

**EAST STAFFORDSHIRE LOCAL PLAN
EXAMINATION
Hearing Session – Day 8
Friday 15 May 2015
The Town Hall, Burton upon Trent 10.00am**

Village Sites and Development Allowances

Agenda

General Notes

- i This agenda is provisional and flexible.*
- ii It is not intended to repeat introductory matters covered in the Guidance Note [E.7], the PHM [E.16], the Resumption Notes [E.22] and in other published guidance but to proceed as quickly as possible to the substance of the listed Issues for discussion.*
- iii where an allocation has now received planning permission its allocation is no longer for discussion.*
- iv Each site-specific allocation will be introduced by the Council with reference to a plan to establish precisely the land under consideration with a brief planning history and comments upon it before objectors are invited to give their views. Where promoters or others support an allocation there is strictly no right to appear but it may be helpful to hear briefly from the site promoters or other supporters.*
- v Whilst the amount of the development or windfall allowance is related to questions of land supply, allocation and designation of settlements as Tier 1 (Strategic), Tier 2 (Local Service) or Tier 3 (small) villages, repetition of discussion on these matters in previous sessions will not be repeated.*
- vi Discussion of specific Omission Sites is scheduled for Days 11 and 12.*

1. Rolleston on Dove (Tier 1 – allowance 25 dwellings)

- a. Update re Neighbourhood Plan progress
(unless covered on Day 5)
- b. Terms of NP Examiner's recommendations
- c. Scale and nature of planned development with reference to the development (windfall) allowance of 25 dwellings and specific site allocation of 100 units. *[RoD PC]*
- d. Allocation: **College Fields** (66)
 - i. Suitability of the land for residential development
[ESBC]
 - ii. Objections to the site including with respect to need and value to the Plan's spatial strategy. *[RoD PC]*
 - iii. Reference to SoS decision to refuse permission (and to any relevant High Court judgment¹)

2. Rocester (Tier 1 – allowance 25 dwellings)

- a. Scale and nature of development with reference to:

¹ eg Woodcock Holdings Ltd v SSCLG and Anr (Mid Sussex DC)

- i. the Plan development (windfall) allowance of 25 dwellings and the specific site allocation of 90 units, and
 - ii. Sites already approved, including Site 112 mixed development, and their relationship to the settlement boundary. *[Rocester PC]*
 - b. Allocation: **Land South of Rocester** (112)
Note: - following grant of outline planning permission in February 2015, discussion limited to:
 - i. Prospects for Conservation Area consent and site deliverability – update *[ESBC]*
 - ii. Any outstanding concerns *[Rocester PC]* including flood risk, taking account of the EA view and access and traffic safety

3. Marchington

- a. Amount of the Allowance with reference to permissions already granted *[Marchington PC]*
- b. Potential for development with reference to the delineation of the settlement boundary

4. Barton under Needwood (Tier 1 – allowance 25 dwellings)

- a. Amount of the Allowance, taking into account the amount of development already permitted in the village *[JVH]*

5. Yoxall (Tier 2 – allowance 40 dwellings) *[JVH]*

- a. Amount of the Allowance *[JVH]*

6. Abbots Bromley (Tier 2 – allowance 40 dwellings) *[Male]*

- a. Amount of the Allowance *[JVH]*

7. Tutbury

- a. Amount of the Allowance *[Tutbury PC]*
- b.

8. Tier 3 villages

- a. Should each village they have an individual allowance?
- b. If so, what should be amounts of the 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	
Rolleston on Dove Parish Council	Chris Bowden Karen Tate	
William Davis Ltd	John Coleman	