

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

Questions to Portfolio Holders

Service Delivery Overview and Scrutiny Panel Wednesday 28 September 2022

Q1. Received from Cllr Gledhill

“Can the Portfolio Holder give an update regarding the Tunstall Road, Biddulph site in the Local Plan? It was deemed potentially to be at high risk of not being delivered at a recent Resources meeting. In particular I am concerned about the impact of this eventuality on our five-year housing supply.”

All responses from Cllr Flunder – Portfolio Holder for Tourism:

The current position is that the scheme is in the SMDC 2020 adopted Local Plan and a Masterplan has been approved for a mix of Employment and 105 residential units. The site is in 6 different ownerships all of whom are willing sellers subject to price. The allocated area also includes 2 existing dwellings. The Cabinet has approved the Accelerated Housing Delivery Programme in February 2022 that identified the need to appoint consultants to advise on potential Council acquisition and land assembly/delivery mechanisms in 2022/23.

Q2. Received from Cllr Hoptroff

“Can the Portfolio Holder for Regeneration please update the Panel on the Mill Strategy in Leek?”

Response:

The Council have commissioned a Property Demand Analysis for the redundant Mills in Leek with the aim of understanding the potential for development/regeneration of the Mills and how the Council may usefully assist the building owners to realise their potential. Further work is currently underway to extend the study to consider redundant mills in Biddulph.

Q3. Received from Cllr Yates

“Residents in Biddulph have raised concerns regarding the clearing of tree cover on the Wharf Road Local Plan Site, can the Portfolio Holder update the Panel on the delivery of this major mixed-use business and housing development site?”

Response:

There are currently access (Highways) and ownership issues that need resolving to enable delivery. It has been proposed that Highways Consultants and Land Assembly consultants are engaged to look at these issues.

There is a yet to be determined planning application from Aldi that if approved would sterilize the access to the remainder of the land. The above issues therefore need resolving before substantive progress can be made.

Q4. Received from Hart

“Why is the Wharf Road Masterplan on hold?”

Response:

The Cabinet has approved the Accelerated Housing Delivery Programme in February 2022 that identified the need to appoint consultants to advise on potential Council acquisition and land assembly/delivery mechanisms in 2022/23.