

EAST STAFFORDSHIRE BOROUGH COUNCIL LOCAL PLAN EXAMINATION

DETAILED PROGRAMME OF HEARINGS and Issues for Discussion

Notes

- *This Programme and Schedule of Issues is expanded from the Provisional versions previously circulated.*
- *Only one additional item has been included – Education – numbered 9A to avoid altering the numbering of other items.*
- *In addition, Item 15 has been subdivided into a general consideration of the Site Selection Process on Day 4 and 15b – individual sites in Week 3. Speakers will be allocated to individual sites and omission sites before Position Statements are due,*
- *This Programme may be subject to further modification depending on the progress of the first group of strategic sessions in Week 1.*
- *As part of the consideration of the Issues and Matters for discussion listed below, due attention will be given the Main Modifications (MMs) to the Plan now proposed by the Council [in Document F.17 as at 18 August 2014] as to whether they are necessary and sufficient, with or without further modification, to make the Plan sound.*

Strategic Issues - Week 1

Day 1 – Tuesday 28 October 2014 - Morning

1. Duty to Co-operate

Does the Plan and its preparation comply with the statutory Duty to Co-operate with prescribed bodies regarding cross-boundary strategic matters, including housing requirements in particular?

2. Legal Compliance

Is the Plan otherwise legally compliant including with respect to the:

- a. public consultation process and the Statement of Community Involvement,
- b. Revised Sustainability Appraisal/Strategic Environmental Assessment/Appropriate Assessment,
- c. Local Development Scheme, and
- d. relevant Act and Regulations?

3. Relationship of the Local Plan to Development and Supplementary Planning Documents (DPDs and SPDs) and Neighbourhood Plans

Is the ELP effective in relying upon, or deferring to, other plans or policy documents, in particular:

- a. a potential future site allocation Development Plan Document,
- b. Neighbourhood Plans, and

c. Supplementary Planning Document on Housing Choice, taking into account the progress of their preparation and the level and nature of objection being encountered.

Representors	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Barton under Needwood Parish Council		
BDW Trading Ltd		Jam Consult Ltd
David Wilson Mercia		RPS Planning and Development
Gladman Development		
Gleeson Strategic Land Ltd		Turley Associates
Home Builders Federation		
Marchington Parish Council		Clive Keble Consulting Ltd
Margaret Sanderson, Alan White, Lawrence Witton (Abbots Bromley Residents)	Peter Male	
Rolleston on Dove Parish Council		
St Modwen		CT Planning
Staffordshire County Council		
The Duchy of Lancaster		Savills
William Davis Ltd		
Barwood Strategic Land (to be confirmed)		Alliance Planning
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies		JVH Town Planning Consultants

Day 1 – Tuesday 28 October 2014 - Afternoon

4. Overall Spatial Strategy

Is the overall Spatial Strategy of the Plan sound including respect to the Options considered and:

- a. the Settlement Hierarchy and the broad location and distribution of development in relation to:
 - i. Rolleston on Dove,
 - ii. Marchington, *and*
 - iii. *others as necessary*
- b. Strategic Sites and Strategic Urban Extensions and:
 - i. whether these two designations and their respective functions are sufficiently distinct,
 - ii. whether the identified SUEs are necessary and appropriately designated, and
 - iii. whether additional SUEs should be designated.
- c. Green Gaps and:
 - i. whether these are necessary,
 - ii. detailed designation of their boundaries.
- d. Designation of settlement boundaries, including at

- i. Abbots Bromley,
 - ii. Denstone,
 - iii. Draycott,
 - iv. Marchington,
 - v. Yoxall, and
 - vi. others as necessary
- e. The degree of constraint upon development or redevelopment outside settlements.

Representors	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Barry J Edwards		
Barton under Needwood Parish Council		
BDW Trading Ltd		Jam Consult Ltd
David Wilson Mercia		RPS Planning and Development
Gladman Development		
Gleeson Strategic Land Ltd		Turley Associates
Home Builders Federation		
Lightbrook Ltd		Nathaniel Lichfield & Partners (NLP)
Marchington Parish Council		Clive Keble Consulting Ltd
Margaret Sanderson, Alan White, Lawrence Witton (Abbots Bromley Residents)	Peter Male	
Providence Land Limited		Howard Sharp & Partners LLP
Rolleston on Dove Parish Council		
St Modwen		CT Planning
Staffordshire County Council		
Tutbury Parish Council		
William Davis Ltd		
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies		JVH Town Planning Consultants
Barwood Strategic Land (to be confirmed)		Alliance Planning

5. Flood Risk and Climate Change

Does the Plan and its Evidence Base robustly make appropriate provision for:

- a. flood risk and the application of the sequential and exception tests of national policy and guidance,
- b. Sustainable Urban Drainage Systems, and
- c. any other aspects of climate change?

Representors	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Barton under Needwood Parish Council		
David Wilson Mercia		RPS Planning and Development
Home Builders Federtations		
Margaret Sanderson, Alan White, Lawrence Witton (Abbots Bromley Residents)	Peter Male	
Nurton Developments (Quintus) Ltd		Jones Lang LaSalle (JLL)
Staffordshire County Council		
Tutbury Parish Council		
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies		JVH Town Planning Consultants
Barwood Strategic Land (to be confirmed)		Alliance Planning

Day 2 – Wednesday 29 October 2014 - Morning

6. Housing Need and Requirement

Is the requirement for the provision of housing identified in the Plan:

- a. soundly based on an Objective Assessment of Need for market and affordable housing,
- b. based on an appropriately defined Housing Market Area,
- c. to provide an appropriate mix of size and type of dwelling, including Extra Care accommodation?

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Burton Civic Society		
Gladman Development		
Gleeson Strategic Land Ltd		Turley Associates
Home Builders Federation		
Mr Campbell		JMW Planning Ltd
Providence Land Limited		Howard Sharp & Partners LLP
Rolleston on Dove Parish Council		
Staffordshire County Council		
The Duchy of Lancaster		Savills
Tutbury Parish Council		
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies		JVH Town Planning Consultants
Barwood Strategic Land (to be confirmed)		Alliance Planning

Day 2 – Wednesday 29 October 2014 - Afternoon

7. Housing Land Supply

Is there robust evidence that the development locations and sites allocated in the Plan, together with windfall sites:

- a. can deliver the requisite number of market and affordable dwellings across the Borough in addition to current committed supply¹, and
- b. will maintain a minimum five year housing land supply at all times, and
- c. that the housing trajectory is realistic?

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Barry J Edwards		
Burton Civic Society		
Gladman Development		
Gleeson Strategic Land Ltd		Turley
Home Builders Federation		
Mr Campbell		JMW Planning Ltd
Providence Land Limited		Howard Sharp & Partners LLP
The Duchy of Lancaster		Savills
Tutbury Parish Council		
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies		JVH Town Planning Consultants
Barwood Strategic Land		Alliance Planning

Day 3 – Thursday 30 October 2014

8. Affordable Housing Provision and Exception Sites

- a. Does the Plan make appropriate provision for developer contributions toward an identified need for affordable housing:
 - i. based on robust evidence of viability across the Borough,
 - ii. including with reference to consideration of the content of the Housing Choice SPD and representations made upon it during recent public consultation, and
 - iii. are MMs 24 to 28 to Strategic Policy 17 and its supporting text now proposed necessary and sufficient to make the Plan sound in this respect?
- b. Does the Plan make appropriate provision for residential development including affordable housing on Exception Sites?

¹ Current committed supply necessarily includes several sites originally allocated in the Plan but now permitted and not subject to further consideration in this Examination.

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Barton under Needwood Parish Council		
David Wilson Mercia		RPS Planning and Development
Gleeson Strategic Land Ltd		Turley Associates
Home Builders Federation		
Gladman Development		
Providence Land Limited		Howard Sharp & Partners LLP
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies		JVH Town Planning Consultants
Barwood Strategic Land (to be confirmed)		Alliance Planning
Nurton Developments (Quintus) Ltd		Jones Lang LaSalle
Mr Campbell		JMW Planning Ltd

Day 4 – Friday 31 October - Morning

15a. Site Selection Process

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
BDW Trading Ltd		Jam Consult Ltd
Gleeson Strategic Land Ltd		Turley
Margaret Sanderson, Alan White, Lawrence Witton (Abbots Bromley Residents)	Peter Male	
Mr Campbell		JMW Planning Ltd
Nurton Developments (Quintus) Ltd		Jones Lang LaSalle
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies		JVH Town Planning Consultants

Interval

during which the Inspector may issue provisional conclusions and will confirm the remainder of the Programme

Week 2

Day 5 – Tuesday 25 November 2014

9. Employment Development

Does the Plan make sound provision for sufficient, appropriately located Employment sites?

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Barton under Needwood Parish Council		
BDW Trading Ltd		Jam Consult Ltd
Burton Civic Society		
Lightbrook Ltd		Nathaniel Lichfield & Partners (NLP)
Mr B Morgan		JVH Town Planning Consultants

9A Education Development

Does the Plan make sound provision for Education development?

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Burton Civic Society		
David Wilson Mercia		RPS Planning and Development
St Modwen		CT Planning
Staffordshire County Council		
Mr B Morgan		JVH Town Planning Consultants

10. Retail Development

Does the Plan make sound provision for Retail development?

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Burton Civic Society		
Barton under Needwood Parish Council		
Mr B Morgan		JVH Town Planning Consultants

11. Tourism and Leisure development

Does the Plan make sound provision for Tourism and Leisure Development?

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Barton under Needwood Parish Council		
BDW Trading Ltd		Jam Consult Ltd
Burton Civic Society		
Providence Land Limited		Howard Sharp & Partners LLP
Mr B Morgan		JVH Town Planning Consultants

Day 6 - Wednesday 26 November 2014

12. Infrastructure Provision

Is there robust viability and other evidence that the infrastructure necessary to support the development allocated in the Plan will be provided at the appropriate time with particular respect to:

- a. Highways and Transportation
- b. Healthcare facilities
- c. Education facilities
- d. Sports and Leisure facilities and Open Space

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Barton under Needwood Parish Council		
BDW Trading Ltd		Jam Consult Ltd
David Wilson Mercia		RPS Planning and Development
Gleeson Strategic Land Ltd		Turley Associates
Cllr. Shelagh McKiernan		
Rolleston on Dove Parish Council		
Tutbury Parish Council		
Staffordshire County Council		

13. Gypsy and Traveller Accommodation

Does the Plan make appropriate provision for sites to accommodate Gypsies and Travellers on robust up to date evidence of need?

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Cllr. Shelagh McKiernan		

Day 7 - Thursday 27 November 2014

14. Development Management Policies

Does the Plan include appropriate policies for development management?

Representor	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Barton under Needwood Parish Council		
Gleeson Strategic Land Ltd		Turley Associates
Cllr. Shelagh McKiernan		
Natural England		
St Modwen		CT Planning
Staffordshire County Council		
Tutbury Parish Council		
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies		JVH Town Planning Consultants

Day 8 – Friday 28 November 2014 - morning only if required

Week 3

15b – Individual Sites:

Notes

- Where allocated sites have received planning permission since the submission of the Plan these will only be considered with respect to their contribution to housing land supply.
- Where **alternative (omission) sites** have been put forward, these will be added for discussion at a later date as necessary.

Day 9 – Tuesday 2 December 2014

Burton on Trent

- a. Bargates Molson Coors, High St (361/383) including:
 - i. definition of site(s),
 - ii. masterplan requirements, and
 - iii. deliverability.
- b. Molson Coors Middle Yd, Hawkins La (29/378)
- c. Derby Road (88/343/359/360/381) including:
 - i. extent of site and development content,
 - ii. viability,
 - iii. deliverability.
- d. Branston Locks (44)
if not approved as resolved
- e. Tutbury Rd, Harehedge La (40/41/376)
if not approved

Days 10 – Wednesday 3 December 2014

Uttoxeter

- f. Brookside Indust Est (33) including:
 - i. loss of employment,
 - ii. flood risk.
- g. Hazelwalls (53):
 - i. greenfield landscape impact,
 - ii. traffic impact, access and road safety,
 - iii. impact on local community facilities, education etc,
 - iv. flood risk,
 - v. effect on wildlife,
 - vi. overall sustainability.
- h. Derby Road (372)
- i. Uttoxeter West (42/48/55)
if not approved as resolved

Day 11 – Thursday 4 December 2014

Villages

- j. South of Rocester (112) including:
 - i. flood risk.
- k. College Fields, Rolleston on Dove (66)
if not allowed at appeal

Development Allowances

each village in turn as necessary

- a. Amount of allowance in each Tier 1 and 2 Village,
- b. whether Tier 3 villages should have individual allowances.

Representors <i>notified to date to be allocated as appropriate</i>	Speaker(s) <i>to be confirmed where not shown</i>	Agent <i>where applicable</i>
Barton under Needwood Parish Council		
BDW Trading Ltd		Jam Consult Ltd
David Wilson Mercia		RPS Planning and Development
Gladman Development		
Gleeson Strategic Land Ltd		Turley Associates
Inland Waterways		
Lightbrook Ltd		Nathaniel Lichfield & Partners (NLP)
Molson Coors Brewing Company		Knight Frank
Mr Renshaw and Alderman Snow		JMW Planning Ltd
Nurton Developments (Quintus) Ltd		Jones Lang LaSalle
Paul Hoptroff		
Providence Land Limited		Howard Sharp & Partners LLP
Taylor Wimpey UK Ltd and Davies and Co (Gallagher Estates)		Barton Willmore
The Duchy of Lancaster		Savills
William Davis Ltd		
Barwood Strategic Land (to be confirmed)		Alliance Planning
Walton Homes Ltd Mr B Morgan MJ Barratt Mr C Davies A and S Enterprises Bridge Farm Partnership		JVH Town Planning Consultants