

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/23/3335922

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/23/3335922

Appeal By CONRAD ENERGY (DEVELOPMENTS) II LIMITED

Site Address
Land off Armshead Road
Werrington
Stoke on Trent
ST9 0ND
Grid Ref Easting: 393979
Grid Ref Northing: 348524

SENDER DETAILS

Name MRS HELEN BRIDGETT

Address
Rockfields Farm Cheadle Road
Wetley Rocks
STOKE-ON-TRENT
ST9 0AX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I object to this appeal.

I see there are no linked applications although this application has its own history and now is only part of a LONG list of current applications and approved applications. This seems unjust as the Inspector could otherwise consider it in light of those also.

My reasons for objection are drawn from the NPPF and from Staffordshire Moorlands Local Plan - Adopted 2020. As follows, the appeal does not sit well with the following:

National Planning Policy Framework - section 15, paragraph 174 Conserving and enhancing the natural environment.

It is recognised by leading environmental organisations that development of this kind should be first and foremost on brownfield

land. Recycling brownfield sites is the most sustainable option and is especially suitable for developments of an industrial nature such as this. NPPF section 15 para 174(b) states that "planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services".

Staffordshire Moorlands Local Plan - Adopted 2020

6.63 The development of renewable energy sources will also often be in rural areas but such development will almost always have an environmental cost as well as benefits. Such proposals must be weighed against the continuing commitment to protect the environment. The scale and design of such schemes will therefore be of paramount importance and should accord with Policy SD 2.

6.67 The Green Belt serves a number of purposes which are derived from Government policy in the NPPF and the former Staffordshire Structure Plan. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period, in order to give assurance that its boundaries will endure. National policy on Green Belts is set out in the NPPF and will apply to the whole of the Green Belt. The Green Belt Review assessed the Green Belt in the District against the five purposes of the Green Belt. The Green Belt boundary (as revised) is identified on the Policies Maps.

6. Maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

The Churnet Valley is claimed to be protected. The western boundary of the Churnet Valley Master Plan runs north/south along Rownall Road from its junction with Mill Lane. Everything east of Rownall Road falls within the so called extra protected Churnet Valley Master Plan.

Other Rural Areas Strategy

Policy SS 10

Other Rural Areas Strategy

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. The Council and its partners will achieve this through the following actions:

3. Enhance and conserve the quality of the countryside by: Ensuring renewable energy schemes are of an appropriate scale, type and location.

I believe these assertions should be observed and that the appeal should therefore be refused.

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Appeal Response May 24.docx

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