

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 17 December 2024 16:39:19

Application Reference No. : SMD/2024/0400

Site Address: Playing Fields Holt Lane Kingsley Staffordshire ST10 2BA Stoke On Trent

Comments by: CPRE StaffordshireCPRE Staffordshire

From:

Eastgate House
Eastgate Street
Staffordshire
Stafford

ST16 2LG

Submission: Objection

Comments: Representations of CPRE Staffordshire, the countryside charity.

This application follows a previous outline planning application, SMD/2021/0826, for the erection of 7no. 2-bedroom bungalows. That application was refused for the following four reasons: (1) inappropriate development in the Green Belt; (2) intrusion into the open countryside, not complying with SS8, SS10, SS11, H1, or DC3 of the SMDC adopted Local Plan; (3) loss of a football pitch; and (4) insufficient information regarding safe vehicular access.

This application is for a site located within the Green Belt. CPRE Staffordshire is not convinced that very special circumstances exist to justify its release from the Green Belt and believe that the previous grounds for refusal are still valid. Similarly, the site has not been allocated for development in the SMDC Local Plan.

One of the purposes of the Green Belt, as stated in the NPPF, is to assist in safeguarding the countryside from encroachment. The proposed development is located in between Kingsley and Kingsley Holt where development should be limited to prevent them from merging.

We are also concerned that details of landscape enhancement and biodiversity net gain are lacking. Whilst it is stated that the site will benefit from landscape enhancement, the developer has not demonstrated a clear plan of what enhancement will take place.

Should the council be minded to approve the application, full consideration must be given to:

- o Whether the market appraisal can demonstrate a serious shortage of housing in Kingsley.
- o The affordability of the proposed housing for the target demographic in the area.
- o Additional information and documentation is required regarding ecology, biodiversity net gain, landscape, and safe vehicular access.
- o Additional plans for SuDS considering surface water flooding resulting from the proposed development.

o There are three public rights of way crossing the application site, one of which (Footpath No 3. Kingsley) would be directly impacted by the proposed development. This must be diverted if the application goes ahead in order to protect access to public rights of way.

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