

Matter 4 – Staffordshire Moorlands Local Plan Examination

St Modwen Homes

September 2018

Matter 4 (Housing Land Supply)

2.1 Is the data that supports the Housing Trajectory in Appendix 7 (SD19.2b) based on realistic assumptions?

1. The Housing Trajectory is based on realistic assumptions, specifically in relation to allocation DSR1 (Blythe Vale). As shown in SD19.2b, DSR1 is allocated for 300 dwellings to be delivered over a phased approach from 2018/2019 to 2024/2025. The first 25 dwellings are identified to be completed during the current period of 2018/2019.
2. These assumptions are realistic given that the site benefits from planning permission for 118 dwellings under Phase 1 to the north of the site, approved 10/05/2018 (Ref. SMD/2017/0512). St Modwen Homes own / control land within DSR1 and will deliver these 118 dwellings over 2018/2019 to 2020/2021, as set out in the Housing Trajectory (SD19.2b).
3. A planning application for an access road to unlock Phase 2 of the site is currently awaiting decision. This is to be presented before SMDC planning committee on 27/09/18, and is recommended for approval (Ref. SMD/2018/0443). A planning application for Phase 2 can then follow, adopting a master-planned approach to deliver the residual 182 dwellings at DSR1, as identified in the Housing Trajectory (SD19.2b).

3.2 Generally, are the assumptions about the delivery from commitments and allocations realistic taking into account past completions, for example in relation to Cheadle where development has been slow to take off?

4. Yes. As stated in response to Question 2.1, Allocation DSR1 (Blythe Vale) benefits from planning permission for 118 dwellings under a Phase 1 to the north of the site (Ref. SMD/2017/0512). Technical work is currently being progressed to seek to discharge the pre-commencement conditions attached to planning permission Ref. SMD/2017/0512, which are intended to be submitted by the end of October. A planning application for an access road to facilitate the delivery of Phase 2 within Allocation DSR1 is also currently awaiting decision (Ref. SMD/2018/0443).
5. St Modwen Homes, an experienced national housebuilder delivering 850 dwellings per annum with a vision to increase this to 1500 by 2012 in total per annum, own / control land within Allocation DSR1 that can deliver 300 dwellings. The above thus demonstrates a commitment and desire for timely housing delivery which satisfies SD19.2b.

3.3 Are lead in times and build out rates realistic?

6. Yes. In relation to Allocation DSR1 (Blythe Vale), the lead in times and build out rates set in SD19.2b are sufficient for St Modwen Homes. Work is on track for construction to commence later this year, delivering housing in line with the Housing Trajectory (SD19.2b).

7. As stated in the SMDC Responses to the Matters, Issues and Soundness (EL1.001b), SMDC are “keen to significantly boost the supply of housing in line with Paragraph 47 of the Framework”. Housing delivery is to increase particularly between the years 2016 – 2026, with housing delivery targets rising to 400 dwellings per year. This position is reiterated in SD33.6 (Accelerated Housing Delivery Programme). St Modwen Homes intend to match these build out and delivery rates at allocation DSR1, as set out in the above.

Contact

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