

Summary Proof of Evidence of Ben Pycroft re: Housing Land Supply For Bloor Homes NW | 24-401

Outline application for residential development with access considered (all other matters reserved) at Land to the east of Froghall Road, Cheadle
PINS ref: APP/B3438/W/24/3351035



Project: 24-401
Site Address: Land east of Froghall Road, Cheadle
Client: Bloor Homes NW
Date: 23 December 2024
Author: Ben Pycroft

Contents

1.	Introduction	2
2.	Summary	3



1. Introduction

- 1.1 This summary proof of evidence is submitted on behalf of Bloor Homes NW (i.e. “the Appellant”) in support of its appeal against the decision of Staffordshire Moorlands District Council to refuse outline planning permission for: “residential development with access considered (all other matters reserved)” at land to the east of Froghall Road, Cheadle (LPA ref: SMD/2021/0610, PINS ref: APP/B3438/W/24/3351035).
- 1.2 This summary and my main proof of evidence address matters relating to the Council’s five year housing land supply (5YHLS). They should be read alongside the proofs of evidence of Andrew Moger, which addresses self and custom-build housing; Jamie Roberts, which addresses affordable housing and John Coxon, which addresses all other planning matters in relation to this case.

Qualifications

- 1.3 I am Benjamin Michael Pycroft. I have a B.A. (Hons) and postgraduate diploma in Town Planning from the University of Newcastle-upon-Tyne and am a member of the Royal Town Planning Institute. I am a Director of Emery Planning, based in Macclesfield, Cheshire.
- 1.4 I have extensive experience in dealing with housing supply matters and have prepared and presented evidence relating to five year housing land supply calculations at several Local Plan examinations and over 70 public inquiries across the country.
- 1.5 I understand my duty to the inquiry and have complied, and will continue to comply, with that duty. I confirm that this evidence identifies all facts which I regard as being relevant to the opinion that I have expressed, and that the Inquiry's attention has been drawn to any matter which would affect the validity of that opinion. I believe that the facts stated within this proof are true and that the opinions expressed are correct and comprise my true professional opinions which are expressed irrespective of by whom I am instructed.
- 1.6 I provide this summary, my main proof of evidence and a set of appendices. I also refer to several core documents and the Statement of Common Ground (SoCG) in relation to housing land supply.



2. Summary

- 2.1 From the outset, it is agreed that the Council cannot demonstrate a 5YHLS. The Council's published position on 5YHLS¹ states that the deliverable supply at 1st April 2023 is 1,651 dwellings. Through the SoCG process, the Council has agreed that 44 dwellings at Big Mill, Mill Street, Leek should be removed from the 5YHLS. This means that the Council's deliverable supply is 1,607 dwellings (i.e. $1,651 - 44 = 1,607$). Against the adopted housing requirement of 320 dwellings per annum plus a proportion of the shortfall to date and a 5% buffer, this equates to 3.49 years.
- 2.2 The Council has been unable to demonstrate a 5YHLS in the monitoring reports published since the Local Plan was adopted in September 2020):
- At 1st April 2021², the Council claimed it could demonstrate a 4.21 year supply; and
 - At 1st April 2022³, the Council claimed it could demonstrate a 3.71 year supply.
- 2.3 The following matters in relation to 5YHLS are agreed:
- The relevant base date for assessing the 5YHLS the purposes of this appeal is 1st April 2023 and the relevant 5YHLS period is to 31st March 2028;
 - The 5YHLS should be measured against the housing requirement set out in adopted strategic policies. This is 320 dwellings per annum;
 - The shortfall since the base date of the Local Plan (i.e. 1st April 2014) is 1,189 dwellings;
 - The shortfall should be spread over the remainder of the plan period (i.e. the 'Liverpool' method). This means 595 dwellings should be addressed in the 5YHLS period;
 - A 5% buffer applies; and
 - The Council cannot demonstrate a 5YHLS.
- 2.4 The extent of the deliverable supply is not agreed. As above, the Council considers that it can demonstrate a deliverable supply of 1,607 dwellings.
- 2.5 I conclude that 365 dwellings should be removed from the Council's 5YHLS at 1st April 2023 on the following sites.

¹ Core document **CD7.1**

² Core document **CD7.3**

³ Core document **CD7.2**



Table 2.1 – Disputed sites in the Council's 5YHLS at 1st April 2023

Address	Status at 1 st April 2023	Council 5YHLS	Appellant 5YHLS	Difference (5 years)	Appellant's summary reason for challenge
Milltown Way, Leek	Outline pp allowed at appeal RM approved February 2022	25	0	25	Permission has expired
Brookhouse Way, Cheadle	Outline pp RM submitted in 2019 and pending determination	36	0	36	Category b) site with no clear evidence of deliverability.
Land at Blythe Park, Sandon Road, Cresswell	Outline pp RM applications submitted in 2022 and pending determination	60	0	60	Category b) site with no clear evidence of deliverability.
Land at Barnfields Industrial Estate, Sunnyhills Road, Leek	Outline pp RM submitted in 2021 and pending determination	117	64	53	Lead in time extended by 1 year, resulting in a deduction of 53 dwellings
Ayr Road / Cheadle North Strategic Phase 2	Outline pp RM submitted in 2021 and pending determination	132	101	31	Lead in time extended by 1 year, resulting in a deduction of 31 dwellings
Blythe Vale, Blythe Bridge (Phase 2)	RM approved	200	173	27	Lead-in time extended resulting in a deduction of 27 dwellings.
Land at Capri, Gallows Green	Outline planning application pending determination	13	0	13	Category b) site with no clear evidence of deliverability.
Small site windfall allowance	No planning permission	120	0	120	No compelling evidence for the inclusion of a small sites windfall allowance of 120 dwellings in addition to the 382 dwellings on small sites already included in the 5YHLS
				365	



2.6 I therefore conclude that the deliverable supply at 1st April 2023 is 1,242 dwellings (i.e. $1,607 - 365 = 1,242$). Against the adopted housing requirement, a proportion of the shortfall and a 5% buffer, this equates to 2.7 years as shown in the following table:

Table 2.2 – Staffordshire Moorlands’ 5YHLS at 1st April 2023

		Council	Appellant
	Requirement		
A	Annual housing requirement	320	
B	Five year housing requirement (A X 5 years)	1,600	
C	Shortfall at 1 st April 2023	1,189	
D	Remaining plan period (2023-33) in years	10	
E	Shortfall to be addressed in 5YHLS period (C / 10 years X 5 years)	595	
F	5YHLS requirement without buffer (B + E)	2,195	
G	5% buffer (5% of F)	110	
H	5YHLS requirement with 5% buffer (F + G)	2,305	
J	Annual 5YHLS requirement with 5% buffer (H / 5 years)	461	
	Supply		
K	5YHLS at 1 st April 2023	1,607	1,242
L	Supply in years (G / F)	3.49	2.7
M	Surplus / shortfall in 5YHLS (G – E)	-698	-1,062

2.7 The policy implication of this is addressed by John Coxon.



