Mrs Julie Mardling

38 Sandon Road

Cresswell

ST11 9RB

Dear Mr Swithenbank,

Ref: SMD/2018/0649 – Outline planning application with all matters reserved for one new dwelling in replacement of the various garage structures on land adjacent to 36 Sandon Road.

I am writing to you in reference to the above outline planning application as a resident of 38 Sandon Road, Cresswell, ST11 9RB. After receiving notification from yourselves regarding this application, and viewing the proposed development plans online, I wish to object to the development that it proposed on the following grounds:

1. Inappropriate development in the greenbelt
   The development and its boundary is located within green belt land. In accordance with policy H1, item 6 of the emerging Staffordshire Moorlands Local Plan, national green belt policy should apply for any new housing development in green belt land. Greater weight should also be given to this plan having now been submitted for examination and it being at an advanced stage, in accordance with paragraph 48 of the revised National Planning Policy Framework (2018)

   National green belt policy should be given great weight for the consideration of this development. Paragraph 133 of the NPPF (2018) states the following:

   "the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

   Paragraph 144 of the NPPF (2018) then states the following:

   "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations"

   Paragraph 145 of the NPPF (2018) the states the following:

   "A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

   a) Buildings for agriculture and forestry;

b) The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) Limited infilling in villages;

f) Limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:- not have a greater impact on the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The above evidence provides the substantial weight that should be given to oppose this development. Only 'd)' of paragraph 145 of the NPPF is applicable here, as the site is not previously developed land and is not an extension or alteration of an existing building. However, the proposed development fails to meet any of the very special circumstances where exceptions can be made under this policy. Firstly the development in not the same use, this is an additional dwelling rather than an extension or alteration to any existing building. Secondly, and importantly, the proposed development is vastly larger than the 'various garage structures' the application seeks to replace. For these reasons, as well as to protect the openness and permanence of the Green Belt, substantial weight should be given to rejecting the application.

It is also clear that the applicant has not considered in the development, the potential approval of SMD/2017/0722 'Approval of reserved matters following outline permission SMD/2014/0576 for: 1. phase 1A - New/realigned access road; 2. Phase 1B – commercial development plot 1 containing a warehouse assembly unit to serve the Greenhouse People Limited; and 3. Phase 1C- New entrance roundabout. As shown from document reference '17001-103c General Arrangements', this will create a new access point for 34 and 36 Sandon Road, which will be separate from both the layby and the proposed main road.

The proposed new dwelling outlines an extended and widened access point from the highway, not stating if it is shared or bordered between the two dwellings. Should application SMD/2017/0722 be motioned to be approved at committee on the 22nd November 2018, the widened access point as part of the proposed new dwelling must be reassessed in accordance with the new road layout, and any access should not start construction until the full works of the road have been completed.

Alongside the clear incompliance with national Green Belt policy, this development is also incompliant with policy H1 item 3e of the emerging Staffordshire Moorlands Local Plan:

“All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwelling whilst respecting the privacy and amenity of occupiers of existing dwellings”

I therefore, for the reasons and on the grounds stated above, wish to again declare my strong objection against this proposed development. An outline application with al matters reserved does not negate from the inappropriate location and assumed scale of this 2 bedroom dwelling on the Green Belt land.

Yours sincerely

Julie Mardling