

TUTBURY PARISH COUNCIL

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East Staffordshire Borough Council (ESBC) Supplementary Planning Document Consultation January 2016- 4th March 2016

The consultation refers to supplementary guidance in support of strategic policies SP16, SP17, SP18 and SP19 of the east Staffordshire Local Plan, adopted in October 2015 for the period 2012 to 2031.

The Parish Council discussed each proposal at their meeting of 15th February 2016 and resolved to request further clarification by an officer of ESBC planning department. That meeting was held at Richard Wakefield School on, Wednesday 2nd March.

As a result of Tutbury Parish Council propose the following changes to the Supplementary Document.

Strategic Policy 16 Meeting Housing Needs

Page	Paragraph	Change to
6	2.13	Mainstream housing development outside Burton, Uttoxeter and the Strategic villages has to meet housing needs of the immediate locality.
12	3.2	Affordable Housing will form part of most all new development schemes.
14		Intermediate Housing DEFINTION: <i>Discounted Sale housing and Shared Ownership housing</i> typing error DEFINTION should be DEFINITION
14	3.8	Council allocation scheme should be available upon request.
15	3.12	Affordable housing requirements The proportion of Affordable housing in East Staffordshire required from housing developments at or above the threshold is as follows:
	NB.	There is a missing statement that should set out the overall target aim of the proportion of affordable housing in East Staffordshire compared to market led housing.
16	317a	CIL should be written out in full, not abbreviated.

Strategic Policy 18: Exception Sites.

Page	Paragraph	Change to
24	4.1	The Exception Sites policy enables the development of Affordable housing and/or Traveller pitches to meet local need in rural settlements where this cannot be achieved within settlement boundaries or on allocated sites or where no such boundary or sites exist. Such development is an exception to the policy that most development will take place within settlement boundaries, and sites on which such development is permitted are therefore called Exception Sites.
24	4.4	Assessments of the need for housing and/or for Traveller pitches are independent of each other. Hence there is no need to assess the need for housing to justify development of Traveller pitches, and no need to assess the need for Traveller pitches to justify development of housing. However both assessments will be needed to justify development which includes both housing and Traveller pitches.
26	4.10	To ensure that development on Exception Sites meets and continues to meet local need, permission for housing other than rented Affordable housing and/or permission for Traveller pitches will be subject to agreement of cascade arrangements to provide priority in perpetuity for local people. The cascade arrangements will be part of the a S106 agreement and will continue to apply to the land in perpetuity.
26	4.11	The cascade arrangements will require that once built the affordable homes or pitches shall firstly be offered to the households identified by the housing needs survey as having the need.
26	4.12	The cascade arrangements will also normally specify that for the first four weeks the home or pitch can only be sold or transferred to and occupied by a person who is local to the parish in which the site is situated. That for the following 9 weeks the home or pitch can only be sold or transferred to and occupied by a person who is local to the Housing Market Area as defined by the Council. That if no such occupier has been secured within 13 weeks, that the home or pitch can then be sold or transferred to a person who is not local.

6. Evidencing Need.

Page	Paragraph	Change to
30	6.1-6.16	This section is not applicable to traveller sites. However, this is unclear due to this section follows Traveller sites in the document. It should be clear which policy it relates to.

6. Need for Traveller pitches on Exception Sites

Statregic Policy 19 Gypsy and Traveller Sites

Page	Paragraph	Change to
32	6.18	Applicants wishing to evidence a need for Exception Site development of Traveller pitches in the Borough are invited to contact the Council at the earliest opportunity. <u>Each case will be assessed on its merits.</u>
33	6.19-6.21	Delete and replace with the following suggestion.

Add – The council will make an annual assessment of need and work collaboratively with other local councils to identify land for traveller pitches.

Such places will protect exception sites from irregular use as traveller pitches.

The Council will take enforcement action against illegal traveller pitches.

- Vacant sites in Burton On Trent and Uttoxeter will be used before rural sites are allocated.
- Criteria for traveller sites will respect the interests of the settled community, yet will allow traveller needs to be met.
- Sites will not be allowed in rural areas where the number of pitches and necessary ancillary buildings, fences and other changes would be detrimental.
- No traveller pitches will be allowed where the proposals might cause friction with the local community.
- No traveller pitches will be allowed where there is no access to local care and services including schools.
- No traveller pitches will be allowed that may cause environmental damage.
- No traveller pitches will be allowed where local services and infrastructure would be placed under undue pressure.
- No traveller pitches will be allowed where the land may flood.
- Mixed business and residential use will not be allowed.
- Rural exception sites should only be allowed where they are permanent and match the development plan required set out in Strategic Policy 19 P28 section 5.1.