

Duty to Co-operate Statement Update



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Scope and Purpose of this paper 1

Scope and Purpose of this Paper

1.1 The purpose of this paper is to set out an update to the Duty to Co-operate Statement (B3) regarding cross boundary issues in the context of the Plan for Stafford Borough - Publication (A1) including any outstanding issues related to housing, employment, retailing, transport, environment, resources, infrastructure etc..

Background

1.2 The Localism Act and subsequent regulations introduced a Duty on Local Planning Authorities to co-operate with each other to address strategic issues relevant to their areas. The Duty to Co-operate is set out in Section 110 of the Localism Act. This applies to all planning authorities, national park authorities and County Councils in England, and to a number of other public bodies.

1.3 On 20th August 2013 Stafford Borough Council submitted the Plan for Stafford Borough – Publication (A1) for independent Examination. At that time a Duty to Co-operate Statement (B3) was published providing details regarding how the Plan for Stafford Borough has met the legal and procedural requirements relating to the Localism Act.

Cross Boundary Issues – Update

1.4 Since the Submission stage a number of Duty to Co-operate pro-formas have subsequently been signed for the following local planning authorities, as set out in the Appendix to this Paper:

- Birmingham City Council
- Staffordshire Moorlands District Council
- City to Stoke-on-Trent Council
- Newcastle-under-Lyme Borough Council
- Defence Infrastructure Organisation (Ministry of Defence)

1.5 Stafford Borough Council can confirm that there are no outstanding issues regarding cross-boundary issues which have subsequently been raised as a result of these Duty to Co-operate pro-formas being signed.

Conclusion

1.6 In conclusion the Council does not consider that there are any outstanding issues regarding cross-boundary issues which would have any significant implications for the Borough and the soundness of the Plan for Stafford Borough – Publication (A1).

Appendix 1 - Duty to Co-operate Statements

6/9/2013 Duty to Co-operate Protocol & Checklist

Local Planning Authorities and other bodies party to this agreement / understanding:
Birmingham City Council (BCC) Stafford Borough Council (SBC)

Development Plan Document(s) covered by this agreement / understanding:
SBC - The Plan for Stafford Borough (Local Plan)

Stage in the process forming part of this agreement:
The Plan for Stafford Borough - Publication

Checklist criteria NB: this is a starting point, list to be mutually agreed	Agreed position	Areas for discussion NB: Refer to attachments if required
Overall strategy incl. relationship to urban and rural renaissance	Agreement between SBC & BCC.	SBC strategy to focus new development at Stafford, a lesser extent at Stone and Key Service Villages in rural areas. No Green Belt amendments.
Level of housing provision	Agreement between SBC & BCC.	SBC provision of 500 new homes per year, broadly in line with the household projections, totalling 10,000 over the Plan period. Appropriate provision assessed for Gypsy & Travellers with new sites to be identified.
Distribution of housing provision	Noted between SBC & BCC.	SBC housing distribution with a focus on Stafford (7,200 houses) with 800 houses at Stone post 2021 and a reduction of development in rural areas for 2,000 new homes. Land south of Stafford not allocated.
Level and distribution of employment land provision	Agreement between SBC & BCC.	SBC employment provision of 8 hectares per year totalling 160 hectares over the Plan period. Stafford main focus 90 hectares majority with permission, 20 hectares at Stone through new site post 2021 and 50 hectares in rural areas including 34 hectares at Meaford and 12 hectares at new sites.
Level and distribution of retail provision	Agreement between SBC & BCC.	SBC does not have proposals for significant retail development outside main centres at Stafford (38,000 sq metres) and to a lesser extent at Stone (3,600 sq metres). No cross border implications for retail.

Appendix 1 - Duty to Co-operate Statements

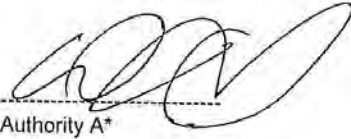
Level and distribution of office provision	Agreement between SBC & BCC.	SBC does not have proposals for significant office developments outside main centre at Stafford. Total provision is 45,000 sq metres.
Appropriate provision made for public and private transport incl P&R and commuting patterns	Agreement between SBC & BCC.	SBC strategy in accordance with Staffordshire County Council's Local Transport Plan and the District Integrated Transport Strategy. Transport infrastructure focused on Stafford with new developments to reduce commuting patterns.
Consistency of planning policy and proposals across common boundaries	Agreement between SBC & BCC.	Not applicable due to no common boundary between Birmingham City and Stafford Borough.
Any Other Strategic Duty to Co-operate Matters		<p>Cannock Chase Special Area of Conservation delivery of evidence base and mitigation plan.</p> <p>No site identified for Regional Logistics Site, subject to future evidence based studies.</p> <p>High Speed 2 noted as a proposal, project outside of the Development Plan process.</p> <p>Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) Joint Strategic Housing Needs Study discussed to provide for long-term housing requirements in Birmingham City and the wider area. Currently no specific requirements for housing from Birmingham or the GBSLEP which impact on the Plan for Stafford Borough. Following the outcome of studies some provision might be required for consideration through a subsequent Plan review process.</p>

Log of meetings, reports and other records to substantiate the collaborative working:

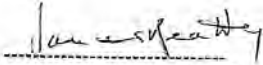
Meetings between:	
David R Carter (Birmingham City Council – Head of Planning & Growth Strategy) Alex Yendole (SBC – Planning Policy Manager)	6 September 2013 – DRC, AY
See note.	

We, the undersigned, agree that the above statements and information truly represent the joint working that has taken place under the 'Duty to Co-operate'.

Appendix 1 - Duty to Co-operate Statements



Authority A*



Authority/ Organisation B (& C, D
etc)*

* Must be signed by either Council Leader or responsible Cabinet Member or responsible Chief Executive or Chief Officer only. For non-local authority organisations signatory should be at equivalent level.

Authority A* Cllr Mrs Beatty – Cabinet Member, Stafford Borough Council

Authority B* Mr Waheed Nazir - Director of Planning and Regeneration, Birmingham City Council

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DRAFT – 23/1/2013 Duty to Co-operate Protocol & Checklist

Local Planning Authorities and other bodies party to this agreement / understanding:
Staffordshire Moorlands District Council (SMDC) Stafford Borough Council (SBC)

Development Plan Document(s) covered by this agreement/ understanding:
SBC - The Plan for Stafford Borough (Local Plan)

Stage in the process forming part of this agreement:
The Plan for Stafford Borough - Publication

Checklist criteria NB: this is a starting point, list to be mutually agreed	Full agreement	Areas for discussion NB: Refer to attachments if required
Overall strategy incl. relationship to urban and rural renaissance	Agreement between SBC & SMDC.	SBC strategy to focus new development at Stafford, a lesser extent at Stone and Key Service Villages in rural areas. North Staffordshire urban regeneration to be taken into account. No Green Belt amendments.
Level of housing provision	Agreement between SBC & SMDC.	SBC provision of 500 new homes per year totalling 10,000 over the Plan period. Appropriate provision assessed for Gypsy & Travellers with new sites to be identified.
Distribution of housing provision	Agreement between SBC & SMDC.	SBC housing distribution with a focus on Stafford (7,200 houses) with 800 houses at Stone post 2021 and a reduction of development in rural areas for 2,000 new homes
Level and distribution of employment land provision	Agreement between SBC & SMDC.	SBC employment provision of 8 hectares per year totalling 160 hectares over the Plan period. Stafford main focus 90 hectares majority with permission, 20 hectares at Stone through new site post 2021 and 50 hectares in rural areas including 34 hectares at Meaford and 12 hectares at new sites.
Level and distribution of retail provision	Agreement between SBC & SMDC.	SBC does not have proposals for significant retail development outside main centres at Stafford (38,000 sq metres) and to a lesser extent at Stone (3,600 sq metres)
Level and distribution of office provision	Agreement between SBC & SMDC.	SBC does not have proposals for significant office developments outside main centre at Stafford. Total provision is 45,000 sq metres.

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Appropriate provision made for public and private transport incl P&R and commuting patterns	Agreement between SBC & SMDC.	SBC strategy in accordance with Staffordshire County Council's Local Transport Plan and the District Integrated Transport Strategy. Transport infrastructure focused on Stafford with new developments to reduce commuting patterns. No significant cross border commuting.
Consistency of planning policy and proposals across common boundaries	Agreement between SBC & SMDC.	Neither party has significant concerns regarding Plans.
Any Other Strategic Duty to Co-operate Matters		Major Developed Sites in the Green Belt with support for employment development. No site identified for Regional Logistics Site, subject to future evidence based studies.

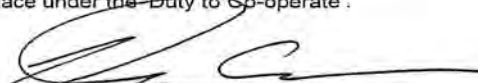
Log of meetings, reports and other records to substantiate the collaborative working:

Meeting between: Gavin Clarke (SMDC – Principal Regeneration Officer - Planning Policy) Ruth Wooddisse (SMDC - Senior Planning Officer) Alex Yendole (SBC – Planning Policy Manager)	8 May 2013 – GC, AY 25 October 2012 – GC, AY 5 July 2012 – GC, AY 2 May 2012 – GC, AY 13 March 2012 – RW, AY
See note.	

We, the undersigned, agree that the above statements and information truly represent the joint working that has taken place under the 'Duty to Co-operate'.

STAFFORDSHIRE MOORLANDS DC

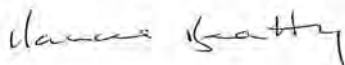
Authority A*



Authority/ Organisation B (& C, D etc)*

**DAI LARNER
EXEC DIRECTOR**

* Must be signed by either Council Leader or responsible Cabinet Member or responsible Chief Executive or Chief Officer only. For non-local authority organisations signatory should be at equivalent level.



Authority A* Cllr Mrs Beatty – Cabinet Member, Stafford Borough Council

Authority B* Mr Dai Larner - Executive Director, Staffordshire Moorlands District Council

Appendix 1 - Duty to Co-operate Statements

28/6/2013 Agreed Statement demonstrating the duty to co-operate pursuant to section 33A of the Planning and Compulsory Purchase Act 2004.

Local Planning Authorities and other bodies party to this agreement / understanding:
City of Stoke-on-Trent Council (CoSC) Stafford Borough Council (SBC)
Development Plan Document(s) covered by this agreement / understanding:
SBC - The Plan for Stafford Borough (Local Plan)
Stage in the process forming part of this agreement:
The Plan for Stafford Borough - Post Publication
Outcomes of the Plan-making process:
<p>The CoSC have provided a number of responses to the Plan for Stafford Borough which have resulted in subsequent policy changes, including:</p> <p><u>Delivering the Plan for Stafford Borough – Issues & Options</u></p> <p>The CoSC stated that 'The Issues and Options consultation document includes options for growth at Stone, Yarnfield and Tittensor. It is noted and welcomed that the potential impact of development in these locations on the regeneration of the North Staffordshire conurbation is recognised in the document; and that phasing of development may be necessary (in particular at Stone) to reduce the impact on North Staffordshire regeneration initiatives. The impact of further housing growth in such locations will of course depend on its scale and phasing, and we would welcome the opportunity to comment at the next stage of the plan making process'.</p> <p><u>The Plan for Stafford Borough – Strategic Policy Choices</u></p> <p>With regard to housing CoSC and Newcastle Borough Council supported the approach to plan for 500 dwellings per year, in line with the Regional Spatial Strategy. Throughout the document consideration was made towards the impact of housing, particularly in Stone, on the regeneration of North Staffordshire with development in Stone limited to development post 2021 and with a share of 8% of the total dwellings to be built. This approach was supported.</p> <p>The third option to increase employment provision to 12 hectares of employment per year recognised that this would lead to more commuting to the West Midlands and North Staffordshire conurbations and hinder regeneration due to the release of greenfield sites competing with brownfield sites. The recognition of this was supported and the preferred approach to plan for a lesser figure of 8 hectares of employment land per year was also supported.</p> <p>The preferred approach stated that a robust and resilient strategy would be needed which showed the direction of growth if the scale of development varied from this</p>

Appendix 1 - Duty to Co-operate Statements

target. SoSC considered a strategy of approach for the release of employment land was also required to include the phasing of employment land. This would ensure that the supply of employment land met local need over the whole plan period.

The scale of development at Stone was confirmed at 8% through the development strategy and is now firmly established in the Plan for Stafford Borough – Publication following consideration of strategic options in previous consultation documents. Employment provision was confirmed as being 12 hectares of employment a year however the phasing of employment land was not taken forward.

The Plan for Stafford Borough – Draft Publication

Concern was raised about town, district and local retail centres not being defined as part of the Plan for Stafford Borough. As a result Policy E8 in the Plan for Stafford Borough – Publication defined the hierarchy of town, district and local centres.

Concern was raised in terms of Policy DM 15 that explicit reference should be made to office development not being permitted outside of Stafford town centre on employment developments. As a result of this response a paragraph was included in Policy Stafford 1 and Policy Stone 1 in the Plan for Stafford Borough – Publication to provide more clarification.

Concern was expressed that Hadleigh Park at Meir should be identified as a Major Developed Site in the Green Belt. Policy E5 supporting employment at this Major Developed Site was included in the Plan for Stafford Borough – Publication Pre-Submission Plan.

The Plan for Stafford Borough- Publication Pre-Submission

The CoSC supported the Development Strategy for housing and employment requirements. The issue was raised that any increase in the provision of either of these (above the proposed levels) will have an adverse impact on the targeted regeneration strategy for North Staffordshire; stemming out migration from the conurbation; and the efficient re-use of brownfield land.

It was recognised that employment land sites had not been specifically phased within the plan but recognised that Policy SP7 states that the use of brownfield land should be maximised to reduce the need for greenfield sites. Furthermore the granting of a number of recent planning permissions meant the issue of phasing employment sites largely redundant.

Concern regarding office development policies was maintained. Despite some changes having been made to the plan the wording was still considered to be unclear. Further rewording was requested to ensure that it is unambiguous that B1(a) office development should only be permitted on employment sites outside town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites.

The CoSC objected to Policy C6 – Provision for Gypsies, Travellers and Travelling Show-people. The objection related to the use of wording within the policy which related to the provision for pitches being made in line with the existing Accommodation Needs Assessment 'or successor documents' as this could give rise to a lower pitch provision being accommodated without scrutiny. Furthermore given an updated study was being prepared concern was raised that this had not been presented as up to date evidence to the Local Plan at this stage.

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Checklist criteria NB: this is a starting point, list to be mutually agreed	Status of agreement	Summary of Officer Discussions and Outcomes NB: Refer to attachments if required
Overall strategy incl. relationship to urban and rural renaissance	Agreement between SBC & CoSC.	SBC strategy to focus and prioritise new development at Stafford, a lesser extent at Stone and Key Service Villages in rural areas. There is a need to balance the development requirements in Stafford Borough to support urban regeneration in North Staffordshire and to minimise the risk of a substantial increase in in-migration from this sub region. At the same time the delivery rate must be carefully managed to support development around Stafford and to avoid undermining structural change to the markets in North Staffordshire. No Green Belt amendments are proposed and the efficient use of brownfield land is advocated to help ensure that development can take place in a sustainable manner
Level of housing provision	Some Agreement between SBC & CoSC.	SBC provision of 500 new homes per year totalling 10,000 over the Plan period. Stafford Borough Independently commissioned a new Gypsy and Travellers Needs Assessment. The publication in February 2013 did not provide sufficient opportunity to review the evidence base as part of the Publication Pre-Submission consultation. The CoSC is therefore unable to agree that appropriate provision is to be made in the 'Plan for Stafford Borough' for gypsies, travellers and travelling show people, until it is satisfied that this will not lead to an increase in the provision within the City of Stoke-on-Trent or Borough of Newcastle-under-Lyme, and furthermore that any needs generated from within either of these administrative areas can be accommodated within Stafford Borough. Appropriate provision assessed for Gypsy & Travellers with new sites to be identified.
Distribution of housing provision	Agreement between SBC & CoSC.	SBC housing distribution with a focus on Stafford (7,200 houses) with 800 houses at Stone post 2021 and a reduction of development in rural areas for 2,000 new homes. The distribution of housing provision reflects the Borough Councils priority to concentrate development at Stafford in line with Spatial Principle 3 – Stafford Borough Sustainable Settlement Hierarchy. This is in order to ensure that the right proportion of

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		development is directed to the most appropriate settlements with access to sufficient services and facilities to support development. This approach is supported particularly as it is in line with the adopted Newcastle-under-Lyme and Stoke-on-Trent joint Core Spatial Strategy as set out above.
Level and distribution of employment land provision	Agreement between SBC & CoSC.	SBC employment provision of 8 hectares per year totalling 160 hectares over the Plan period. Stafford main focus 90 hectares majority with permission, 20 hectares at Stone through new site post 2021 and 50 hectares in rural areas including 34 hectares at Meaford and 12 hectares at new sites. As a result of the response concerning Hadleigh Park at Meir to be identified as a Major Developed Site in the Green Belt The Plan for Stafford Borough – Publication included Policy E5 supporting employment at the Major Developed Site at Hadleigh Park.
Level and distribution of retail provision	Agreement between SBC & CoSC.	SBC does not have proposals for significant retail development outside main centres at Stafford (38,000 sq metres) and to a lesser extent at Stone (3,600 sq metres)
Level and distribution of office provision	Agreement between SBC & CoSC.	<p>SBC does not have proposals for significant office developments outside main centre at Stafford. Total provision is 45,000 sq metres. With regard to issues raised concerning the wording within Local Plan Policies relating to the location of office development the following has been agreed by way of an acceptable modification:</p> <p>For Stafford Policy 1 and Stone Policy 1 Insert the following paragraph under the criteria list:</p> <p><u>"B1 (a) office development should only be permitted on employment sites outside the town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites."</u></p> <p>Delete the following paragraph</p> <p>The use of employment sites for employment purposes other than B1 (b & c) excluding offices (B1a), B2 and B8 will not be permitted unless it can be proved that the proposed use cannot be located within Stafford town centre.</p>
Appropriate provision made for	Agreement between	SBC strategy in accordance with Staffordshire County Council's Local Transport Plan and the

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public and private transport incl P&R and commuting patterns	SBC & CoSC.	District Integrated Transport Strategy. Transport Infrastructure focused on Stafford with new developments to reduce commuting patterns.
Consistency of planning policy and proposals across common boundaries	Discussion between SBC & CoSC.	Subsequent to the Publication Pre-submission Plan a modification has been proposed to address the concern regarding the reference to 'successor' documents' in Policy C6 Provision for Gypsies, Travellers and Travelling Show-people and to reflect the fact that a new Gypsy and Travellers Needs Assessment was published in February 2013. The study was not undertaken collaboratively or in consultation and until the CoSCI is satisfied that the new evidence does not have cross boundary implications it is not possible to reach agreement that there is consistency of planning policy and proposals across common boundaries. There is a need to identify how the councils are going to actively work together to ensure that the needs of the Gypsy, Traveller and Travelling Show people are met.
Any Other Strategic Duty to Co-operate Matters		Major Developed Sites in the Green Belt with support for employment development. No site identified for Regional Logistics Site, subject to future evidence based studies.

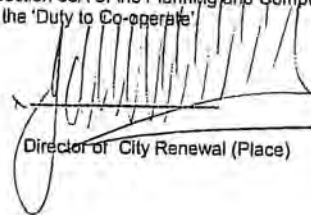
Log of meetings, reports and other records to substantiate the collaborative working:

Meetings between:	
Harmesh Jassal (CoSC – Head of Planning & Building Regulation) Joanne Mayne (CoSC – Senior Planning Officer) Matt Evans (CoSC – Senior Planning Officer) Alex Yendole (SBC – Planning Policy Manager)	8 May 2013 – JM, ME, AY 16 January 2013 – HJ, JM, AY 25 October 2012 – JM, ME, AY 5 July 2012 – JM, ME, AY 2 May 2012 – JM, ME, AY 13 March 2012 – JM, ME, AY
See note.	

We, the undersigned, agree that the above statements and information truly represent the joint working that has taken place pursuant to section 33A of the Planning and Compulsory Purchase Act 2004 namely the 'Duty to Co-operate'

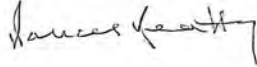
City & Stoke-on-Trent Council

Authority A*



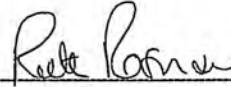
Director of City Renewal (Place)

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Stoke-On-Trent City Council, in consultation with the Cabinet Member for Regeneration, Planning and Transportation.

Date 9/9/13.



Cabinet Member for Regeneration, Planning and Transportation.

Date 13/09/2013.

* Must be signed by either Council Leader or responsible Cabinet Member or responsible Chief Executive or Chief Officer only. For non-local authority organisations signatory should be at equivalent level.

Authority A* Cllr Mrs Beatty – Cabinet Member, Stafford Borough Council

Authority B* Mr John Betty - Director of City Renewal (Place), Stoke-On-Trent City Council and Cllr Ruth Rosenau - Cabinet Portfolio for Regeneration, Planning and Transportation, Stoke-On-Trent City Council

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Agreed Statement demonstrating the duty to co-operate pursuant to section 33A of the Planning and Compulsory Purchase Act 2004.

Local Planning Authorities and other bodies party to this agreement / understanding:
Newcastle-under-Lyme Borough Council (NULBC) Stafford Borough Council (SBC)

Development Plan Document(s) covered by this agreement / understanding:
SBC - The Plan for Stafford Borough (Local Plan)

Stage in the process forming part of this agreement:
The Plan for Stafford Borough - Post Publication

Outcomes of the Plan-making process:
NULBC have provided a number of responses to the Plan for Stafford Borough which have resulted in subsequent policy changes, including: <u>21/10/11 - The Plan for Stafford Borough – Draft Publication</u> Concern was raised about town, district and local retail centres not being defined as part of the Plan for Stafford Borough. As a result Policy E8 in the Plan for Stafford Borough – Publication defined the hierarchy of town, district and local centres. Concern was raised in terms of Policy DM 15 that explicit reference should be made to office development not being permitted outside of Stafford town centre on employment developments. As a result of this response a paragraph was included in Policy Stafford 1 and Policy Stone 1 in the Plan for Stafford Borough – Publication to provide more clarification. Concern was expressed that Hadleigh Park at Meir should be identified as a Major Developed Site in the Green Belt. Policy E5 supporting employment at this Major Developed Site was included in the Plan for Stafford Borough – Publication Pre-Submission Plan. <u>July 2012 The Plan for Stafford Borough – Strategic Policy Choices</u> With regard to housing NULBC and the City of Stoke-on-Trent supported the approach to plan for 500 dwellings per year, in line with the Regional Spatial Strategy. Throughout the document consideration was made towards the impact of housing, particularly in Stone, on the regeneration of North Staffordshire with development in Stone limited to development post 2021 and with a share of 8% of the total dwellings to be built. This approach was supported. The third option to increase employment provision to 12 hectares of employment per year recognised that this would lead to more commuting to the West Midlands and North Staffordshire conurbations and hinder regeneration due to the release of

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<p>greenfield sites competing with brownfield sites. The recognition of this was supported and the preferred approach to plan for a lesser figure of 8 hectares of employment land per year was also supported.</p> <p>The preferred approach stated that a robust and resilient strategy would be needed which showed the direction of growth if the scale of development varied from this target. NULBC considered a strategy of approach for the release of employment land was also required to include the phasing of employment land. This would ensure that the supply of employment land met local need over the whole plan period.</p> <p>The scale of development at Stone was confirmed at 8% through the development strategy and is now firmly established in the Plan for Stafford Borough – Publication following consideration of strategic options in previous consultation documents. Employment provision was confirmed as being 12 hectares of employment a year however the phasing of employment land was not taken forward.</p> <p><u>27/2/13 - The Plan for Stafford Borough- Publication Pre-Submission</u></p> <p>NULBC supported the Development Strategy for housing and employment requirements. The issue was raised that any increase in the provision of either of these (above the proposed levels) will have an adverse impact on the targeted regeneration strategy for North Staffordshire; stemming out migration from the conurbation; and the efficient re-use of brownfield land.</p> <p>It was recognised that employment land sites had not been specifically phased within the plan but recognised that Policy SP7 states that the use of brownfield land should be maximised to reduce the need for greenfield sites. Furthermore the granting of a number of recent planning permissions meant the issue of phasing employment sites largely redundant.</p> <p>Concern regarding office development policies was maintained. Despite some changes having been made to the plan the wording was still considered to be unclear. Further rewording was requested to ensure that it is unambiguous that B1(a) office development should only be permitted on employment sites outside town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites.</p> <p>NULBC objected to Policy C6 – Provision for Gypsies, Travellers and Travelling Show-people. The objection related to the use of wording within the policy which related to the provision for pitches being made in line with the existing Accommodation Needs Assessment 'or successor documents' as this could give rise to a lower pitch provision being accommodated without scrutiny. Furthermore given an updated study was being prepared concern was raised that this had not been presented as up to date evidence to the Local Plan at this stage.</p>		
<p>Checklist criteria NB: this is a starting point, list to be mutually agreed</p>	<p>Status of agreement</p>	<p>Summary of Officer Discussions and Outcomes NB: Refer to attachments if required</p>
<p>Overall strategy incl. relationship to urban and rural</p>	<p>Agreement between SBC &</p>	<p>SBC strategy to focus and prioritise new development at Stafford, a lesser extent at Stone and Key Service Villages in rural areas.</p>

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renaissance	NULBC	There is a need to balance the development requirements in Stafford Borough to support urban regeneration in North Staffordshire and to minimise the risk of a substantial increase in in-migration from this sub region. At the same time the delivery rate must be carefully managed to support development around Stafford and to avoid undermining structural change to the markets in North Staffordshire. No Green Belt amendments are proposed and the efficient use of brownfield land is advocated to help ensure that development can take place in a sustainable manner.
Level of housing provision	Some Agreement between SBC & NULBC.	SBC provision of 500 new homes per year totalling 10,000 over the Plan period. Stafford Borough independently commissioned a new Gypsy and Travellers Needs Assessment. The publication in February 2013 did not provide sufficient opportunity to review the evidence base as part of the Publication Pre-Submission consultation. NULBC is therefore unable to agree that appropriate provision is to be made in the 'Plan for Stafford Borough' for gypsies, travellers and travelling show people, until it is satisfied that this will not lead to an increase in the provision within the Borough of Newcastle-under-Lyme or, City of Stoke-on-Trent, and furthermore that any needs generated from within either of these administrative areas can be accommodated within Stafford Borough.
Distribution of housing provision	Agreement between SBC & NULBC.	SBC housing distribution with a focus on Stafford (7,200 houses) with 800 houses at Stone post 2021 and a reduction of development in rural areas for 2,000 new homes. The distribution of housing provision reflects the Borough Council's priority to concentrate development at Stafford in line with Spatial Principle 3 – Stafford Borough Sustainable Settlement Hierarchy. This is in order to ensure that the right proportion of development is directed to the most appropriate settlements with access to sufficient services and facilities to support development. This approach is supported particularly as it is in line with the adopted Newcastle-under-Lyme and Stoke-on-Trent joint Core Spatial Strategy as set out above.
Level and distribution of	Agreement between	SBC employment provision of 8 hectares per year totalling 160 hectares over the Plan period.

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employment land provision	SBC & NULBC.	Stafford main focus 90 hectares majority with permission, 20 hectares at Stone through new site post 2021 and 50 hectares in rural areas including 34 hectares at Meaford and 12 hectares at new sites. As a result of the response concerning Hadleigh Park at Meir to be identified as a Major Developed Site in the Green Belt The Plan for Stafford Borough – Publication Included Policy E5 supporting employment at the Major Developed Site at Hadleigh Park.
Level and distribution of retail provision	Agreement between SBC & NULBC.	SBC does not have proposals for significant retail development outside main centres at Stafford (38,000 sq metres) and to a lesser extent at Stone (3,600 sq metres)
Level and distribution of office provision	Agreement between SBC & NULBC.	<p>SBC does not have proposals for significant office developments outside main centre at Stafford. Total provision is 45,000 sq metres. With regard to issues raised concerning the wording within Local Plan Policies relating to the location of office development the following has been agreed by way of an acceptable modification:</p> <p>For Stafford Policy 1 and Stone Policy 1 Insert the following paragraph under the criteria list:</p> <p><u>"B1 (a) office development should only be permitted on employment sites outside the town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites."</u></p> <p>Delete the following paragraph:</p> <p>"The use of employment sites for employment purposes other than B1 (b & c) excluding offices (B1a), B2 and B8 will not be permitted unless it can be proved that the proposed use cannot be located within Stafford town centre."</p>
Appropriate provision made for public and private transport incl P&R and commuting patterns	Agreement between SBC & NULBC.	SBC strategy in accordance with Staffordshire County Council's Local Transport Plan and the District Integrated Transport Strategy. Transport infrastructure focused on Stafford with new developments to reduce commuting patterns.
Consistency of planning policy and proposals across common boundaries	Discussion between SBC & NULBC.	Subsequent to the Publication Pre-submission Plan a modification has been proposed to address the concern regarding the reference to 'successor' documents' in Policy C6 Provision for Gypsies, Travellers and Travelling Show-

Appendix 1 - Duty to Co-operate Statements

APPENDIX 1

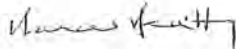
	<p>people and to reflect the fact that a new Gypsy and Travellers Needs Assessment was published in February 2013. The study was not undertaken collaboratively or in consultation and until NULBC is satisfied that the new evidence does not have cross boundary implications it is not possible to reach agreement that there is consistency of planning policy and proposals across common boundaries. For this reason NULBC wishes to sustain an objection to the proposed modifications made to Policy C6. There is a need to identify how the councils are going to actively work together to ensure that the needs of the Gypsy, Traveller and Travelling Show people are met.</p>
<p>Any Other Strategic Duty to Co-operate Matters</p>	<p>Major Developed Sites in the Green Belt with support for employment development. No site identified for Regional Logistics Site, subject to future evidence based studies.</p>

Log of meetings, reports and other records to substantiate the collaborative working:

<p>Joint Meetings between:</p>	
<p>Helén Beach (NULBC – Planning Policy Manager) James Morris (NULBC – Senior Planning Officer) Alex Yendole (SBC – Planning Policy Manager)</p>	<p>8 May 2013 – HB, AY 16 January 2013 – HB, AY 25 October 2012 – HB, AY 5 July 2012 – HB, AY 2 May 2012 – HB, JM, AY 13 March 2012 – HB, AY</p>

We, the undersigned, agree that the above statements and information truly represent the joint working that has taken place pursuant to section 33A of the Planning and Compulsory Purchase Act 2004 namely the 'Duty to Co-operate'.

Newcastle-under-Lyme Borough Council
Authority A*



Date 24/9/13
Signed Neale Gifford

Executive Director Regeneration and Development, Newcastle-under-Lyme Borough Council, in consultation with the Cabinet Member for Economic Development, Regeneration, and Town Centres.

Appendix 1 - Duty to Co-operate Statements

APPENDIX 1

Cabinet Member for Economic
Development, Regeneration, and Town
Centres.

Date 24/9/13

Signed [Signature]

Authority B

Authority A* Cllr Mrs Beatty – Cabinet Member, Stafford Borough Council

Authority B* Mr Neale Clifton - Executive Director Regeneration and Development, Newcastle-under-Lyme Borough Council and Cllr Terry Turner - Cabinet Portfolio Leader for Economic Development, Regeneration and Town Centres, Newcastle-under-Lyme Borough Council

Appendix 1 - Duty to Co-operate Statements

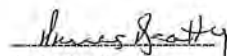
26/9/2013 Duty to Co-operate Protocol & Checklist


Local Planning Authorities and other bodies party to this agreement / understanding:		
Defence Infrastructure Organisation (DIO) Stafford Borough Council (SBC)		
Development Plan Document(s) covered by this agreement / understanding:		
SBC - The Plan for Stafford Borough (Local Plan)		
Stage in the process forming part of this agreement:		
The Plan for Stafford Borough - Publication		
Checklist criteria <small>NB. this is a starting point, list to be mutually agreed</small>	Full agreement	Areas for discussion <small>NB: Refer to attachments if required</small>
Overall strategy incl. relationship to urban and rural renaissance	Noted between SBC & DIO.	SBC strategy to focus new development at Stafford, a lesser extent at Stone and Key Service Villages in rural areas. No Green Belt amendments.
Level of housing provision	Agreement between SBC & DIO.	Provision of 350 new homes for Ministry of Defence personnel at Stafford in addition to SBC provision of 500 new homes per year, broadly in line with the household projections, totalling 10,000 over the Plan period.
Distribution of housing provision	Noted between SBC & DIO.	SBC housing distribution with a focus on Stafford (7,200 houses) with 800 houses at Stone post 2021 and a reduction of development in rural areas for 2,000 new homes. Land south of Stafford not allocated.
Level and distribution of employment land provision	Noted between SBC & DIO.	SBC employment provision of 8 hectares per year totalling 160 hectares over the Plan period. Stafford main focus 90 hectares majority with permission, 20 hectares at Stone through new site post 2021 and 50 hectares in rural areas including 34 hectares at Meaford and 12 hectares at new sites.
Level and distribution of retail provision	Noted between SBC & DIO.	SBC does not have proposals for significant retail development outside main centres at Stafford (38,000 sq metres) and to a lesser extent at Stone (3,600 sq metres). No cross border implications for retail.

Appendix 1 - Duty to Co-operate Statements

Appropriate provision made for public and private transport incl P&R and commuting patterns	Noted between SBC & DIO.	SBC strategy in accordance with Staffordshire County Council's Local Transport Plan and the District Integrated Transport Strategy. Transport infrastructure focused on Stafford with new developments to reduce commuting patterns.
Any Other Strategic Duty to Co-operate Matters	Agreement between SBC & DIO.	By 2015 / 2016 the level of personnel is expected to have increased by around 1,100 together with their dependents following the relocation of troops from Germany. Sufficient accommodation has been made for these personnel through 350 Service Family Accommodation units together with 745 Single Living Accommodation units, both with planning consent. Cannock Chase Special Area of Conservation delivery of evidence base and mitigation plan. High Speed 2 noted as a proposal, project outside of the Development Plan process.
Any Other Matters		DIO representation - Policy E2 should include existing Ministry of Defence sites to enable operational development to take place. DIO representation - Policy E5 is more restrictive than the NPPF as it appears to limit infill development in the Green Belt to Major Developed Sites. The Plan was not amended by SBC in response to these representations.

We, the undersigned, agree that the above statements and information truly represent the joint working that has taken place under the 'Duty to Co-operate'.


Authority A*


Authority/ Organisation B (& C, D etc)*

* Must be signed by either Council Leader or responsible Cabinet Member or responsible Chief Executive or Chief Officer only. For non-local authority organisations signatory should be at equivalent level.

Authority A* Cllr Mrs Beatty – Cabinet Member, Stafford Borough Council

Authority B* Mr Mark Limbrick - Head of Estates, Ministry of Defence