

STAFFORDSHIRE MOORLANDS LOCAL PLAN  
DEVELOPMENT PLAN EXAMINATION

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**MATTERS, ISSUES AND QUESTIONS  
FOR THE HEARING SESSIONS  
FOLLOWING CONSULTATION ON  
MAIN MODIFICATIONS**

**Hearings:** Tuesday 4 February and Wednesday 5 February 2020

**Venue for Sessions:** Churnet Room, Moorlands House, Stockwell Street, Leek ST13 6HQ

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**Preamble:** The Matters, Issues and Questions set out below arise from: the responses to the consultation on the Main Modifications (MMs) to the Staffordshire Moorlands Local Plan that go to soundness.  
All references within the document to the National Planning Policy Framework (the Framework) are to the 2012 version.

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Session 1 – 09.30 Tuesday 4 February 2020

Matter 1

**Biddulph – safeguarded land and provision for housing**

### **Background**

The matter considers the proposals for safeguarded land at Gillow Heath and the modifications to Policies DSB1 (Wharf Road) and DSB3 (Tunstall Road). The Inspector's Post Hearing Advice (EL6.004) indicated that the release of BDNEW from the Green Belt had not been justified stating, amongst other things that: *'exceptional circumstances have not been demonstrated for the specific proposals in Biddulph<sup>1</sup> and this aspect of the Plan is unsound. In the first instance I would ask that the Council set out how this soundness issue is to be resolved. In reviewing whether exceptional circumstances exist consideration should be given as to whether it would be appropriate to identify areas of 'safeguarded land' in order to meet longer-term development needs in Biddulph'.*

The Council, after undertaking a review of the options, proposed that three sites at Gillow Heath be removed from the Green Belt and shown as safeguarded land (paragraph 85 of the Framework refers) (MM12). No new allocations are proposed. The Green Belt Reviews and Options Analysis have assessed the Gillow Heath sites against Green Belt purposes suggesting limited impacts overall. The proposed allocations at Wharf Road and Tunstall Road were also reviewed. Following a master planning exercise an adjustment was made to the housing that could be accommodated (MM39 and MM41).

Biddulph Town Council is progressing a neighbourhood plan, but it does not include site allocations.

### **Issues:**

#### **1. Consideration of options for Biddulph, including safeguarded land**

*1.1 Is the overall analysis of options for Biddulph, following the Inspector's Post Hearing Advice, robust?*

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<sup>1</sup> The BDNEW site to the west of Biddulph Valley Way

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*1.2 Does the evidence base, including the Sustainability Appraisal, Green Belt Reviews and Options Analysis, support the identification of the three sites at Gillow Heath as safeguarded land?*

*1.3 Is the conclusion that there will be a limited effect on Green Belt purposes from the Gillow Heath sites justified?*

### **2. Other potential impacts of sites in Gillow Heath – landscape, highways, flood risk, drainage, odours, biodiversity, infrastructure**

*2.1 Are there any overriding constraints that are likely to prevent the Gillow Heath sites coming forward to meet any longer-term needs beyond the Plan period?*

*2.2 Should Policy SS6 and MM12 be further modified to make it clear that consideration would need to be given to potential impacts if the sites were brought forward for development in the future?*

### **3. Proposals for Wharf Road and Tunstall Road**

*3.1 Are the increases in density and housing numbers following master-planning work justified?*

### **4. Housing supply in Biddulph**

Policy SS4 as modified by MM9 shows a net housing requirement of at least 3802 dwellings whereas total potential provision is 3419 dwellings. The difference is greatest in Biddulph (962 dwelling requirement against potential provision of 734 dwellings).

*4.1 Is it necessary to identify sufficient land in Biddulph at this stage to meet the housing needs of the town over the Plan period?*

*4.2 If it is considered necessary to identify sufficient land, how is it to be achieved?*

### **Main Evidence Base**

EL10.001 - Schedule of Main Modifications (MM12, MM39 and MM41 in particular)

EL10.002 - SA of SMDC Local Plan proposed Main Modifications

EL10.005 - Biddulph Options Planning Analysis & Maps

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EL10.006 - SA Report Biddulph Options  
EL10.007 - Wharf Road Masterplan Exec Summary  
EL10.008 - Tunstall Road Masterplan Exec Summary  
SD13.2 – Site Allocations Topic Paper Biddulph  
SD22.4, 22.6 & 22.7 – Green Belt Reviews

### **Participants**

Staffordshire Moorlands District Council (SMDC)  
Others to be determined

**Session 2 – 13.30 Tuesday 4 February 2020**

**Matter 2**

**Housing Land Supply Update**

### **Background**

Following the Inspector's post-hearing advice, in early 2019 the Council consulted on the Housing Implementation Strategy (HIS) of January 2019 (EL7.001) and associated documents. After considering the responses to the consultation the Inspector wrote to the Council (EL9.001). The Council then consulted on the Schedule of MMs together with an updated HIS (July 2019) (EL10.004) which contained a housing trajectory with a base date of 31 March 2019.

This matter explores the up-to-date housing supply position (31 March 2019); the Housing Implementation Strategy, trajectory and the assumptions behind housing supply; whether there will be a five-year housing land supply on adoption of the Plan; and whether a five-year housing land supply is likely to be maintained through the LP period.

### **Issues**

#### **1. Housing Supply Position**

*1.1. Does MM9 reflect the up-to-date housing supply position for the Plan period (31 March 2019)?*

*1.2 Are any further modifications required to Policy SS4 and MM9 e.g. in relation to the application of the 10% lapse rate?*

Policy SS4 as modified by MM9 shows a net housing requirement of at least

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3802 dwellings whereas total potential provision is shown as 3419 dwellings.

*1.3 Is the likely shortfall in supply against the overall requirement justified taking into account paragraph 47 of the Framework?*

*1.4 How would the Council envisage that the shortfall would be made up over the Plan period?*

### **2. Housing Implementation Strategy (HIS)**

*2.1 Are the assumptions which underpin the housing trajectory justified, taking into account:*

- a. Past performance in terms of completions;*
- b. Anticipated lead-in times, start dates and build-out rates on sites to be allocated;*
- c. Anticipated lead-in times, start dates and build-out rates on sites with outline planning permission;*
- d. Anticipated lead-in times, start dates and build-out rates on sites with detailed permission;*
- e. build-out rates on sites which have commenced; and,*
- f. Site specific evidence (or lack of it) about particular sites.*

*2.2 Does the HIS demonstrate that a five-year supply of housing land is likely to be maintained through the Plan period?*

### **3. Five-year housing land supply**

*3.1 Will there be a five-year supply of deliverable housing sites on adoption of the LP?*

The LP is being prepared under the transitional arrangements set out in paragraph 214 of the 2019 Framework. Notwithstanding this position, some representors have raised the point that, in the decision-making context, there is a more rigorous definition of deliverable in assessing whether or not there is a five-year supply of housing.

*3.2 What are the implications, if any, of the revised definition of 'deliverable' within the 2019 Framework for the five-year supply?*

### **Main Evidence Base**

EL9.001 – Inspectors letter to the Council following consultation on the HIS of January 2019

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EL10.001 - Schedule of Main Modifications (MM8 and MM9 in particular)  
EL10.004 – Housing Implementation Strategy  
EL7.002 - Background Information on Windfall Allowance and Justification  
EL7.003 - Updated housing trajectory and supporting information  
EL7.004 - Peak District National Park housing data  
EL7.005 - Affordable housing provision and Ascent  
EL7.006 - Blythe Vale location of approval for housing  
EL7.007 - Blythe Vale site phase 2 access road approval  
EL7.008 - Rural Areas Parish completions and commitments  
EL7.009 - Planning applications and permissions on allocated sites

### Participants

SMDC

Others to be determined

**Session 3- 09.30 Wednesday 5 February 2020**

**Matter 3**

**Local Green Space (LGS)**

This matter considers the proposed modifications to delete LGS in Cheddleton, Biddulph and Blythe Bridge following the Inspector's Post-Hearing advice (MMs 56, 59, 61 and 73).

### Issues

#### 1. Cheddleton

*1.1 Is the deletion of the LGS designations at Ox Pasture in Cheddleton justified taking into account paragraphs 76 and 77 of the Framework and the advice within the Planning Practice Guidance?*

#### 2. Biddulph

*2.1 Is the deletion of the LGS designations at Dorset Drive (west and east) justified taking into account paragraphs 76 and 77 of the Framework and the advice within the Planning Practice Guidance?*

*2.2 Are there any implications arising from proposals for LGS within the emerging Biddulph Neighbourhood Plan for the LGS designations in the LP?*

#### 3. Blythe Bridge

*3.1 Is the deletion of the LGS designations at Blythe Bridge justified taking into account paragraphs 76 and 77 of the Framework and the advice within the Planning Practice Guidance?*

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### **Main Evidence Base**

EL10.001 - Schedule of Main Modifications

SD22.5 - Landscape, Local Green Space and Heritage Impact Study Aug 2016

SD22.5a - Landscape, Local Green Space & Heritage Impact Study Maps Aug 2016

SD22.8 - Landscape, Local Green Space and Heritage Impact Study Assessment of Additional Sites Oct 2017

SD22.9 - Landscape, Local Green Space and Heritage Impact Study - Review of Representations

EL6.007 - Local Green Space Designation Review

EL6.008 - Letter to Council - Local Green Space Designations

### **Participants**

SMDC

Others to be determined

### **Session 4 – To follow on from Session 3- Wednesday 5 February 2020 Matter 4**

#### **Main Modifications and Examination Process**

This matter considers the MMs generally, including any changes to them as a result of the consultation process, and the timetable for the remainder of the Examination.

### **Issues**

#### **1. Main Modifications (generally)**

*1.2 Are there any likely changes to the MMs as a result of the consultation on the MMs and these hearings?*

#### **2. Examination Process**

*2.1 What is the likely timetable for the remainder of the Examination including the publication of the Inspector's report?*

### **Main Evidence Base**

EL10.001 - Schedule of Main Modifications

### **Participants**

SMDC

Others to be determined