

STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION

Agenda

Session 11 – 13.30 Wednesday 17 October 2018

Matter 8 – Allocations

Villages

This matter considers the housing, employment and mixed-use allocations in the Larger Villages and elsewhere in the rural area other than Leekbrook (see Session 8) (H2, E2, DSR1 and DSR4,).

The Council proposes:

- Site allocation policies for Anzio Camp, Blackshaw Moor and Bolton Copperworks, Froghall in response to the Inspector's preliminary questions (MM62).
- Modifications to the Strategic Development Site Policies to remove generic requirements which are covered by other policies of the LP but include bespoke requirements and to explain the exceptional circumstances justifying Green Belt release (MM36, MM55 and MM58-59).

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 the settlements 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 Do the Green Belt assessments support the allocations in the large villages?
The Council refers to the Green Belt Review Study (SD22.4 & 22.4f).

1.3 Does the LP provide for a range of sites of different sizes in the rural area?
The Council notes that the 6 allocations vary in size from 13 dwellings at Alton to the approx. 300 dwellings at Blythe Vale.

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

Blythe Vale – full permission for 118 dwellings in May 2018 and reserved matters application pending.

Anzio Camp – permission for extra care housing and other uses.

Froghall – change of use permissions.

2. Blythe Vale (DSR1)

2.1 Is the Council satisfied that landscape, green infrastructure, biodiversity, heritage, highway, transport and flood risk impacts can be mitigated so that

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development of the site would be acceptable?

The Council refers to the various reports and consultations which consider impacts.

2.2 Is the allocation in a location where the need to travel will be minimised and the use of sustainable travel modes can be maximised? Can reasonable connectivity to the village be secured from the development, particularly the housing component?

The Council notes that Blythe Bridge is a large village and Policy DSR1 requires measures for sustainable transport routes.

2.3 Would the residual cumulative impacts of the development on A50/A52 1 junction be less than severe taking into account any improvements that can be carried out?

The Council notes that further assessments will be required but SCC and Highways England have not objected.

2.4 Should the policy be more prescriptive in terms of the employment component and phasing, noting the requirement for master planning?

The Council supports a flexible approach.

2.5 Are all the policy requirements necessary and clear to the decision maker?
See MM55.

2.6 Is the site deliverable taking into account multiple ownerships, infrastructure requirements and the possible need for cross-subsidy?

Discussions with landowners and progress on planning applications suggest that the site is deliverable.

2.7 Are the assumptions about the rate of delivery of houses from the allocation realistic?

The housing trajectory illustrates the expected rate of delivery informed by the viability study and local knowledge.

3. Land off Ash Bank Road, Werrington (DSR4)

3.1 Have exceptional circumstances been demonstrated to justify the removal of land from the Green Belt?

The Council refers to the Green Belt Study (ED22.4 & 22.4f).

3.2 If exceptional circumstances have been demonstrated have these been clearly articulated in the LP?

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See MM58.

3.3 Are the landscape impacts acceptable?

The Council refer to the relevant study (SD22.5).

3.4 Can safe and suitable accesses and sustainable links to village facilities be achieved for the sites?

The Council notes that SCC do not object to the allocation.

3.5 Will living conditions for future occupants be acceptable given the proximity of the allocations to the prison?

The Council suggests that noise mitigation can be addressed through the design and layout of the development.

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

See MM59.

3.7. Are the assumptions about the rate of delivery of houses from the allocation realistic?

The housing trajectory illustrates the expected rate of delivery informed by the viability study and local knowledge.

4. Housing allocation at Endon (EN128)

4.1 Can a safe and suitable access be achieved to the site?

The Council notes that SCC do not object and that Stoney Lane can be improved to provide satisfactory access.

4.2 Should the site be safeguarded as Local Green Space, GI or open space?

The Council describes the site as a small field of rough grassland and refers to its review of the designation as Visual Open Space in the 1998 LP.

4.3 Are the effects on the character and appearance of the area and biodiversity acceptable?

The Council notes that the site is within an existing residential area and is of low biodiversity value.

4.4 Can any flood risk and surface water issues be mitigated?

The site is in Flood Zone 1. Policy SD5 would apply.

5. Allocations at Anzio Camp, Blackshaw Moor and Bolton Copperworks, Frogghall

5.1 Do the policies for the two sites meet the tests of soundness?

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The Council notes that Policies DSR5 and DSR6 (MM60-61) in conjunction with Policy SS10 are sound and support regeneration.

5.2 Should the site at Anzio Camp refer to extra care housing taking into account its isolated location?

The Council notes the existing planning permission.

Local Green Space

6.1 Are the Local Green Space designations at Ox Pasture, Cheddleton and north of Cotehill Road, Werrington justified?

The Council notes that the sites were assessed in the Local Green Space Study (SD22.5).

6. Infrastructure

7.1 Will the infrastructure to support the scale of development proposed in the villages 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.

7.2 What measures can be put in place to maintain or enhance rural bus services?

The Council notes Policies T1 and T2 and the potential for significant developments to contribute to public transport under T1.

7. Delivery

8.1 Are the assumptions about the rate of delivery of houses from the allocations at Endon, Alton, Upper Tean and Waterhouses realistic?

The housing trajectory illustrates the expected rate of delivery informed by the viability study and local knowledge.

Main Evidence Base

SD8 – Infrastructure Delivery Plans

SD13.4 – Site Allocations Topic Paper Rural Areas

SD17 – Employment Land Studies

SD21 – Infrastructure Studies

SD22 – Green Belt Review, Green Space, Landscape and Heritage Studies

SD26 – SHLAA

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

Schedule of Modifications

Participants

Staffordshire Moorlands District Council (SMDC)

Knights for Harlequin Development LPS526

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Peter Cowie LPS54
 Mrs Thalia Bode LPS42
 David Nixon LPS174
 Fradley Estates LPS487
 Maureen Cotton LPS558
 Emery Planning for Mr and Mrs Webb LPS342
 Ken Wainman for Mr and Mrs Gibbins LPS101, Mr and Mrs Hamnett LPS35,
 Ken Wainman for Mr Freisner LPS63 & Mr Mountford LPS51
 Carol Burton LPS195
 Wood Environment & Infrastructure Solutions for Homes England LPS337
 Ms Elaine Ungut LPS129
 Jane Bagguley LPS52
 Turley for St Modwen Homes LPS134
 WW Planning LPS331
 Mr Malcolm Dale LPS128
 Mrs Susan Dale LPS127
 Cllr. Lesley C Roberts LPS104
 Cllr. David Fowler LPS47
 Richard Goodall for Mrs J.M.Belcher LPS533,
 Richard Goodall for Mrs S. J.Malpass LPS535 & LPS534
 Mr William Henry Stanley & Mike Seddon LPS68
 Paul Dean LPS266
 Bond Planning Consultancy (Peter Bond) for Ms Debbie Evans LPS25
 Jackie Leach for Mr Lindon Horleston (LPS301)

Statements

Staffordshire Moorlands District Council (SMDC)	EL2.056	
Knights for Harlequin Development LPS526	EL2.002	
Peter Cowie LPS54	EL2.004	
Mrs Thalia Bode LPS42	EL2.036	
David Nixon LPS174	EL2.011	
Fradley Estates LPS487	EL2.045a,b,c,d & e	
Maureen Cotton LPS558	EL2.070	
Emery Planning for Mr and Mrs Webb LPS342	EL2.081	
Ken Wainman for Mr and Mrs Gibbins LPS101, Mr and Mrs Hamnett LPS35	EL2.023	
Mr Freisner LPS63	EL2.029	
LPS63 & Mr Mountford LPS51	EL2.024	
Carol Burton LPS195	EL2.025	
Homes England for Wood Environment & Infrastructure Solutions LPS337	EL2.043	EL2.026
Ms Elaine Ungut LPS129	EL2.044	

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Jane Bagguley LPS52	EL2.027
Turley for St Modwen Homes LPS13 4	EL2.028
WW Planning LPS309 & LPS331	EL2.021
Paul Dean LPS266	EL2.076
Jackie Leach for Mr Lindon Horleston LPS301	EL2.082