
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0212 Site Address: Land to the North of Moorside Farm Eaves Lane Armshead Staffordshire ST2 8LY Comments by: Werrington Parish Council From:

Werrington Parish Council
Stoke on Trent
Staffs
Staffs
Staffordshire

Phone:
Email:
Submission: Objection
Comments: SMD/2025/0212 Werrington Parish Council's Objection

The Parish Council strongly objects to the application. The grounds of objection are:

- ¿ Contrary to national policy on traveller sites and also Policy C6 of the statutory development plan.
- ¿ The scheme is an inappropriate development in the Green Belt and open countryside.
- ¿ There is insufficient information submitted with the application to consider highways and ecological impacts.

National Planning Policy Framework, December 2024

The NPPF Paragraph 4 should be read in conjunction with the Planning Policy for Traveller Sites document.

Chapter 5 deals with the sufficient supply of homes. It makes clear that the housing needs for different groups in the community should be provided for. Whilst it is acknowledged that the provision of adequate and suitable sites for gypsy and traveller communities is challenging, the local plan has made allocations, based on the identified housing need.

Chapter 11 is about making effective use of land. Paragraph 124 makes clear that decisions should promote the effective use of land, whilst safeguarding and improving the environment. This site is not within a sustainable location, isolated from local services and facilities, and only accessible by private vehicle.

Chapter 12, Achieving well-designed places, makes clear in paragraph 135 a series of planning tests for good design:

- ¿ a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types

and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.¿ The proposed development fails to meet all of these criteria. The site layout and design does not positively contribute to creating a well-designed and sustainable place.

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