
From: planningcomments@staffs Moorlands.gov.uk
Sent: 27 February 2023 17:40
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2022/0249 Site Address: Land Off Cheadle Road Upper Tean Staffordshire
Comments by: Sian Morgan-Owen Checkley Parish Council

From:
Greatwood Hall
Hollington Road
Checkley Parish
Tean

ST10 4JY

Submission: Neither
Comments: To Whom it May Concern,

Checkley Parish Council have previously submitted objection comments to this application. The Parish Council has had further discussion on this application and feel even more strongly that refusal should be made having identified the following matters :

1 Site Contamination

The Applicants Phase II Site Appraisal Report GRM/P9710/F.1 identifies that asbestos contaminated soils exist in the north western area

In accordance with The Environment Agency Land contamination risk management (LCRM) guidance we would request that Environmental Health [Contaminated Land Officers] be requested to apply the Guidance for the Safe Development of Housing on Land Affected by Contamination prepared on behalf of the NHBC (National House-Building Council), the Environment Agency and the Chartered Institute of Environmental Health (CIEH) as follows.

Phase 1 - Identify and assess the potential hazards that could be present on the site.

Phase 2 - Estimate and evaluate the potential risks that have been identified in the Phase 1 Study.

Phase 3 - Design, implement and verify the remediation works necessary to mitigate the potentially unacceptable risks identified in Phase 2. Steve

2. The proposed development is not an infill or a brownfield site.

In its response to English Partnerships work in developing a National Brownfield Strategy, the Government acknowledged that the re-use of brownfield land lies at the heart of a wide range of its policies for the revival of our towns and cities and achieving more sustainable patterns of development (CLG 2008a).

The safe development of housing on Brownfield land is a fundamental element in the delivery of sustainable development.

The Barker review commented 'housing is a basic human need' 'fundamental to economic and social well being'.

Accordingly house building rates need to rise substantially to avoid increased homelessness and social division 'but this should not be at the expense of losing our precious green open spaces.

3. The proposed development is situated outside of a settlement boundary on a greenfield site and in open countryside.

Policies in the adopted Core Strategy set out the spatial strategy for new development in the District with policies SS6 and SS6a in particular defining areas suitable for development in the rural areas. The site has the character and appearance of being very much part of the open countryside, whilst forming a distinct and important setting to the settlement. The Landscape and Settlement Character Appraisal (Dissected sandstone cloughs and valleys) confirms one of the key characteristics of this landscape type to be its dominant views to higher ground.

The application site is an integral part of this landscape, where this landscape is identified as very sensitive to the impacts of development and land use change. It is considered that, having regard to the above, the development of the application site for residential use would have a very harmful impact on the character and appearance of this rural area, including the setting of the nearby Listed Building The Anchor Public House.

4. Flooding

The majority of the Site falls within Flood Zone 1, at a low risk of fluvial flooding. However the western part of the site is located within Flood Zone 3 adjacent to the River Tean.

The Applicant has failed to satisfy a reasonable Flood Risk Exception Test which should demonstrate that the risk of flooding elsewhere won't be increased.

The Applicant has also failed to satisfy a reasonable Flood Risk Sequential Test which should demonstrate that for planning applications on sites that don't have a development allocation there aren't any other suitable sites at a lower risk of flooding.

The Applicant has failed to prove that the sustainability benefits to the community outweigh the risk of flooding.

5. Pre Application engagement

The Applicant did make contact and asked for a meeting with Checkley Parish Council to present their proposals. A number of councillors attended and talked about what we would in principle like to see in any new development in the village. The meeting was informal in nature and No commitment to support or not was indicated. The Applicant was advised that the Application would have to go to full council for consideration and recommendation once received and that council support would be with our parishioners and not the developer.

The Applicants inference that they have taken account of issues raised and discussed with members of the Parish Council is very disappointing but also demonstrates the lack of regard for meaningful consultation and engagement with both the local councillors or wider community.

Regards

Sian Morgan-Owen

On behalf of Checkley Parish Council

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