

**EAST STAFFORDSHIRE BOROUGH COUNCIL LOCAL PLAN
EXAMINATION
NOTE BY INSPECTOR ON CONCLUSION OF HEARINGS 1 TO 4**

Following the first four hearing sessions 28 to 31 October I now have to consider the issues of:

- Legal compliance including
 - the Duty to Co-operate and
 - the adequacy of the Sustainability Appraisal (SA)
- Overall Spatial Strategy
- Objective Assessment of Housing Need
- Housing Land Supply
- Affordable Housing Policy
- Site Selection Process

and consider Interim Findings to inform the progress of the Examination and the remainder of the Programme.

At this stage, I aim to provide by Tuesday 11 November any such Interim Findings together with confirmation of the programme for the hearing sessions schedule for weeks beginning 24 November and 1 December, including 'Omission Sites'.

Accordingly, the submission dates for Position Statements for Weeks 2 and 3 have been put back to Friday 14 and 21 November respectively.

Meanwhile, the Council has already agreed to provide the following:

Additional Information

1. A schedule of omission sites arising from the original representations with cross-reference to the SHLAA or other source and brief details of each.
2. A schedule of appeal decisions issued or awaited for any allocated or omission site, including any that refer to matters relevant to this Examination, including copies of appeal decisions issued (or references to them in the existing evidence).
3. Consideration of whether it is appropriate to regard village development allowances also as part of the Borough-wide windfall allowance in relation to:
 - a. any evidence of historic yield of windfalls per village, and
 - b. the respective roles of the ESLP and Neighbourhood Plans.
4. Further justification of the £40,000 equivalent unit value assumed for off-site affordable housing contributions.
5. Explanation of the shift in the SA from 16 sustainability criteria at the scoping stage and in connection with the strategic options to 11 in connection with the individual sites.
6. Explanation of the progression from the identification of strategic sites for consideration and their selection prior to SA.

Possible further Main Modifications

7. Clarification of the definition of strategic matters within the scope of the ESNP and those for consideration within Neighbourhood Plans, with reference to the proposed modification by Gladman Development.
8. Clarification of rural constraints as a 'fourth tier' of settlement outside main towns.
9. Flexibility of future Plan review (based on AM34).
10. Housing targets expressly minima and not ceilings.
11. MM17 reference only to brownfield development.
12. Consideration of the use of the terms 'framework' and 'network'.
13. Consideration of developed employment (or residential) sites outside settlements (such as JCB Uttoxeter) either:
 - a. as (detached parts of) the urban settlement, or
 - b. as locations redefined in their rural context with respect to the appropriate degree of development constraint applied to them.

Additional Document

14. English Partnerships Additionality Guidance 2014

B J Sims

4 November 2014