
From: planningcomments@staffsmoorlands.gov.uk
Sent: 01 February 2023 14:16
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2022/0667 Site Address: LAND AT Uttoxeter Road Upper Tean Staffordshire
Comments by: Sarah BurgessCPRE Staffordshire

From:

2 Staffordshire Place
Stafford
Stafford

ST16 2DH

Phone:

Email:

Submission: Objection

Comments: Representations of CPRE Staffordshire, the countryside charity (Campaign to Protect Rural England).

CPRE Staffordshire objects to this application on the grounds of it being a greenfield site in open countryside, located outside the settlement boundary.

Policy SS10 of the Staffordshire Moorlands Local Plan (Other Rural Areas Strategy) states:

"The other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas,

promotes sustainable tourism or enhances the countryside."

We do not consider that the proposed development fulfils any of the above criteria.

The site is also not supported for development in the Checkley Parish Neighbourhood Development Plan 2021 to 2035. It also contradicts the Neighbourhood Plan's objective of 'sympathetic development including a mixture of affordable housing and retirement properties, with a primary focus on brownfield sites, to preserve the visual attractive character of the landscape and high-quality agricultural land.'

The Neighbourhood Plan also states that:

“Residential development must not encroach into the rural parts of the area, defined as outside development boundaries to avoid any compromise to open and green character or the landscape setting or separation of the different settlements.”

The proposed development includes 12 x three bedroom houses and 9 x four bedroom houses. However, the Checkley Parish Neighbourhood Development Plan notes that demand is highest for 1- and 2-bedroom apartments and terraced dwellings. An ageing population will require more specialist housing for older or vulnerable residents. Sales data indicate that there is less demand for detached properties.

The Local Plan states that the housing requirement for Checkley Parish is 51 (15 from new allocations plus 36 from windfalls). A development of 67 houses (SMD/2022/0249) at Cheadle Road in Upper Tean is also proposed, outline planning permission for 67 dwellings - SMD/2015/0424 - having previously been granted, but expired. It is highly questionable whether the village needs this level of development.

The development location is poorly served by public transport, being located three miles from the nearest railway station (Blythe Bridge). Bus services are limited and the D&G Route 30 service between Upper Tean and Leek may be withdrawn.

This contradicts Policy SO11 of the Local Plan:

“To reduce the need to travel or make it safer and easier to travel by more sustainable forms of transport.”

and Policy T1:

Development and Sustainable Transport

"The Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by:

“

2. Ensuring that major development is located in areas that are accessible by

sustainable travel modes or can be made accessible as part of the proposal."

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
