

## **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**

###### **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.

<b>Representors</b>	<b>Speaker(s)</b>	<b>Agent</b> <i>where applicable</i>	<b>PS Ref</b>
Barton under Needwood Parish Council	Roger Bell		
Barwood Strategic Land II LLP and Mr and Mrs G Skipper	Keith Fenwick	Alliance Planning	20
BDW Trading Ltd	Jane Mulcahey, Stephen Stoney, Richard Pettitt	Jam Consult Ltd , Wardell Armstrong, Infrastructure Planning and Design	05
Burton and South Derbyshire College	Peter Diffey	Peter Diffey and Associates	16
David Wilson Homes (Mercia)	Cameron Austin-Fell	RPS Planning and Development	25
Gladman Developments	Diana Richardson		21
Gleeson Strategic Land Ltd	John Acres	Turley Associates	17
Home Builders Federation	Sue Green		27
Marchington Parish Council	Clive Keble	Clive Keble Consulting Ltd	03
Margaret Sanderson, Alan White, Lawrence Witton (Abbots Bromley Residents)	Peter Male		10
Outwood Parish Council	Josephine Samuels	BPUD Ltd	24
St Modwen	Christopher Timothy	CT Planning	11
Staffordshire County Council	Mark Parkinson		29
The Duchy of Lancaster	Rob Wells	Savills	
Tatenhill Parish Council	Robert Phillips	BPUD Ltd	19
William Davis Ltd	John Coleman		07
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies	Tom Beavin	JVH Town Planning Consultants	09

#### **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.

<b>Representors</b>	<b>Speaker(s)</b>	<b>Agent</b> <i>where applicable</i>	<b>PS Ref</b>
Barry J Edwards			02
Barton under Needwood Parish Council	Roger Bell		23
Barwood Strategic Land II LLP and Mr and Mrs G Skipper	Keith Fenwick	Alliance Planning	20
BDW Trading Ltd	Jane Mulcahey, Stephen Stoney, Richard Pettitt	Jam Consult Ltd , Wardell Armstrong, Infrastructure Planning and Design	05
Burton and South Derbyshire College	Peter Diffey	Peter Diffey and Associates	16
David Wilson Mercia	Cameron Austin-Fell	RPS Planning and Development	25
Gladman Developments	Diana Richardson		21
Gleeson Strategic Land Ltd	John Acres	Turley Associates	17
Home Builders Federation	Sue Green		
Lightbrook Ltd	Ciaran Gunne-Jones	Nathaniel Lichfield & Partners (NLP)	26
Marchington Parish Council	Clive Keble	Clive Keble Consulting Ltd	
Margaret Sanderson, Alan White, Lawrence Witton (Abbots Bromley Residents)	Peter Male		10
Marston's Inns & Taverns	Rebecca Harper	Savills	28
Outwood Parish Council	Josephine Samuels	BPUD Ltd	24
Providence Land Limited	Dr Robert Wickham	Howard Sharp & Partners LLP	12
Rolleston on Dove Parish Council	Cllr Barnfield Cllr Adams		06
St Modwen	Christopher Timothy	CT Planning	11
Staffordshire County Council	Mark Parkinson		29
Tatenhill Parish Council	Robert Phillips	BPUD Ltd	19
Tutbury Parish Council	Stephen Powell Cllr William Crossley		08
William Davis Ltd	John Coleman		07
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies	Tom Beavin	JVH Town Planning Consultants	09
Mr Campbell, Mr Renshaw and Alderman Snow	John Wren	JMW Planning Ltd	13, 14, 15

## 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?

<b>Representors</b>	<b>Speaker(s)</b>	<b>Agent</b> <i>where applicable</i>	<b>PS Ref</b>
Barton under Needwood Parish Council	Roger Bell		
David Wilson Mercia	Cameron Austin-Fell	RPS Planning and Development	
Home Builders Federations	Sue Green		
Margaret Sanderson, Alan White, Lawrence Witton (Abbots Bromley Residents)	Peter Male		
Staffordshire County Council	Mark Parkinson		29
Tutbury Parish Council	Stephen Powell Cllr William Crossley		
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies	Tom Beavin	JVH Town Planning Consultants	09

## Day 2 – Wednesday 29 October 2014

## 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?

<b>Representor</b>	<b>Speaker(s)</b>	<b>Agent</b> <i>where applicable</i>	<b>PS Ref</b>
Burton Civic Society	Mrs Shelagh Wain Ms Carol Palmer Mrs Valerie Burton		
Gladman Developments	Oliver Chapman		21
Gleeson Strategic Land Ltd	John Acres	Turley Associates	17
Home Builders Federation	Sue Green		27
Providence Land Limited	Dr Robert Wickham	Howard Sharp & Partners LLP	12
Staffordshire County Council	Mark Parkinson		
The Duchy of Lancaster	Rob Wells	Savills	
Tutbury Parish Council	Stephen Powell Cllr William Crossley		08
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises	Tom Beavin	JVH Town Planning Consultants	09

Mr C Davies			
Barwood Strategic Land II LLP and Mr and Mrs G Skipper	Keith Fenwick Roland Bolton	Alliance Planning	20

## 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 supply<sup>1</sup>, 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)	Agent <i>where applicable</i>	PS Ref
Barry J Edwards			02
Burton Civic Society	Mrs Shelagh Wain Ms Carol Palmer Mrs Valerie Burton		
Gladman Developments	Diana Richardson		21
Gleeson Strategic Land Ltd	John Acres	Turley	17
Home Builders Federation	Sue Green		
Mr Campbell	John Wren	JMW Planning Ltd	
Outwood Parish Council	Josephine Samuels	BPUD Ltd	24
Providence Land Limited	Dr Robert Wickham	Howard Sharp & Partners LLP	12
The Duchy of Lancaster	Rob Wells	Savills	
Tatenhill Parish Council	Robert Phillips	BPUD Ltd	19
Tutbury Parish Council	Stephen Powell Clr William Crossley		
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies	Tom Beavin	JVH Town Planning Consultants	09
Barwood Strategic Land II LLP and Mr and Mrs G Skipper	Keith Fenwick Roland Bolton	Alliance Planning	20
Staffordshire County Council	Mark Parkinson		29

## 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,

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

- 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?

<b>Representor</b>	<b>Speaker(s)</b>	<b>Agent</b> <i>where applicable</i>	<b>PS Ref</b>
Barton under Needwood Parish Council	Roger Bell		23
Barwood Strategic Land II LLP and Mr and Mrs G Skipper	Keith Fenwick	Alliance Planning	20
David Wilson Mercia	Cameron Austin-Fell	RPS Planning and Development	
Gleeson Strategic Land Ltd	John Acres	Turley Associates	17
Home Builders Federation	Sue Green		27
Gladman Developments	George Venning		21
Nurton Developments (Quintus) Ltd	Peter Lever	Jones Lang LaSalle	22
Providence Land Limited	Dr Robert Wickham	Howard Sharp & Partners LLP	
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies	Tom Beavin	JVH Town Planning Consultants	09

## Day 4 – Friday 31 October

### 15a. Site Selection Process

Are the individual development locations and sites allocated by the ESLP selected on the basis of robust evidence of suitability, availability and deliverability for development at the appropriate time having regard to likely planning impacts?

<b>Representor</b>	<b>Speaker(s)</b> <i>to be confirmed where not shown</i>	<b>Agent</b> <i>where applicable</i>	<b>PS Ref</b>
BDW Trading Ltd	Jane Mulcahey, Stephen Stoney, Richard Pettitt	Jam Consult Ltd , Wardell Armstrong, Infrastructure Planning and Design	05
Gladman Developments	Craig Barnes		
Gleeson Strategic Land Ltd	John Acres	Turley	
Margaret Sanderson, Alan White, Lawrence Witton (Abbots Bromley Residents)	Peter Male		10
Mr Campbell	John Wren	JMW Planning Ltd	
Nurton Developments (Quintus) Ltd	Peter Lever	Jones Lang LaSalle	22
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt	Tom Beavin	JVH Town Planning Consultants	09

A and S Enterprises Mr C Davies			
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### **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?

<b>Representor</b>	<b>Speaker(s)</b>	<b>Agent</b> <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	
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?

<b>Representor</b>	<b>Speaker(s)</b>	<b>Agent</b> <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
St Modwen	Christopher Timothy	CT Planning
Staffordshire County Council	Mark Parkinson	
Tatenhill Parish Council	Robert Phillips	BPUD Ltd

#### **10. Retail Development**

Does the Plan make sound provision for Retail development?

<b>Representor</b>	<b>Speaker(s)</b>	<b>Agent</b> <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?

<b>Representor</b>	<b>Speaker(s)</b>	<b>Agent</b> <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 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

<b>Representor</b>	<b>Speaker(s)</b>	<b>Agent</b> <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
David Wilson Mercia	Cameron Austin-Fell	RPS Planning and Development
Gleeson Strategic Land Ltd	John Acres	Turley Associates
Cllr. Shelagh McKiernan		
Outwood Parish Council	Josephine Samuels	BPUD Ltd
Rolleston on Dove Parish Council		
Tatenhill Parish Council	Robert Phillips	BPUD Ltd
Tutbury Parish Council	Stephen Powell Cllr William Crossley	
Staffordshire County Council	Mark Parkinson	



### 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)	Agent <i>where applicable</i>

### Day 7 - Thursday 27 November 2014

### 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
Natural England	Antony Muller	
St Modwen	Christopher Timothy	CT Planning
Staffordshire County Council	Mark Parkinson	
Tutbury Parish Council	Stephen Powell Cllr William Crossley	
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies	Janet Hodson	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.

<b>Representors</b> <i>notified to date to be allocated as appropriate</i>	<b>Speaker(s)</b> <i>to be confirmed where not shown</i>	<b>Agent</b> <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	Jane Mulcahey, Stephen Stoney, Richard Pettitt	Jam Consult Ltd , Wardell Armstrong, Infrastructure Planning and Design
Dave Faulkner (Hazelwalls)		
David Wilson Mercia	Cameron Austin-Fell	RPS Planning and Development
Gladman Developments	Craig Barnes	

Gleeson Strategic Land Ltd	John Acres	Turley Associates
Inland Waterways		
Lightbrook Ltd	Ciaran Gunne-Jones	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
Outwood Parish Council	Josephine Samuels	BPUD Ltd
Paul Hoptroff (Hazelwalls (53) 3 <sup>rd</sup> Dec day 10)		
Providence Land Limited	Dr Robert Wickham	Howard Sharp & Partners LLP
Rocester Parish Council (item j - day 11)	David Yorke	
Rolleston on Dove Parish Council (Item e - day 9. Item k - day 11)		
St Modwen (Uttoxeter)	Christopher Timothy	CT Planning
Tatenhill Parish Council	Robert Phillips	BPUD Ltd
Taylor Wimpey UK Ltd and Davies and Co (Gallagher Estates)		Barton Willmore
The Duchy of Lancaster	Rob Wells	Savills
Tutbury Parish Council (day 11 a&b)	Stephen Powell Cllr William Crossley	
William Davis Ltd	John Coleman	
Walton Homes Ltd Mr B Morgan MJ Barratt Mr C Davies A and S Enterprises Bridge Farm Partnership	Janet Hodson	JVH Town Planning Consultants
Margaret Sanderson, Alan White, Lawrence Witton (Abbots Bromley Residents) (day 11 - abbots Bromley)	Peter Male	
Davies and Co	Glen Langham	Gallagher