

Staffordshire Moorlands Local Plan 2033 Examination

Further Statement on behalf St Modwen Homes
Limited

Matter 2: Housing Land Supply Update

January 2020

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Client
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Our reference
STMQ3011

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1. Introduction

- 1.1. This statement is submitted on behalf of St Modwen Homes Limited in response to Matter 2 of the Staffordshire Moorlands Local Plan 2033 examination.
- 1.2. This statement seeks to provide an overarching update in respect of housing delivery at Blythe Vale; a mixed use allocation including approximately 300 no. dwellings adjacent to Blythe Bridge (Policy DSR1).
- 1.3. This update follows the submission of representations by Turley on behalf of St Modwen Homes in respect of Blythe Vale to the Staffordshire Moorlands Main Modifications consultation in October 2019. These representations demonstrated St Modwen Homes continual support towards the draft Local Plan, particularly the allocation of Blythe Vale which forms a vital contribution to the housing and employment land requirement in Staffordshire Moorlands over the emerging Local Plan period (2014-2033).
- 1.4. St Modwen Homes welcome the opportunity to participate in the Matter 2 hearing session on 4 February 2020.

2. Housing Supply Position

- 2.1. St Modwen Homes are committed to delivering the 300 no. dwellings allocated at Blythe Vale by 2025/2026, and provide the following update on dwelling completions for the Site.
- 2.2. The Staffordshire Moorlands Local Plan examination has been based upon housing delivery projections as they stood at 31 March 2019. At this time it was anticipated that the following dwelling completion rates would be achieved at Blythe Vale, including 25 no. dwellings implemented by the end of Year 1 (2019/2020):

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Projected dwelling completions	25	50	50	50	50	50	25	300

- 2.3. Since March 2019, a planning application to increase housing densities for Phase 1 at Blythe Vale from 118 dwellings to 146 dwellings has received resolution to grant at planning committee in April 2019 (Ref: SMD/2018/0790). Since this time discussions have been ongoing with statutory consultees (namely Highways England) and SMDC's external viability consultants, which are now close to being resolved. As such, it is anticipated that a planning permission will be issued by the end of February 2020.
- 2.4. However, this delay to planning permission Ref: SMD/2018/0790 has meant that only 8 no. dwellings are now set to be completed by the end of Year 1 (2019/2020), as they remain unchanged from and are being delivered under the original planning permission for Phase 1 at Blythe Vale (Ref: SMD/2017/0512).
- 2.5. Notwithstanding the above, significant infrastructure works have been undertaken, and these will facilitate the future delivery of the site.
- 2.6. As a result, St Modwen Homes anticipate a decrease of 17 no. dwelling completions within Year 1 (2019/2020) at Blythe Vale. An additional 17 no. dwellings are then set to be completed at Blythe Vale in Year Seven of the Plan period (2025/26) to compensate for this deficit. All other build out rates for Blythe Vale remain unchanged over the Plan period. These revised dwelling completion projections for Blythe Vale are demonstrated in the table below:

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Projected dwelling completions	8	50	50	50	50	50	42	300

- 2.6. In addition, a haulage road has been installed through planning permission Ref: SMD/2018/0696 to allow construction access into Phase 1 at Blythe Vale, which has enabled the construction of

these eight no. dwellings at Blythe Vale during Year 1 (2019/2020). A planning application has been submitted to seek to continue the use of this haul road for construction access further into the Plan period whilst the construction of the main site access off Uttoxeter Road (A521) and the site spine road are completed throughout the year 2020.

3. Conclusion

- 3.1. On behalf of St Modwen Homes, Turley submit this hearing statement to provide an overarching update in respect of housing delivery at Blythe Vale; a mixed use allocation including approximately 300 no. dwellings adjacent to Blythe Bridge (Policy DSR1). This update follows the submission of representations by Turley on behalf of St Modwen Homes in respect of Blythe Vale to the Staffordshire Moorlands Main Modifications consultation in October 2019.
- 3.2. St Modwen Homes reiterate their support towards the Staffordshire Moorlands Local Plan 2033 examination, particularly the mixed use allocation at Blythe Vale (Policy DSR1), and are committed to the timely delivery of residential development at Blythe Vale. Blythe Vale comprises a vital contribution to the housing land requirement in Staffordshire Moorlands over the emerging Local Plan period (2014-2033).
- 3.3. This hearing statement update establishes that the delivery of housing at Blythe Vale is set to deviate slightly from the original position of 31 March 2019, demonstrating a decrease in housing completions in Year 1 (2019/2020) from the original position of 25 no. dwellings to a revised position of eight no. dwellings. However, this slight deficit in the delivery of 17 no. dwellings at Blythe Vale will be compensated in Year Seven of the Local Plan period (2025/2026), and all other projected dwelling delivery statistics for Blythe Vale remain unchanged.
- 3.4. Blythe Vale is projected to make a significant contribution towards addressing the housing shortfall to date within the District and the identified need in the early years of the Plan period (2019/2020 - 2025/2026), to which St Modwen Homes are committed.
- 3.5. We trust that these comments will assist the Inspector in his consideration of the Local Plan policies, and particularly in answering the queries that have been raised in his Questions for Hearing Session 2: Housing Land Supply Update.