

**EAST STAFFORDSHIRE LOCAL PLAN
EXAMINATION**

Hearing Session – Day 5

Tuesday 12 May 2015

The Town Hall, Burton upon Trent 10.00am

**Housing Need, Requirement and Supply with reference to
additional Council evidence and Revised Sustainability Appraisal.**

Agenda

Notes

- i The purpose of this session is to enable discussion of the issues listed below in the light of the additional evidence, including the Further Revised Sustainability Appraisal, provided by the Council in response to the Interim Findings following the strategic sessions held previously. Discussion at previous sessions will not be repeated. Item 6 is inserted to cover matters of Plan future Plan review raised by the Inspector.*
- ii It is not intended to repeat introductory matters covered in the Guidance Note [E.7], the PHM [E.16], the Resumption Notes [E.22] and in other published guidance but to proceed as quickly as possible to the substance of the listed Issues for discussion.*
- iii Those with an interest in promoting, or opposing, allocated or alternative ('omission') sites are reminded that **no site-specific matters will be discussed unless they relate to the overall soundness of the Plan** in terms of the issues listed below; and that allocations now subject to an issued planning permission will not be discussed except as part of the housing land supply.*
- iv If the Plan were to be found unsound incorporating remaining allocations, no additional sites would be recommended until the Council had been given sufficient time to reconsider its allocations on the basis of further interim findings.*

1. Objective Assessment of Housing Need (OAHN) [F.44-45]

- a. Choice of scenario
 - i. Significance of Interim Findings on Birmingham DP that E Staffs is not part of the Birmingham HMA (notwithstanding the Birmingham GBSLEP report due May 2015 re unmet need)
 - ii. Whether Interim Finding para 19 was based on a misunderstanding and whether ESBC new evidence justifies the overall requirement of 613dpa
 - iii. Whether market signals such as overcrowding affordability and vacancy have been sufficiently taken into account as well as household formation rates
 - iv. Whether recent news of job creation in the Borough justifies a higher Plan requirement
- b. DCLG household projections recently published [F.59]
 - i. Significance of the latest overall reduced projections, taking account of some higher levels for Midland authorities
- c. Whether Plan requirements should be expressed as minima, having regard to the NPPF aim to boost the supply of housing

2. Site Selection [F.41; F.46]

- a. Initial selection for SA
 - i. Whether the selection process is now sufficiently clarified and in line with the spatial strategy
- b. Site assessments (FRSA expanded summary)
 - i. Whether the assessments are reasonable and sufficiently robust at the level of Plan preparation, allowing for the subjective nature of the judgements involved
- c. Whether there remains an argument in favour of allocating more and smaller sites having regard to factors of deliverability and affordability potentially depressing the effective housing land supply and impeding economic recovery in the early years of the Plan period
- d. Any further points on FRSA [F.41-43] including:
 - i. Sustainability Criteria
 - ii. Chosen option 2c-d for overall spatial strategy

3. Overall and Five Year Housing Land Supply [F.46; F.49; F.53]

- a. Revised Housing Trajectory
 - i. Whether ESBC can demonstrate a 5YHLS on latest figures [F.66]
 - ii. Whether a 'stepped' trajectory [F.49 - MM15-17] is appropriate or necessary
 - iii. Comments on potential performance of individual permitted sites

4. Neighbourhood Plan/Local Plan interrelationship

- a. 'Development Allowance' v 'Windfall'
 - i. Whether the proposed altered terminology of SP4 regarding windfall yield of villages would sufficiently clarify planned village housing provision
 - ii. Whether Policy 'X' [F.49 - MM11] would sufficiently clarify the LP-NP relationship
- b. Amounts of overall Tier 3 Village and rural 'windfall' allowance

5. Affordable Housing Contribution Threshold – SP17 [PS-50.5]

- a. The status of national PPG as policy, compared with the NPPF, on thresholds having regard to:
 - i. The Written Ministerial Statement of November 2014
 - ii. Ongoing judicial review of the PPG amendments
 - iii. ESBC evidence on the effect of raising the policy threshold from 4 to 10 units on Plan affordable housing yields

6. Future Plan Review

- a. Does SP6 or any other provisions of the Plan with MMs now proposed provide sufficient flexibility and commitment to review when appropriate having regard to
 - i the progress of Neighbourhood Plan adoption,
 - ii any change to evidence of need for development within the Borough or as a result of unmet need in Greater Birmingham or elsewhere
 - iii the performance of the strategic allocations of the Plan

Representor	Speaker(s)	Agent <i>where applicable</i>
Barry J Edwards		
Barwood Strategic Land II LLP and Mr and Mrs G Skipper	Keith Fenwick Roland Bolton	Alliance Planning
BDW Trading Ltd	Stephen Stoney	Wardell Armstrong
Burton and South Derbyshire College	David Green	Delta Planning
Gallagher Estates Ltd	Joanne Hedgley	Pegasus
Gladman Developments	Oliver Chapman Diana Richardson	
Gleeson Strategic Land Ltd	John Acres	Turley Associates
Home Builders Federation	Sue Green	
Marchington Parish Council	Clive Keble	Clive Keble Consulting Ltd
Mr B Morgan Walton Homes Bridge Farm Partnership	Tom Beavin	JVH Town Planning Consultants
Mr Campbell	John Wren	JMW Planning Ltd
Outwood Parish Council	Josephine Samuels	BPUD Ltd
Providence Land Limited	Dr Robert Wickham	Howard Sharp & Partners LLP
Rolleston on Dove Parish Council	Chris Bowden	
Staffordshire County Council	Mark Parkinson	
The Duchy of Lancaster	Rob Wells	Savills
Tutbury Parish Council	Stephen Powell Cllr William Crossley	
William Davis Ltd	John Coleman	