

STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION

Matter: - INCLUSION OF LAND AT STONEY LANE, ENDON IN POLICY H2

**Hearing Statement from Mr K Wainman
On behalf of Mr and Mrs J and C Hamnett.**

Local Plan ID: - 997624

SESSION 11 – AFTERNOON, WEDNESDAY 17TH OCTOBER 2018

Issue: - HOUSING ALLOCATION AT ENDON (EN128)

Questions: 4.1 - 4.4.

STATEMENT

1. INTRODUCTION

- 1.1. This statement includes responses to the specific issues contained in the Matters, Issues, and Questions for the Examination and Hearing Sessions (MIQ'S) and brief responses on other issues relevant to the objections from the public.
- 1.2. Every attempt will be made to be brief and not repeat previous representations but may be some overlap. I will try to keep it to a minimum.

2. ISSUES in the MIQs:

Pont 4.1 - Can a safe and suitable access be achieved in the site?

- 2.1. The allocated site has been modified by the Council to include a house – Stonybrook. My understanding is that the owner of Stonybrook has put this site forward. There is sufficient space in the garden of Stonybrook to enable Stoney Lane to be widened to provide a road to adoptable standards. The Highway Authority raises no objection to the amended proposal and considers that a good access to adoptable standards can be achieved onto Brookfield Avenue.
- 2.2. The access next to No. 14 Brookfield Avenue has been removed from the site although Mr and Mrs Hamnett contest the access next to No. 14 could be used.
- 2.3. Also, not all of the traffic needs to enter and exit at the southern end of Stoney Lane. At busy times when school related traffic uses Brookfield Avenue future residents could exit or access the site via Stoney Lane onto Clay Lake to the north.
- 2.4. The site layout could also be designed/split so that not all the traffic goes onto Brookfield Avenue. By splitting the site some of the potential traffic could use the northern Stoney Lane access/exit onto Clay Lake. The site density could be varied so that a few larger houses could be built in the west and therefore the number of vehicles entering and leaving via Clay Lane could be lower.

Point 4.2 – Should the site be safeguarded as Local Open Green Space, Green Infrastructure, or open space?

- 2.5. Please see my representation to the Local Plan Submission Statement. The Council has also provided sound arguments as to why this site would be better used for housing and is not suitable for local open space, green infrastructure or open space. In a nutshell, the site has limited landscape and wildlife and there is no public access. On the other side of the planning equation this is the only allocated housing site in Endon and it has the potential to provide a mix of housing types including affordable housing. It is the only site where the latter type of housing is likely to be provided in Endon during the remainder of the plan period as most sites in the village are likely to be small and would not meet the threshold in Policy H3 that

would require the provision of affordable housing. No sites are allocated in the Green Belt so most, possibly all, future housing sites would be infill or windfall sites with the village settlement boundary. Without this site there would be little new housing in the village before 2031.

- 2.6. Development of the site would make efficient use of land in a highly sustainable location well served by a wide range of services.

Point 4.3 – Are the effects on the character and appearance of the area acceptable?

2.7. The site is surrounded on all sides by development – houses to the north, south and west and a primary school and playing field to the east. My understanding is that the number of possible dwellings suggested on the site is an officer judgement based on the surrounding housing.

2.8. Policy H1 in the Submission Local Plan (SLP) states that *“New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H3, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies”*.

2.9. The site could be developed in the spirit of the above statement to provide a mix of housing. The density of the proposed dwellings could be varied to reflect the character and appearance of the area. As the Council’s ecological evidence shows the site is of limited ecological value. As part of the development the ecological value of the site could be improved by retaining the hedge along Stoney Lane, and improving the landscape and ecology along the small brook at the back of the house as part of a sustainable drainage scheme.

Pont 4.4 - Can any flood risk and surface water issues be mitigated?

- 2.10. The issue is water draining down the hillside to the site and beyond. Any proposed scheme would include a site-specific assessment of the problem and a scheme, including sustainable drainage and other water control measures, to manage the runoff in line with Policy H5 in the SLP.

3. OTHER RESPONSES IN SUPPORT OF THE PROPOSED ALLOCATION.

- 3.1. The issue of residential amenity would be addressed at the planning application stage as would density, layout, housing mix and housing numbers.
- 3.2. The present long-term shortage of delivery housing land supply and the building rates in the rural areas not meeting build-targets are material considerations.
- 3.3. The SLP focuses rural residential development in the larger villages such as Endon. Without this site there would be very little new housing built in the village in the next 13 years.
- 3.4. The Council's decision to minimise the use of the Green Belt for development means that in Endon the proposed allocation, even if accepted, would not meet likely future requirements for housing including affordable housing and housing for older residents.