

Fradley Estates

Staffordshire Moorlands Local Plan Examination

HEARING STATEMENT IN RESPECT OF MATTER 2 – STRATEGY AND STRATEGIC
POLICIES

ISSUE 3 – SETTLEMENT BOUNDARIES AND THE COUNTRYSIDE

1. Hearing Statement

Matter 2 – Issue 3 Settlement Boundaries and the Countryside

1.1. The examination programme in respect of the local plan ("LP") includes at session 2 on Tuesday 9 October, Matter 2 – Strategy and Strategic Policies. Issue 3 of Matter 2 relates to settlement boundaries and the countryside. The issues raised in issue 3 cover inter alia:-

-3.3 are the policies relating to development within and adjoining settlements justified and consistent with national policy (policies SS2, SS8, SS9 and H1)?

-3.5 is the approach to "*limited infill*" justified and consistent with national policy, particularly in relation to the larger and smaller villages?

-3.6 will the reliance on windfalls in villages through policies SS2, SS8, SS9 and H1 undermine the ability of development to provide affordable housing and contribute to infrastructure?

1.2. Representations were submitted on behalf of Fradley Estates ('FE') to the submission version of the LP on the above issues. A copy of FE's original representations are appended to the statement.

1.3. FE wishes to rely on those original representations as its statement for the examination hearing process.

1.4. FE submits that the LP should be modified by identifying additional housing allocations for the Rural Areas in the largest villages. This approach will enable the Local Plan to plan positively for the delivery of the necessary development to sustain the future of rural communities. This approach will also facilitate the delivery of more affordable housing and infrastructure as larger allocated sites will be far better placed to make a meaningful contribution to affordable housing and community infrastructure than small windfall/infill sites.

Policy SS2 – Settlement Hierarchy – states in relation to the Rural Area Large Villages that there is a significant range amongst the large villages identified in the LP in terms of their size and facilities and that "it is proposed therefore that the scale of development in each area should be relative to their current size and infrastructure capacity".

Werrington is the second largest of the twelve large villages identified in the LP, being one of three villages (along with Cheddleton and Blythe Bridge) which are all significantly larger than the remaining nine villages.

It is therefore clear in accordance with Policy SS2 that Werrington, Cheddleton and Blythe Bridge are the villages, in terms of their size and facilities, where the majority of development for the Rural Areas should be allocated.

The LP currently proposes under Policy H2 an allocation of 75 dwellings for Werrington. Given the size and facilities of Werrington, it is capable of accommodating a much greater share of the rural housing distribution and further housing allocation(s) should therefore be identified in Werrington. In this respect it is submitted that FE's site at Langton Court / Tregaron Court (ref: WE042 and WE043) should be allocated for housing under Policy H2.