

STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION

Agenda

Session 8 – 09.30 Tuesday 16 October 2018

Matter 8 – Allocations

Leek

This matter considers the housing, employment and mixed-use allocations in Leek and Leekbrook (H2, E2, DSL1, DSL2, DSL3, DSL4, DSR2 and DSR3).

The Council propose modifications to the Strategic Development Site Policies to remove generic requirements which are covered by other policies of the LP but include bespoke requirements (MM36-41, 56, 57).

Issues

1. Identification of Sites

1.1 Is the approach within the Strategic Housing Land Availability Assessment (SHLAA) to assessing the suitability and screening of sites in Leek robust?

The Council notes that the SHLAA assesses the availability, suitability and deliverability of potential housing sites and sets out a clear methodology.

1.2 Does the LP provide for a range of sites of different sizes in Leek?

The Council points out that the allocations comprise some 630 dwellings on 6 sites ranging in size from 0.45 ha to 10.62 ha.

1.3 What is the up to date position in relation to planning permissions affecting the proposed allocations?

LE022 – Full planning permission granted November 2017.

EM2/DSR2 (Leekbrook) – Resolution to grant outline planning permission in May 2016.

2. Land east of Horsecroft Farm (DSL1)

2.1 Are all the policy requirements necessary and clear to the decision maker?

The Council propose to delete references to generic requirements (MM36-37)

2.2 Is the site viable and deliverable taking into account the need to extend the school and the potential for landfill gas migration?

The Council refers to the viability study which by its nature is a high level report. The adjacent site identified only slightly elevated ground gases.

3. Land at the Mount (DSL2)

3.1 What are the implications of The Mount as a recreational resource for the allocation?

The Council notes that the Green Infrastructure Strategy identifies a 'promoted walk' down Mount Rd and developing radial routes linking the town with countryside.

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3.2 Is the Council satisfied that landscape, green infrastructure, biodiversity, heritage, highway, transport, air quality and flood risk impacts can be mitigated so that development of the site would be acceptable?

The Council refers to the various studies that have been undertaken to assess these impacts.

3.3 Should parts of the allocation be safeguarded as Local Green Space, Green Infrastructure (GI) or open space?

See response to 3.1

3.4 Are all the policy requirements necessary and clear to the decision maker?

The Council propose to delete references to generic requirements (MM36 & 39)

3.5 Should the policy include a requirement for master planning and phasing of the school site?

The Council refers to master planning exercises and the potential for this to be incorporated into the policy.

3.6 Is the site deliverable given the multiple ownerships?

The Council notes the support from landowners for the allocation.

3.7 Does the wind turbine at The Mount have any implications for delivery of the allocation?

The Council notes that the permission for the wind turbine includes a noise condition and there would be scope to include noise assessments for residential schemes at The Mount (MM38 & 39 refer).

4. Land adjacent to Newton House (DSL3)

4.1 Should the policy be more prescriptive in terms of the employment component and phasing and/or include a requirement for master planning the development as a whole and not just the heritage aspects?

The Council refers to master planning exercises and the potential for this to be incorporated into the policy.

4.2 Are all the key development considerations necessary and clear to the decision maker?

The Council proposes to delete references to generic requirements (MM36 & 40).

4.3 Is the site deliverable given potential costs such as remediation?

The Council refers to the viability study which by its nature is a high level report.

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Contamination is likely to be minor.

5. Land at Cornhill East (DSL4)

5.1 Should the policy be more prescriptive in terms of the employment component, link road and phasing and/or include a requirement for master planning the development as a whole?

The Council refers to master planning exercises and the potential for this to be incorporated into the policy.

5.2 Are on-site nature conservation designations capable of being mitigated?

The Council notes the requirement of the policy for mitigation.

5.3 Are all the policy requirements necessary and clear to the decision maker?

The Council proposes to delete references to generic requirements (MM36 & 41).

5.4 Is the site deliverable taking into account the link road and access requirements over 3rd party land? (Note – the link road is described as ‘desirable’ infrastructure in the IDP, not ‘essential’)

The Council refers to steps being taken to secure access from the A53.

6. Land east of Brooklands Way, Leekbrook (DSR2)

6.1 Should the allocation be extended to 8ha to allow ecological mitigation?

The Council notes that mitigation is proposed off-site in the application and this is to be clarified by MM56.

6.2 Are all the policy requirements necessary and clear to the decision maker?

The Council proposes to delete references to generic requirements (MM36 & 56).

6.3 Are on-site nature conservation designations capable of being mitigated?

See 6.1.

6.4 Should the policy include specific reference to the setting of the nearby Grade II listed farmhouse?*

See M56.

6.5 Is the site deliverable taking into account the need to access the site via Brooklands Way and potentially remove existing buildings?

The point was addressed in the response to Preliminary Questions (EL1.001b).

7. Land west of Basford Lane, Leekbrook (DSR3)

7.1 Would the allocation secure a good standard of amenity for existing residential occupants in the vicinity?

The Council refers to responses from statutory consultees and safeguards in

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nuisance legislation.

7.2 Should the allocation be extended to 1.67ha to allow mitigation?

This is to be clarified by MM57.

7.3 Are all the policy requirements necessary and clear to the decision maker?

The Council proposes to delete references to generic requirements (MM36 & 57).

7.4 Is the site deliverable taking into account topography and landscape constraints?

The Council notes the intention of the landowner and the impact studies carried out.

8. Infrastructure

7.1 Will the infrastructure to support the scale of development proposed in Leek be provided in the right place and at the right time, including that related to transport, the highway network, health, education and open space?

The Council refers to Policy SS12 and the Infrastructure Delivery Plan.

9. Delivery

9.1 Are the assumptions about the rate of delivery of houses from the allocations realistic?

The Council refers to the assumptions that underpin the updated trajectory.

Main Evidence Base

SD13.1 – Site Allocations Topic Paper Leek

SD13.4 – Site Allocations Topic Paper Rural Areas

SD17 – Employment Land Studies

SD21 – Infrastructure Studies

SD22 - Green Infrastructure Strategy

SD24 – Viability Study

SD26 – SHLAA

EL1.002b - Council response to Inspector's Preliminary questions on allocations

Schedule of Modifications

Participants

Staffordshire Moorlands District Council (SMDC)

John Pigott (Identification of Sites) (Land at the Mount) LPS18 & LPS19

CBRE Ltd for Ollerton Estates LLP LPS265

Mr G Bishop LPS482

Mr & Mrs P Nixon LPS479

Ms L Whittaker LPS481

Mr M Lovatt LPS478

Mr & Mrs T Egerton

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Joan Hobster

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Richard Pigott LPS257

Richard Pigott for Mr John Pigott & Mrs Brenda Pigott (LPS18 – LPS19)

Emery Planning for Mr and Mrs Webb LPS354

Dean Lewis Estates LPS279

Statements

Staffordshire Moorlands District Council (SMDC)

John Pigott (Identification of Sites) LPS18 EL2.018

Brenda Pigott (Land at the Mount) LPS19 EL2.019

CBRE Ltd for Ollerton Estates LLP LPS265 (EL2.067)

Joan Hobster (EL2.078)

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