

Angela Weate
Programme Officer
Staffordshire Moorlands Local Plan
Moorlands House
Stockwell Street
Leek
ST13 6HQ

24th September 2018

Dear Angela

STAFFORDSHIRE MOORLANDS LOCAL PLAN HEARING STATEMENT – MATTER 2 'STRATEGY AND STRATEGIC POLICIES'

CBRE has been instructed by Ollerton Estates LLP to submit this Hearing Statement to Staffordshire Moorlands District Council's (SMDC) Local Plan Examination in respect of its landholding at 'Land West of Mount Road' ref. LE128 ('the site') which is proposed as a Housing Allocation under Local Plan Policy DSL 2 'Land at the Mount, Leek'.

This Statement specifically seeks to address Issues 1 and 2 raised in respect of Matter 2 'Strategy and Strategic Policies' by the Inspector in his Matters and Issues Paper dated 24 August 2018. This Statement should be read in conjunction with CBRE's previous representations submitted to the Local Plan dated 22 September 2017 and 11 April 2018 together with the Development Statement and Illustrative Masterplan (ref. LPS269), which promotes the site, in its entirety, for residential development.

Ollerton Estates LLP have worked collaboratively with SMDC to secure the Site's allocation through the Local Plan process and strongly support its inclusion under emerging policy H2 and DSL2.

Issue 1 – The Spatial Distribution of Development

Q1.1 Is the strategy for the distribution of development justified (Policy SS3)?

Ollerton Estates consider that the strategy for the distribution of development in the District, as set out in Policy SS3, is entirely justified on the basis that the three towns of Leek, Biddulph and Cheadle are the largest settlements in the District accommodating 50% of its population and the majority of its services and facilities.

As evidenced in the Leek Topic Paper (ref. 13.1) Leek, with a population of 20,768, is one of the best served settlements in the District with a high proportion of jobs; large range of facilities and services, and good transport links. The Council acknowledges that the town is a sustainable location for new housing within the District and that high quality residential development has the potential to support its continued regeneration. On this basis, the apportionment of 30% of the District's housing provision to

the town, which equates to a net housing requirement of 1,015 units, is considered to be justified and supported by evidence.

Issue 2 - Settlement Hierarchy

Q2.1 Is the settlement hierarchy within Policy SS2 and the position of villages within the hierarchy (Policies SS8 and SS9) justified?

As set out above, the settlement hierarchy proposed in policy SS2 is considered to represent the most sustainable approach to meeting the District's development needs, on the basis that Leek is the largest settlement in the District with an already well-established range of facilities and services serving the whole of the District.

I trust the above is in order and will be taken into account by the Inspector during the Examination of the Staffordshire Moorlands Local Plan. Should you have any queries or wish to discuss then please do not hesitate to contact me.

I would be grateful if you could confirm safe receipt of this Hearing Statement.

Yours sincerely

Chris Sinton – Senior Planner
CBRE LIMITED