

EAST STAFFORDSHIRE BOROUGH COUNCIL LOCAL PLAN EXAMINATION

REVISED PROGRAMME and RESUMPTION NOTES

24 March 2015

Notes

- **Examination Hearings will resume on Tuesday 12 May 2015.**
- *The Revised Programme of Hearings below replaces any previous version.*
- *The Council has undertaken additional work in response to the Inspector's Interim Findings [E.19], including:*
 - *the Revised Sustainability Appraisal (RSA) and public consultation upon it [F.41-42; F.51-52],*
 - *consideration of housing need and supply [F.43-47; F53-54],*
 - *updated proposed Main Modifications (MM) [F.49-50].*
- *The Inspector considers that the additional work undertaken by the Council sufficiently addresses the Interim Findings [E.19] to enable the Examination Hearings to proceed. However, that is without prejudice to any final conclusion as to the soundness of the ESLP. All previous written and oral evidence remains before the Examination for consideration. No previous discussion will be repeated.*
- *It is not proposed to enter into substantial further discussion on the legal basis of the RSA, which has been subject to public consultation and now stands to be examined, along with the results of that consultation, as part of the evidence base supporting the Plan.*
- *On housing need, requirement and supply, the Council maintains that the Plan is essentially sound as submitted subject only to certain Main Modifications (MMs) to be tested in the Examination. Accordingly, the Council has not undertaken separate public consultation on its new evidence. However, Representors are now afforded time and opportunity to comment and, if necessary, to take part in further discussion upon the additional Council evidence. All MMs will be subject further public consultation before the Report on the Examination is delivered.*
- *The Council has also provided a written response to the recently published DCLG Household Projections [F.59].*
- **Representors may respond to all the additional Council evidence [F.41-56, 59] either by way of a written representation or orally on resumption of the Hearings, in which case updated Position Statements may be submitted.** *A further day is allocated at the resumption of the Hearings on Tuesday 12 May for any further discussion that arises from this additional work. Position Statements for that*

session must be limited to addressing the matters set out for Day 5 below.

- *In view of the time since the previous Hearings, **Representors may update their Position Statements for other sessions previously postponed.***
- ***Representors are asked to review the Revised Programme and lists of participants below and to contact the Programme Officer as soon as possible on any remaining errors or omissions..***
- ***All updated and new Position Statements, and any other written responses to the additional work, to reach the Programme Officer no later than Friday 10 April 2015.** [see Doc E.7 para 32-35 for guidance on Position Statements.]*
- *Session Agendas will be circulated shortly before the Hearings based on Position Statements or original representations.*
- *With respect to **Individual Sites:***
 - *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 only be considered for allocation by way of MM if the Plan is found to be otherwise unsound.*
- *The Monday sitting will commence at 1.30pm and may continue until approximately 6.00 pm. Otherwise all sittings will commence at 10.00 am and continue until approximately 5.00 pm on Tuesday to Thursday and 4.00 pm on Friday.*

Day 5 – Tuesday 12 May 2015 – 10.00 am

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

Matters for Consideration to include:

- Objective Assessment of Housing Need (OAHN) [F.44-45]
 - Choice of scenario
 - DCLG household projections recently published [F.59]
- Site Selection [F.41; F.46]
 - Initial selection for SA
 - Site assessments (RSA expanded summary)
- Overall and Five Year Housing Land Supply [F.46; F.49; F.53]
 - Revised Stepped Housing Trajectory
- Neighbourhood Plan/Local Plan interrelationship
 - 'Development Allowance' v 'Windfall'
 - Tier 3 Village and rural 'windfall' allowance

Affordable Housing Contribution Threshold – SP17
 RSA [F.41-43]
 Sustainability Criteria
 Chosen option 2c-d for overall spatial strategy

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	Tbc	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
Rollaston and Dove Parish Council	Chris Bowden	
Staffordshire County Council	Mark Parkinson	
Tatenhill Parish Council	Robert Phillips	BPUD Ltd
The Duchy of Lancaster	Rob Wells	Savills
Tutbury Parish Council	Stephen Powell Cllr William Crossley	
William Davis Ltd	John Coleman	

Day 6 – Wednesday 13 May 2015 - 10.00 am

9. Employment Development

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

Representor	Speaker(s)	Agent <i>where applicable</i>
Barton under Needwood Parish Council	Roger Bell	
BDW Trading Ltd	Stephen Stoney	Wardell Armstrong
Lightbrook Ltd	Ciaran Gunne-Jones	Nathaniel Lichfield & Partners (NLP)
Mr B Morgan	Janet Hodson	JVH Town Planning Consultants
Mr Campbell	John Wren	JMW Planning Ltd
Tutbury Parish Council	Stephen Powell Cllr William Crossley	

9A Education Development

Does the Plan make sound provision for Education development?

Representor	Speaker(s)	Agent <i>where applicable</i>
Burton Civic Society	Mrs Shelagh Wain Ms Carol Palmer Mrs Valerie Burton	
Cllr. Shelagh McKiernan		
David Wilson Mercia	Cameron Austin-Fell	RPS Planning and Development
Gleeson Strategic Land Ltd	John Acres	Turley Associates
Mr B Morgan		JVH Town Planning Consultants
Outwood Parish Council	Josephine Samuels	BPUD Ltd
Staffordshire County Council	Mark Parkinson, Andrew Marsden	
Tatenhill Parish Council	Robert Phillips	BPUD Ltd

10. Retail Development

Does the Plan make sound provision for Retail development?

Representor	Speaker(s)	Agent <i>where applicable</i>
Burton Civic Society	Mrs Shelagh Wain Ms Carol Palmer Mrs Valerie Burton	
Barton under Needwood Parish Council	Roger Bell	
Mr B Morgan	Janet Hodson	JVH Town Planning Consultants

11. Tourism and Leisure Development

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

Representor	Speaker(s)	Agent <i>where applicable</i>
Barton under Needwood Parish Council	Roger Bell	
BDW Trading Ltd	Jane Mulcahey, Stephen Stoney, Richard Pettitt	Jam Consult Ltd , Wardell Armstrong, Infrastructure Planning and Design
Burton Civic Society	Mrs Shelagh Wain Ms Carol Palmer Mrs Valerie Burton	
Providence Land Limited	Dr Robert Wickham	Howard Sharp & Partners LLP
Mr B Morgan	Janet Hodson	JVH Town Planning Consultants

Day 7 - Thursday 14 May 2015 – 10.00 am

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)	Agent <i>where applicable</i>
Barton under Needwood Parish Council	Roger Bell	
Barwood Strategic Land II LLP and Mr and Mrs G Skipper	Keith Fenwick	Alliance Planning
BDW Trading Ltd	Stephen Stoney	Wardell Armstrong
Cllr. Shelagh McKiernan		
David Wilson Mercia	Cameron Austin-Fell	RPS Planning and Development
Gleeson Strategic Land Ltd	John Acres	Turley Associates
Outwood Parish Council	Josephine Samuels	BPUD Ltd
Rolleston on Dove Parish Council		
Staffordshire County Council	Mark Parkinson Nick Dawson	
Tatenhill Parish Council	Robert Phillips	BPUD Ltd
Tutbury Parish Council	Stephen Powell Cllr William Crossley	

14. Development Management Policies

Does the Plan include appropriate policies for development management?

Representor	Speaker(s)	Agent <i>where applicable</i>
Barton under Needwood Parish Council	Roger Bell	
Gleeson Strategic Land Ltd	John Acres	Turley Associates
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies	Janet Hodson	JVH Town Planning Consultants
Natural England	Antony Muller	
St Modwen	Christopher Timothy	CT Planning
Staffordshire County Council	Mark Parkinson James Chadwick	
Tutbury Parish Council	Stephen Powell Cllr William Crossley	

Day 8 – Friday 15 May 2015 – 10.00 am

Allocated Sites - Villages

- a. South of Rocester (112) including:
 - i. flood risk.
- b. 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.

Representor	Speaker(s)	Agent <i>where applicable</i>
Barton under Needwood Parish Council	Roger Bell	
Burton and South Derbyshire College	David Green	Delta Planning
Marchington Parish Council	Clive Keble	Clive Keble Consulting Ltd
Mr B Morgan Walton Homes Mousley	Tom Beavin	JVH Town Planning Consultants
Rocester Parish Council LP19	David Yorke	
Rollaston and Dove Parish Council	Chris Bowden Karen Tate	
William Davis Ltd	John Coleman	

Day 9 – Monday 18 May 2015 – 1.30 pm

Allocated Sites - Uttoxeter

- a. Brookside Indust Est (33) including:
 - i. loss of employment,
 - ii. flood risk.
- b. 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.
- c. Derby Road (372)
- d. Uttoxeter West (42/48/55)
if not approved as resolved

Representor	Speaker(s)	Agent <i>where applicable</i>
Barretts	Tom Beavin	JVH Town Planning Consultants
Dave Faulkner LP35	Dave Faulkner	
David Wilson Mercia LP280	Tim Watton	RPS Planning and Development
Mr Campbell	John Wren	JMW Planning Ltd
Paul and Linda Hoptroff LP110 and LP111	Paul Hoptroff Clive Keble	

Day 10 – Tuesday 19 May 2015 – 10.00 am

Allocated Sites - 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) / Lawns Farm
if not approved as resolved
- e. Tutbury Rd, Harehedge La (40/41/376)
if not approved

Representor	Speaker(s)	Agent <i>where applicable</i>
Inland Waterways (Lawns Farm) (LP18)	Philip G Sharpe	
Molson Coors Brewing Company LP503 – LP511	Andy McMullan	Knight Frank
Nurton Developments (Quintus) Ltd LP270	Peter Leaver	Jones Lang LaSalle
Tatenhill Parish Council LP214	Robert Phillips	BPUD Ltd

Days 11-12 – Wednesday-Thursday 20-21 May 2015

timings to be confirmed

Alternative (Omission) Sites as listed Doc F.26

Note

This following list is based upon Doc F.26 and includes only those omission sites for which a separate item may be required. Points made in support of omission sites in other sessions or in original representations will be taken into account and need not be repeated.

Omission Site	Original Representation
Southwest of Marchington	LP249
South of Henhurst, Burton	LP320
Twin Rivers	LP336
Waterloo Fm, Uttoxeter	LP363
Stretton, Burton	LP435/476
Fauld Industrial Estate	LP467
Denstone	LP473
Yoxall	LP478
Highwood Rd, Uttoxeter	LP478
Aviation Lane, Burton	LP479
West of Uttoxeter (larger allocation)	LP73
Red House Farm (larger site than that with planning permission)	LP432
Craythorne Golf Club	LP461

Land off B5017 at Marchington	
Land off B5017, Draycott in the Clay	
The Green, Barton under Needwood	LP372

Omission Site	Original Rep	Representor	Speaker	Agent
Southwest of Marchington	LP249	Marchington Parish Council LP249	Clive Keble	Clive Keble Consulting Ltd
		William Davis Ltd LP249	John Coleman	
South of Henhurst, Burton	LP320	Gallagher Estates Ltd LP320	tbc	Pegasus
Twin Rivers	LP336	BDW Trading Ltd LP336	Stephen Stoney	Wardell Armstrong
Waterloo Fm, Uttoxeter	LP363	Lightbrook Ltd LP363	Ciaran Gunne-Jones	Nathaniel Lichfield & Partners (NLP)
Stretton, Burton	LP435/476	Bridge Farm Partnership LP435	Janet Hodson	JVH Town Planning Consultants
Postern Rd, Burton	LP477/449			
Fauld Industrial Estate	LP467	The Duchy of Lancaster LP450 LP453 LP454 LP455 LP459 LP460 LP462 LP463 LP464 LP465 LP467	Rob Wells	Savills
Denstone	LP473	Mrs L Mousley LP473	Janet Hodson	JVH Town Planning Consultants
Yoxall	LP478	Providence Land Limited LP117 – 180	Dr Robert Wickham	Howard Sharp & Partners LLP
		Walton Homes Ltd,	Janet Hodson	JVH Town Planning Consultants
		Yoxall Parish Council	tbc	
Highwood Rd, Uttoxeter	LP478			
Aviation Lane, Burton	LP479	Taylor Wimpey UK Ltd LP479	Russell Crow	Barton Willmore
West of Uttoxeter (larger allocation)	LP73	St Modwen (Uttoxeter) LP73	Christopher Timothy	CT Planning
Red House Farm (larger site than that with planning permission)	LP432	Barwood Strategic Land II LLP and Mr and Mrs G Skipper LP432	Keith Fenwick	Alliance Planning
		Outwood Parish Council (LP141)	Josephine Samuels	BPUD Ltd
Craythorne Road application	LP461	Gladman Developments LP461	Craig Barnes	
		Graham Lamb	Graham Lamb	
		Rolleston on Dove Parish Council	Karen Tate	
Land off B5017 at Marchington		Mr Renshaw and Alderman Snow	John Wren	JMW Planning Ltd

Land off B5017, Draycott in the Clay		Mr Renshaw and Alderman Snow	John Wren	JMW Planning Ltd
The Green, Barton under Needwood	LP372	Providence Land Limited	Dr Robert Wickham	Howard Sharp & Partners LLP

Day 13 – Friday 22 May 2015 - *for outstanding matters only if required*