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STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION
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20th September 2018

Dear Mr Dakeyne

**Re: Staffordshire Moorlands Local Plan Examination.
MATTERS, ISSUES AND QUESTIONS (MIQ) FOR THE EXAMINATION AND HEARING
SESSIONS**

I write in connection with the above and especially with reference matter 2 (strategy) matters 5 (specific housing needs) and 8 (villages). In addition representation is made in respect of the map of Brown Edge on page 231 of the draft plan.

Yours Sincerely

Gerald Willard

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Matter 2 (strategy)

5.4 Release of Green Belt around Brown Edge. The draft plan refers to the need for 25 new dwellings within Brown Edge. The respondent in this case is the owner of large parcel of land within the defined settlement boundary. This site has the capacity to accommodate up to 20 dwellings and is suitable and available for development.

The land owner has some concern that local political pressure may try to frustrate the development of the site in favour of land that lies beyond the settlement boundary and within the Green Belt.

Accordingly it is suggested that the settlement boundary around Brown Edge remains unaltered from that as set out on page 231 as no exceptional circumstances exist to release any land beyond the settlement boundary to meet the majority of the villages needs as these can be accommodated on infill sites within the village.

The site in question is off Sytch Road and is subject to a live planning application.

Matter 5 (specific housing needs)

3.1 The council is placing heavy reliance on policy H1 to deliver a significant element of it's housing needs especially in rural areas. The policy as drafted has a number of failings as set out below:

Clauses 1, 2 and 3 are all supported

Clause 4 a) is supported

Clause 4 b) is not supported is not in respect of Brown Edge because the village is surrounded by the Green Belt and it is clear that most of the 25 houses needed can be accommodated on at least one site. There is accordingly no need to adopt a policy that would support Development on Green Belt land at Brown Edge as there are no exceptional circumstances to do so.

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Clause 4 c is not supported because the qualification or subjective test the clause sets out could be used by the council to unnecessarily delay or prevent otherwise acceptable and sustainable development within a village.

There is no objection to Clause 5.

Clause 6 states that national planning policy will apply in the Green Belt. Well of course it does. The clause is not needed. If the council wishes to confirm that national planning policy policies especially in the case of this policy it should say so in the supporting text.

Matter 8 (villages)

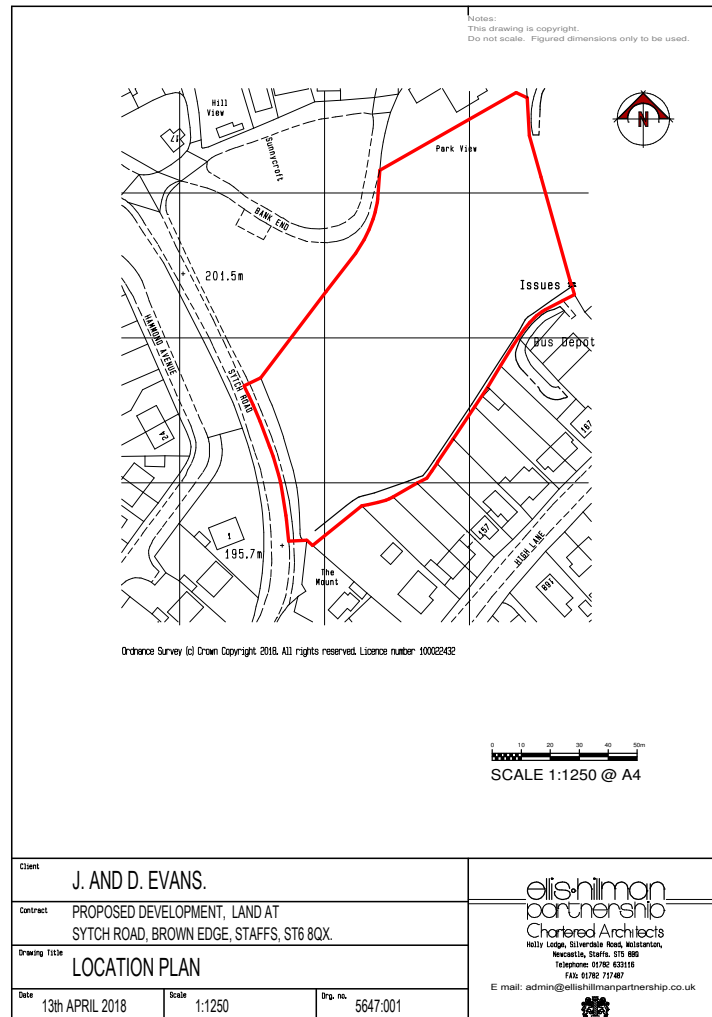
1.3 An application (SMD/2018/0400) is pending a decision in respect of land off Sytch Road in the heart of Brown Edge. If planning permission is granted the application will provide for large proportion of the proposed 25 houses within the village. In addition the development will include for the protection of small area of unusual (but not protected (reeds) as there is none) ecology on site. Accordingly it is contested that small developments on windfall sites will be able to make up any shortfall in housing needs within the village without the need to vary the settlement boundary.

Map of Brown Edge on page 231

The village boundary is supported. It would be preferable if the development site off Sytch Road were shown (see attached) as a development site but the respondent would not seek to delay the plan making process to do so. The site is already submitted as a site within the SHLAA.

Appendix

Location of outline planning application site of Sytch Road



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