

EAST STAFFORDSHIRE LOCAL PLAN INQUIRY ROUND TABLE SESSION ON HOUSING LAND REQUIREMENT AND SUPPLY

ISSUES AND QUESTIONS

Housing Requirement

1. Is there any issue with the Structure Plan requirement of 6500 dwellings in the period 1996 to 2011? The SP rate for Staffordshire/Stoke 1996-2011 is 3453 dpa. This compares with the RPG 11 rate of 3500 dpa to 2007 and 3,100 dpa 2007-2011. The RPG rate for 2011-2021 is 2,200 dpa.
2. The Structure Plan requirement for East Staffordshire of 6500 dwellings implies an annual rate of 433 completions. The actual rate from 1996 to 2003 was 598 dpa.
3. What are the reasons for and the implications of a higher than required rate of completions? What is meant by para 2.3 of CD/A27? How does the LPA envisage limiting numbers of houses built each year? What purpose would this serve?
4. Does the Proposals Map provide for a 5 years supply of housing land? (Raised by William Davis Ltd)
5. Should the Plan make provision for a 10 years supply of housing land from the estimated date of adoption? (Raised by William Davis Ltd) If so, on what basis?

Housing Provision

6. What was the basis for the flexibility allowance of 15% in the First Deposit Local Plan? Was monitoring of the implementation of permissions only undertaken between the 1st and 2nd Draft Plans (CD/A27 para 5.3)?
7. What is the basis for the extra capacity of 391 dwellings over the residual requirement of 745 dwellings in the Revised Draft Plan? How was the figure calculated? Can this excess (about 52%) be described as slight? How does it sit with the concerns expressed in para 2.2 of CD/A27?
8. Are any committed sites considered to be in doubt as to their implementation? What regard has been had to the capability for implementation of current commitments, as advised in SP para 7.17? What review of past allocations has been undertaken to meet the advice of SP para 7.19?
9. What was the basis for the windfall estimates in the First Deposit Local Plan? What did the March 2004 study show were the past rates of windfall development? Did these or past completions data include all dwellings completions, including those on any greenfield windfall sites?
10. What potential does the Urban Capacity Study indicate for future windfall rates? Why does the Revised Draft Plan appear to make no allowance for future windfall developments? How does the absence of a windfall allowance enable more detailed control of phasing (para 3.2 CD/A27), given the absence of any phasing policy? How

does this absence accord with the advice of PPG3? How does the absence of any windfall allowance accord with Policy H2 and the comments in CD/A27 para 6.4?

11. CD/A27 para 7.2 suggests an undiscounted capacity on brownfield sites of 2570 dwellings and a discounted capacity of 1440 dwellings. What are the reasons for the discounting? How many of these potential dwellings are on sites of less than 9 dwellings? How much land is involved?
12. What are the implications of rejecting brownfield windfall sites with a capacity over 9 dwellings where there is a danger of exceeding the Structure Plan Housing requirement (Policy H2)? What would be the trigger for rejecting such sites, bearing in mind issue 7?
13. The Revised Deposit Local Plan (RDLP) appears to allocate 1136 dwellings on brownfield land; somewhat over the 434 to be identified to meet a 50% target. In addition, the RDLP identifies another 350 dwellings on 2 brownfield sites; what does the term “asserts” (RDLP para 9) mean? Policy H2 might appear to rule out these sites, is this so?
14. What densities have been assumed for sites (allocations and outline planning permissions), whose detailed development and densities have not yet been determined? A range of 30 to 50 (assumed in CD/A27 para 8.1) could give a wide variation in total capacity? If more specific densities were applied to each site, how much extra housing capacity would result?
15. Should the Local Plan make its requirements on densities clearer and if so how?
16. Is the estimate of 250 empty dwellings (CD/A27 para 7.5) accounted for? Is the current number/proportion of empty homes in the District unusually high? If so does this reveal/create any particular problems. What measures are put forward to reduce the numbers?
17. What is the Council’s position on phasing in the light of CD/A27 para 9.1 to 9.3? How could phasing be implemented through the development control process without a Local Plan policy that allocates sites to separate time phases?

Distribution of Housing Provision

18. What is the basis for distribution of new housing provision between the towns of Burton and Uttoxeter and between them and the rest of the District? What is meant by “ a precise split between Burton and Uttoxeter (RDLP para 5)? How does its avoidance provide greater flexibility? Flexibility for what?
19. CD/A27 para 11.4 suggests the split between the two towns favours Uttoxeter and is the result of a more detailed study of Uttoxeter. Does this reflect the classification of the two towns by the West Midlands R. A. (CD/A26)? It is unclear how a subsequent detailed study of Burton could restore the balance, whatever that might be? How does CD/A27 para 8 page 83 help redress an imbalance?
20. What is the reasoning behind the identification of “other locations in public transport corridors closely related to larger settlements” (SP para 7.35). Is this concept still alive?

21. On what basis have smaller rural settlements in Policy CSP2 of the Local Plan been selected, including the reasons for the additions and the deletions? How do these relate to the provisions of Structure Plan Policy H9?
22. What factors have/should determine the development boundaries of selected villages? (raised by JR Woolley)

Design Issues

23. Are there any design issues related to new housing developments? (raised by East Staffs BC)
24. Do any problems result from “town cramming”, particularly from development within existing curtilages (East Staffs BC)? Is the Garden City Movement a reasonable guide for modern times (CD/A27 para 12.1)? Government advice is that good design and high densities can be compatible. How does the Council judge issues of privacy? Do they have standards for overlooking?

Affordable Housing

25. Are Plan policies sufficient to secure the appropriate scale/type and distribution of affordable housing? (NB. The methodology of the Housing Needs Survey will be the subject of a later inquiry session).

WJB – 26/11/04