

STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION

Hearing Statement from Mr K Wainman,

On behalf of: -

Mr & Mrs Gibbins (ID: 997304)

Mr S Friesner (ID: 995432)

Mr N Mountford (ID:997677)

Regarding the following Matter -

- **LOCAL PLAN POLICY H2 - ALLOCATIONS**

SESSION 11- AFTERNOON WEDNESDAY 17th OCTOBER 2018

Matter Allocations - Villages

Issues: -

- **Identification of Sites**
- **Housing Allocation at Endon (EN128) – see separate statement (ID: 997624)**

STATEMENT

1. INTRODUCTION

- 1.1. Please see the written representations by Mr & Mrs Gibbins; Mr S Friesner; and Mr N Mountford. A separate statement is submitted with respect to site EN128 at Stoney Lane, Endon (ID:997624).
- 1.2. The case for inclusion of these individual sites to be included in the allocations in Policy H2 in made in these statements and I do not intend to add to them. However, I wish to make a number of pertinent, general and additional observations. Please see Appendices 1-3 which contain location plans for the three sites.

2. OBSERVATIONS

2.1 I have the following observations: -

1. Insufficient land is allocated for housing in the Rural Area and the distribution of housing land does not take account of the particular needs of the individual villages and rural areas. The case for an increase in the proportion of land allocated for housing in rural areas is made in a statement by Ken Wainman of Ken Wainman Associates in relation to policies SS3 and SS4 (ID: 997703 & ID: 997702). It is considered that the need for more housing in the Rural Areas and a better distribution of housing throughout the Rural Area amount to exceptional circumstances in all three cases.

Paragraph 50 in the 2012 National Planning Policy Framework (NPPF) states that local planning authorities should “identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand”. The Local Plan does not address the particular needs of the villages and the rural areas and as such is contrary to the 2012 National Planning Policy Framework (NPPF). Local demand should have been assessed at the parish and town level.

2. The priority given to minimising exclusions from the Green Belt means that the particular needs of the villages have not been addressed and are not met by the Plan.
3. Past and current planning policies aimed at limiting housing development in the Rural Area have resulted in the proportion of elderly people in villages increasing; young people not being able to afford housing in the villages and countryside; and a loss of vitality and viability of services and facilities in the villages. This fact was acknowledged in the Core Strategy but does appear to be a key consideration in the Submission Local Plan.

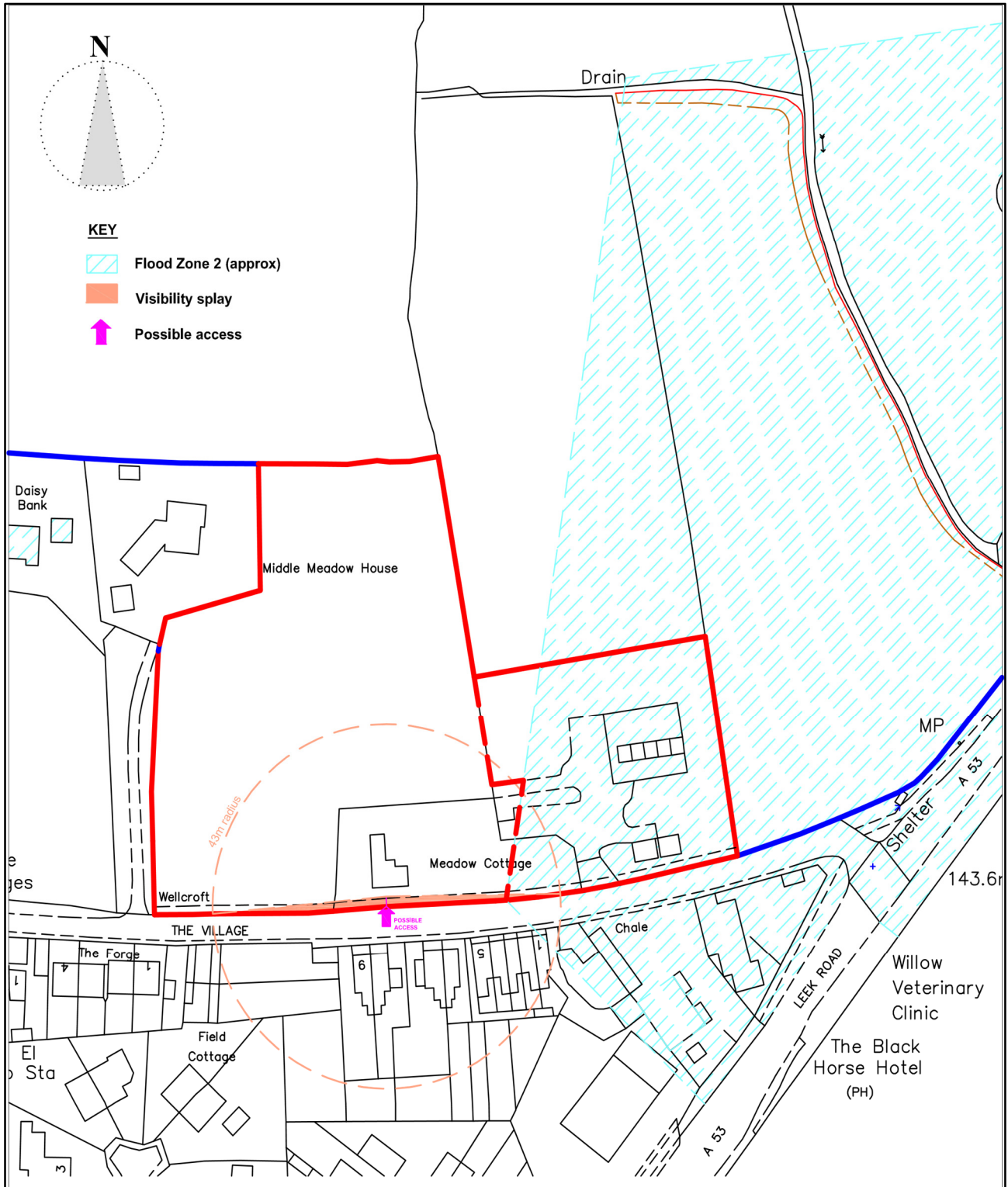
4. There is a precedent for Mr Mountford's proposed modification that Stockton Brook should be merged to form a larger village in Policy SS8. The precedent is Blythe Bridge and Forsbrook which is designated together as a larger village. It is accepted that there is a continuous development on both sides of Cheadle Road linking Blythe Bridge to Forsbrook but Stockton Brook is also physically linked to Endon on the one side of the main road.

2.3. Suggested modifications.

- **Remove Site En030 – Meadow Cottage, Endon - from the Green Belt to enable more housing to be provided in Endon and include it within the residential allocations in Policy H2.**
- **Remove the site at Little Ash Farm, Ash Bank Road from the Green Belt to enable more housing to be provided in Werrington and include the site within the residential allocations in Policy H2.**
- **Include Stockton Brook in Endon and identify "Endon and Stockton Brook" as a larger village in Policy SS8.**
- **Remove Mr Mountford's site – Quarry House Farm, Stockton Brook - from the Green Belt and include the site in the list of rural allocated sites in Policy H2.**

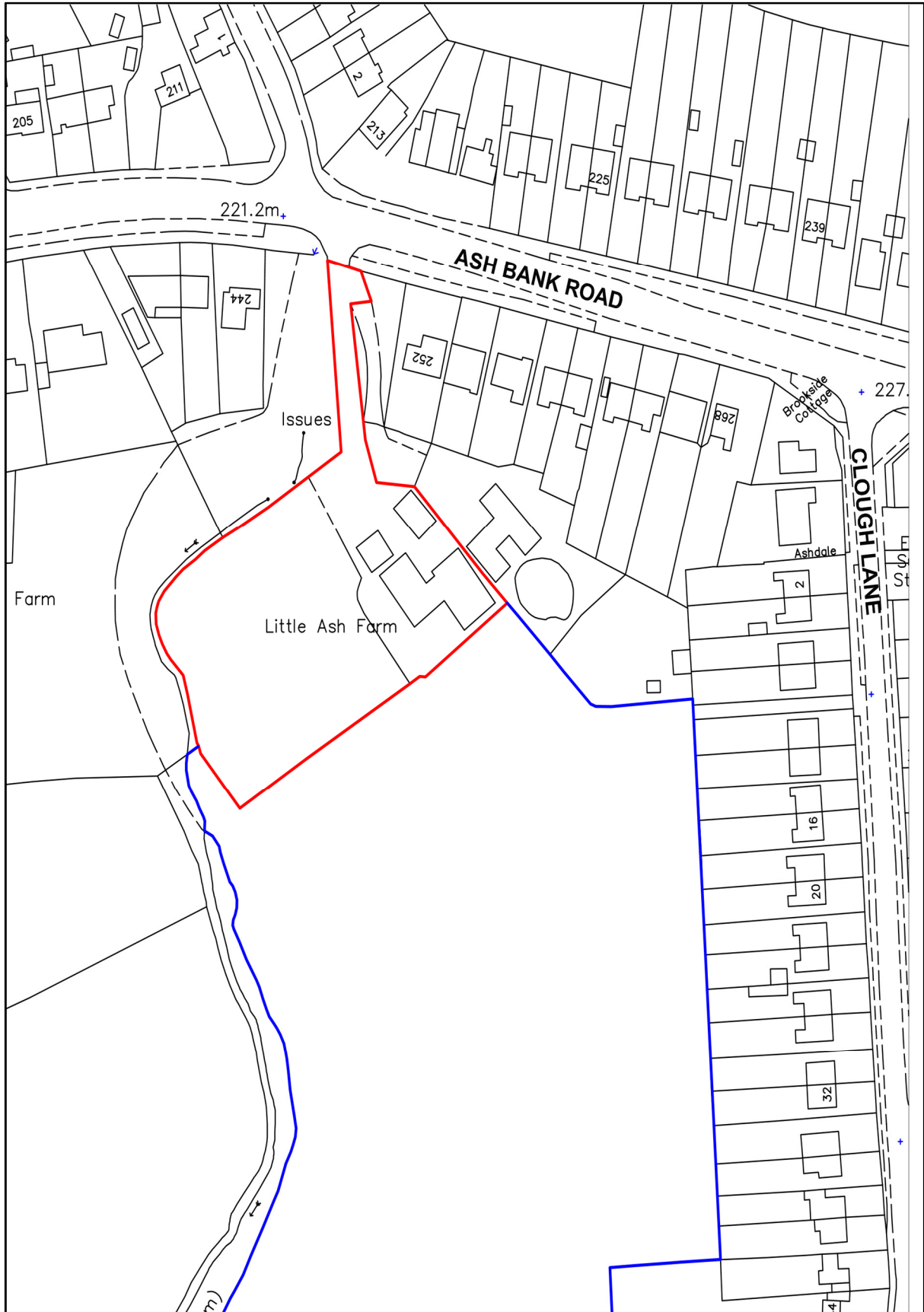
APPENDIX 1 – Location Plan, Meadow Cottage, The Village, Endon, ST9 9EX.

(not to scale)



APPENDIX 2 – Location Plan, Little Ash Farm, Ash Bank Road, Werrington, ST2 9EB

Not to scale



APPENDIX 3 – Location Plan, Quarry House Farm, Moss Hill, Stockton Brook, ST9 9NW

Not to scale

