

Kingsley Parish Council

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REPRESENTATIONS TO THE PLANNING INSPECTOR - SMDC LOCAL PLAN

INTRODUCTION

1. Kingsley Parish Council fully recognises the importance of the SMDC Local Plan in setting out the strategic development of the area from the present up to 2031. Besides regularly monitoring the progress we have had Extraordinary meetings in August 2014, July 2015 and August 2017 to specifically consider the issue.
2. The 'Library of documents' forming the basis of the current Local Plan is available for scrutiny on the SMDC website. There are more than 150 documents to consider many of which are lengthy and technical in nature. In short, this is a particularly difficult strategic document for non-professional Parish Councillors to assimilate and from which to draw measured conclusions.
3. Nonetheless Kingsley Parish Council does have a number of serious concerns about the soundness of the submitted SMDC Local Plan. Our main concerns are as set out below.
4. **Removal of Small Village Boundaries:** It is proposed that the Planning Boundary around small villages should be removed. The small villages of Kingsley Holt, Froghall and Whiston are within Kingsley Parish. We can see no justifiable reason for this step and are concerned that the removal of the village planning boundary will potentially lead to:
 - a) Unnecessary and unwelcome developments into areas immediately surrounding our small villages onto the green belt area and/or agricultural land. (This is a particular concern when there are other suitable brown field sites available elsewhere in the area).
 - b) Speculative planning applications by developers who see green field sites as the easiest and most profitable option for development.

In our view, the proposed Infill Boundary, (which has only appeared after the final consultation phase) is no substitute for the protection afforded by the existing Small Village Planning Boundary.

5. **Positive Recommendations for Development Ignored:** As mentioned above, Kingsley Parish Council have met on three separate occasions to specifically consider the SMDC Local Plan. We have not taken an insular or protective approach and have made positive recommendations for the proportionate and sustainable development of the villages within the parish, specifically:
 - a) **Whiston (16 Dwellings).**
 1. **WH002:** A Brownfield (Ex Copperworks) site just outside the existing village development boundary, but within the confines of the village. Suitable for residential development subject to H & S considerations (10).
 2. **WH016:** A Brownfield site partially outside the existing village boundary. Suitable for residential development (6).

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b). Froghall (50 Dwellings).

Residential development at Froghall is considered in the Churnet Valley Masterplan (CVMP). Development Strategy - Residential – around 50 high quality

units (may include extra care) but a need for flexibility due to the requirement for this to be sufficient to cross-subsidise other uses' (Section 7.5 - CVMP).

c). Kingsley Holt (14 Dwellings).

A field near to Yew Tree Farm, Shawe Park Road, Kingsley Holt, has recently been developed with 7 dwellings which are occupied.

1. **KH018:** A Brownfield site within the existing village boundary. Suitable for residential development (8).
2. **KH009:** A Greenfield site outside the existing village boundary, but within the curtilage of the village. A section of the site fronting onto Churnet Valley Road is suitable for development, but not the remainder of the site away from the road

(6).

d). Kingsley (26 Dwellings).

1. **KG024:** A Brownfield (ex haulage yard) within the existing village boundary. Suitable for development (12).
2. **KG019:** A Greenfield site outside the existing village boundary. A small section of the site fronting onto Hastehill Avenue is suitable for development (4). The remainder of the site is unsuitable for development as there are no special circumstance to justify breaching the Greenbelt arrangements.
3. **KG042:** A Greenfield site outside the existing village boundary. A small section of the site fronting onto Holt Lane may be suitable for development (2). The remainder of the site is not suitable for development; there are no special circumstance to justify breaching the Greenbelt arrangements.
4. **KG005:** A Greenfield site outside the existing village boundary, but nonetheless considered suitable for residential development (4).
5. **KG026a:** A Greenfield site outside the existing village boundary. A small section of the site fronting onto Barnfields Lane is suitable for development (4). The remainder of the site is not suitable for development; there are no special circumstance to justify breaching the Greenbelt arrangements.

A copy of relevant Extraordinary Meeting Minutes from July 2015 and August 2017 are attached.

6. **Kingsley Site KG049A:** This site is identified within Appendix 1 & 2 as a 'Draft Potential Allocation' for the development of up to 35 dwellings. The site lies outside the existing village boundary. Kingsley Parish Council are particularly concerned about the existing infrastructure supporting significant extra development. The site is not suitable for residential development of up to 35 dwellings. There are no special circumstance to justify breaching the Greenbelt protection on this site. (Map attached).

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7. **Kingsley Site KG019:** This site is identified with Appendix 1 & 2 as a 'Draft Reserve Site' for the possible development of up to 30 dwellings. This is a Greenbelt site lying outside the existing village planning boundary. It is view of Kingsley Parish Council that a small section of the site fronting onto Hastehill Avenue is suitable for development of up to four dwellings. The remainder of the site is unsuitable for development given the absence of any supporting infrastructure. There is no special circumstance to justify breaching the Greenbelt protection for this site. (*Map attached*).
8. **Kingsley Holt Site ADD07:** This site is identified with Appendix 1 & 2 as a 'Draft Reserve Site' for the possible development of up to 50 dwellings. This is a Greenbelt site lying outside the existing village planning boundary. It is view of Kingsley Parish Council that this site is wholly unsuitable for development for a number of well-founded planning reasons in particular an absence of any supporting infrastructure. There is no special circumstance to justify breaching the Greenbelt protection for this site. It is of particular concern that this site has never previously formed part of any public consultation over the last four years and that it has only appeared within the SMDC Local Plan at the 11th hour hidden in a massive volume of documentation. (*Map attached*).

Conclusion

9. Kingsley Parish Council considers it is well placed to make a sound judgement on the appropriate development of our local villages and to properly represent the views of our local communities.
10. Kingsley Parish Council have made a number of positive proposals, (as outlined above), which are consistent, proportionate, sustainable and meet the housing needs of Whiston, Froghall, Kingsley Holt and Kingsley for the period 2017 – 2031. We are particularly disappointed that our recommendations have been largely ignored in the SMDC Local Plan.

29th August 2018

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