site windfall allowance <sup>4</sup>	<u>110</u> <del>140</del>
Total potential provision	<u>734</u> <del>890</del>

**Table A11.2 Biddulph Housing Provision**

## Leek Housing Provision

5 Local Plan allocations and windfall allowances are set out in Policy SS4 of the plan. The total requirement reflects completions and commitments at 31 March 2019 - see Table A11.1 above.

Leek Housing Provision	Dwellings
<u>Total requirement (31 March 2019)</u>	<u>945</u>
<u>New allocations</u>	<u>614</u>
<u>Large site windfall allowance</u>	<u>165</u>
<u>Small site windfall allowance<sup>4</sup></u>	<u>110</u>
<u>Total potential provision</u>	<u>889</u>

**Table 1.1 A11.3 Leek Housing Provision**

## Rural Housing Provision

6 New Local Plan allocations and the small sites windfall allowance are set out in Policy SS4 of the plan Preferred Options Local Plan (July 2017). The total requirement reflects rest of the figures have been updated to reflect the latest position regarding completions and commitments at 31 March 2019 ~~2017~~ – see Table A11.1 ~~21.1~~ above.

Rural Housing Provision	Dwellings
Total requirement (31 March <u>2019</u> <del>2017</del> )	<u>698</u> <del>793</del>
New allocations (larger villages) <sup>5</sup>	<u>330</u> <del>461</del>
Small site windfall allowance ( <u>11</u> <del>14</del> -years) (30 per annum) <sup>6</sup>	<u>330</u> <del>420</del>

Rural Housing Provision	Dwellings
Total potential provision	<u>660 864</u>

**Table A11.4 Rural Housing Provision**

**7** Explanatory notes for columns.

- Small site windfall allowance<sup>4</sup> - Windfall development on small sites (sites that can accommodate up to ten dwellings in the towns) arise from planning applications on non-allocated sites and are 'unexpected'. It is estimated that approximately 110 440 dwellings could be achieved in Biddulph and Leek over the plan period on small windfall sites.
- Local Plan New Allocations (Larger Villages)<sup>5</sup> - Preferred option Local Plan housing sites (July 2017) amount to approximately 330 441 dwellings.
- Small site windfall allowance<sup>6</sup> - Windfall development on small sites (sites that can accommodate up to five dwellings in the rural areas) arise from planning applications on non-allocated sites and are 'unexpected'. Policy SS4 includes an allowance of 30 dwellings per annum for ~~It is estimated that approximately 30 dwellings per annum could be achieved on~~ small windfall sites across the rural area which equates to 330 420 dwellings over the remaining plan period. ~~between 2017 and 2031.~~ This rural windfall allowance needs to be divided between the rural settlements and parishes.

## Neighbourhood Plan Area - Housing Evidence

8 Evidence relating to those parishes preparing Neighbourhood Plans, and intending to make provision for new housing, are set out in the following table.

Neighbourhood Area	1. Completions (net) 2014 - 2019 - 2042 - 2047	2. Commitments (net) @ 31 March 2019 - 2047	3. Local Plan Housing - New allocations - (Preferred Options - Local Plan July 17)	4. Parish Population (2011 Census) / % of Rural Area (42,754)	5. Rural windfall allowance based on population 330,429 - Town windfall (large and small sites)	6. SHLAA 2015 Potential dwellings on small sites (no of which in GB)	7. Small windfall site completions (net) 1/4/2006 - 31/3/2019-17	8. Facilities & Service
Biddulph Parish	<u>167,205</u>	<u>72,496</u>	<u>604,730</u> Biddulph (Town) 0 - Biddulph Moor	19,892 -1,640 / 4% (Biddulph Moor - Ward)	<u>13,47</u>  (Biddulph Moor only) <u>130,460</u> Biddulph	100 (20)  (Biddulph)  20 (5)  (Biddulph Moor)	90  (of which <u>7,4</u> Biddulph Moor)	XXXXX (Biddulph)  XXX (Biddulph Moor)
Brown Edge Parish	<u>17,40</u>	<u>14,46</u>	0	2,486 / 6%	<u>20,25</u>	23 (2)	<u>28,49</u>	XXX (Brown Edge)
Checkley Parish	<u>19,20</u>	<u>89,435</u>	15	4,700 / 11%	<u>36,46</u>	46 (0)	<u>26,20</u>	XXXX (Upper Tean)  XXX (Checkley)  XX (Lower Tean)  XX (Hollington)
Draycott in the Moors Parish	<u>2,0</u>	<u>175,469</u>	<u>30,0</u>	1,029 / 2%	<u>7,9</u>	8 (8)	<u>2,0</u>	XX (Draycott)
<u>Forsbrook Parish</u>	<u>5</u>	<u>131</u>	<u>152</u>	<u>5,095 / 12%</u>	<u>40</u>	<u>39 (8)</u>	<u>29</u>	<u>XXXXX (Blivthe Bridge)</u>
<u>Leek Parish</u>	<u>276</u>	<u>618</u>	<u>614</u>	<u>20,768</u>	<u>275</u>	<u>197 (0)</u>	<u>160</u>	<u>XXXXX (Leek)</u>

Neighbourhood Area	1. Completions (net) 2014 - 2019 - 2012 - 2017	2. Commitments (net) @ 31 March 2019 - 2017	3. Local Plan Housing New allocations - (Preferred Options Local Plan July 17)	4. Parish Population (2011 Census) / % of Rural Area (42,754)	5. Rural windfall allowance based on population 330 (420) Town windfall (large and small sites)	6. SHLAA 2015 Potential dwellings on small sites (no of which in GB)	7. Small windfall site completions (net) 1/4/2006 - 31/3/2019-17	8. Facilities & Service
Leekfrith Parish	0	34	0	363 / 1%	34	13 (0)	1	XX (Meerbrook) XXX (Blackshaw Moor)
Rushton Parish	04	543	0	485 / 1%	34	21 (12)	12	XXX (Rushton)

**Table A11.5 Housing Evidence**

9 Explanatory notes for columns.

1. Completions - The number of new housing completions between 1 April 2014 ~~2012~~ and 31 March 2019 ~~2017~~ (including conversions) with any losses deducted, for example conversions of two dwellings into one, to give a net figure.
2. Commitments - The number of new homes that have outline or full planning permission in each parish. The table shows the level of commitments at 31 March 2019 ~~2017~~ which includes sites / plots that are under construction. Losses are deducted to give a net figure.
3. New Local Plan housing allocations - These sites are identified in Policy H2, the Preferred Options Local Plan (July 2017).
4. Parish population 2011 - The total population for the parishes within the rural area in the Staffordshire Moorlands in 2011 was 41,114. Biddulph Moor is identified as a larger village in the adopted Local Plan and Core Strategy but is included within Biddulph Parish along with the town of Biddulph. Biddulph Moor shares a proportion of the rural windfall allowance and therefore the population for Biddulph Moor ward 1,640 has been added to the rural area population figure to give a total of 42,754. The population of each rural parish and the ward of Biddulph Moor is expressed as a percentage of this overall figure.
5. Windfall allowance - The rural windfall allowance (~~330~~ 420) is divided between each parish based on 2011 percentage to provide a baseline. A windfall allowance of ~~130~~ 160 dwellings is included in the ~~Preferred Options Local Plan~~ for the town of Biddulph which includes 20 dwellings for large sites and ~~110~~ 140 dwellings for small sites. A windfall allowance is also included for Leek which includes 165 dwellings for large sites and 110 dwellings for small sites.
6. Site Availability - Figures are taken from the latest published Strategic Housing Land Availability Assessment (SHLAA) (July 2015). They indicate the potential number of dwellings on small sites that could accommodate 1 to 10 dwellings in the towns and 1 and 5 dwellings in the rural areas and are classified as a 'B' which are considered to be developable. The table also indicates the number of these potential homes in the Green Belt (GB).
7. Past Trends / Small Windfall Site Completions - This is the net number of completions on small sites (1 to 10 dwellings in the towns and 1 to 5 dwellings in the rural areas) over the last 13 ~~44~~ years in each parish.
8. Facilities and services - In order to promote sustainable development, an assessment has been made of services and facilities for each of the settlements located within each parish. Local Plan Policies SS8 and SS9 define the ~~The Core Strategy defines~~ large and small villages.

XXXXX – primary and secondary school, GP/dentist, village hall, store/PO, PH

XXXX – primary school, GP/dentist, village hall, store/PO, PH

XXX – primary school, village hall/store/PO/PH

XX – no school, village hall/store/PO/PH

X – no school, no village hall/store/PO/PH

## Draft Neighbourhood Plan Housing Requirement

**10** The neighbourhood plan housing requirements have been based on the housing evidence included in the Table 4. The figures are based on ~~new~~ new allocations in the Local Plan (a) plus estimated windfall (b) with a final judgement based on the specific factors affecting that parish such as local services and facilities, potential capacity of sites in the SHLAA and past housing completions to give a total figure for each parish (c). **It should be noted that the required provision is on top of what already has planning permission at 31 March 2019 2017.**

Neighbourhood Plan Area	(a) New Allocations	(b) Estimated Windfall	(a) + (b)	(c) Housing Requirement 201917 - 203334 (dwellings)	Specific Factors
Biddulph Parish	<u>604 730</u> (Biddulph)  +  0 (Biddulph Moor)	<u>130 460</u> (Biddulph)  +  <u>13 17</u> (Biddulph Moor)	<u>747 997</u>	<u>750 905</u>	Biddulph parish includes Biddulph town and Biddulph Moor which is a large village. Both Biddulph town and Biddulph Moor are surrounded by Green Belt. The Local Plan sets out separate housing requirements for Biddulph town. The housing requirement for Biddulph Moor which falls in the rural area has been added to the Biddulph town figure. There are good facilities and services in Biddulph and a number of small sites identified in the SHLAA. Biddulph Moor has good links with Biddulph town and has had few housing completions over the last <u>few 40</u> years.
Brown Edge Parish	0	<u>20 25</u>	<u>20 25</u>	<u>20 25</u>	Brown Edge is the only village within the Parish. It is surrounded by Green Belt and the area outside the settlement within the Parish is limited. The SHLAA identifies a number of small sites not within the Green Belt which have development potential.
Checkley Parish	15	<u>36 46</u>	<u>51 61</u>	<u>50 60</u>	Checkley Parish includes a <del>large</del> <u>small</u> village and three <del>outlying settlements</del> <u>smaller villages</u> . The Parish area is relatively large compared to others. Checkley Parish has a high level of commitments due to <del>Fole Dairy</del> <u>Fole Dairy</u> which has a <del>large</del> <u>large</u> outline permission for <del>60 dwellings</del> <u>60 dwellings</u> . <del>Outline permission has also been granted for up to 67 dwellings at Cheadle Road, Upper Tean.</del> <u>Outline permission has also been granted for up to 67 dwellings at Cheadle Road, Upper Tean.</u> The SHLAA identifies a number of small sites which have development potential.
Draycott-in-the-Moors Parish	<u>30 0</u>	<u>7 8</u>	<u>37 8</u>	<u>35 5-10</u>	Draycott in the Moors Parish covers a large area however only incorporates one small village. <u>Part of the Blythe Vale allocated site (Policy DSR 1) falls within the western edge of the parish and it is considered that this would deliver approximately 30 dwellings.</u> Outline planning permission has been granted for up to 168 dwellings at Cresswell within the Parish. <del>There have been no completions in the parish over the last 10 years.</del>
<u>Forsbrook Parish</u>	<u>152</u>	<u>40</u>	<u>192</u>	<u>190</u>	<u>Forsbrook Parish includes the large village of Blythe Bridge. The Local Plan identifies Blythe Vale (Policy DSR 1) as a strategic mixed use site including residential development of approximately 300 dwellings, most of which falls within Forsbrook Parish. Phase 1 of the site has been approved for residential development. Blythe Bridge has a good level of facilities and services and benefits from the only train station in the District.</u>
<u>Leek Parish</u>	<u>614</u>	<u>275</u>	<u>889</u>	<u>890</u>	<u>The Local Plan sets out separate housing requirements for the town of Leek. Leek is the largest town in the District with a good level of services and facilities. The SHLAA identifies a number of small sites within the town which have development potential.</u>
Leekfrith Parish	0	<u>3 4</u>	<u>3 4</u>	<u>2 - 4 4-8</u>	Leekfrith Parish is rural parish, approximately half the Parish is located within the Peak District National Park and half within the Staffordshire Moorlands Local Plan area. It covers a relatively large area with a small population. <u>It includes the small</u>

Neighbourhood Plan Area	(a) New Allocations	(b) Estimated Windfall	(a) + (b)	(c) Housing Requirement 201917 - 203331 (dwellings)	Specific Factors
					<del>villages of Meerbrook and part of Blackshaw Moor. There are two small villages located within the Staffordshire Moorlands area, Blackshaw Moor having the benefit of a primary school. There has only been one completion over the last 10 years.</del>
Rushton Parish	0	<u>3</u> -4	<u>3</u> -4	<u>2</u> -4 4-8	Rushton Parish includes the village of Rushton Spencer (although a small part of the village is located in Heaton Parish) and stretches west of the A523. Rushton Spencer has a limited number of services but has the benefit of a primary school and more than one public house. There have been a number of new houses completed over the last <u>13</u> 14 years and planning approval for <u>5</u> 43 new dwellings in the parish.

**Table A11.6 Neighbourhood Plan Housing Requirement**