

## **Kingsley Parish Council - Minutes – Extraordinary Meeting**

**7.00pm Tuesday 29<sup>th</sup> August 2017 - Kingsley Village Hall**

### **SMDC Draft Local Plan (Site Options and Village Boundaries)**

Kingsley Parish Council has considered previous drafts of the SMDC Local Plan most recently at an Extraordinary Meeting on 30<sup>th</sup> July 2015.

A number of issues were raised about the 2017 Local Plan in general terms:

1. Kingsley Parish Council takes the view that SMDC are not listening to previous representations which have been made by the Council and local public. SMDC should have due regard for the opinions of Kingsley Parish Council who are well placed to understand local needs.
2. There is a concern regarding the proposal to remove the 1998 (Smaller) Village Boundaries. Why do SMDC wish to remove the village boundaries which are a protection against over development?
3. Kingsley Village should be developed in a measured, proportionate and sustainable manner. (Please see later recommendations).

#### **A. Whiston**

There are no development sites identified for Whiston on the latest draft plan.

**WH016:** The 2015 draft plan proposed WH016 as a potential development site. This is a brownfield site partially outside the existing village boundary and is considered suitable for residential development. This site should be included in the 2017 Local Plan.

#### **B. Froghall**

Residential development at Froghall is considered in the Churnet Valley Masterplan (CVMP).

***'Development Strategy - Residential – around 50 high quality units (may include extra care) but a need for flexibility due to the requirement for this to be sufficient to cross-subsidise other uses' (Section 7.5 - CVMP)***

## **C. Kingsley Holt**

1. **KH018:** A Brownfield site within the existing village boundary and is considered suitable for residential development. This site should be included in the 2017 Local Plan.
2. **KH009:** A Greenfield site outside the existing village boundary, but within the curtilage of the village. Council considers a section of the site fronting onto Churnet Valley Road is suitable for development, but not the remainder of the site away from the road, an unnecessary use of agricultural land. This part site should be included in the 2017 Local Plan.

## **D. Kingsley**

1. **KG024:** A Brownfield site (Ex haulage yard) within the existing village boundary. The site is considered suitable for development.
2. **KG059:** A Brownfield (Farm entrance driveway) within the existing village boundary. Not suitable for development due to highway safety.
3. **KG019:** A Greenfield site outside the existing village boundary. A small section of the site fronting onto Hastehill Avenue is suitable for limited development. The remainder of the site is unsuitable for development as there are no special circumstance to justify breaching the Greenbelt arrangements.
4. **KG042:** A Greenfield site outside the existing village boundary. A small section of the site fronting onto Holt Lane is suitable for limited development. The remainder of the site is not suitable for development; there are no special circumstances to justify breaching the Greenbelt arrangements.
5. **KG005:** A Greenfield site outside the existing village boundary, but nonetheless considered suitable for residential development. *(It was noted that the deciding SMD/2016/0307 the SMDC Planning Officer considered the site was not suitable for development due to its encroachment into the green belt and negative visual impact).*

6. **KG026a:** A Greenfield site outside the existing village boundary. A small section of the site fronting onto Barnfields Lane is suitable for limited development. The remainder of the site is not suitable for development; there are no special circumstance to justify breaching the Greenbelt arrangements.

7. **KG049a**

8. **KG026b**

9. **KG030a**

10. **KG031**

All the above (7-10) are Greenfield sites outside the existing village boundary. Specific concerns were expressed with regard to the existing road infrastructure being inadequate to support significant extra development. Council considers these sites are not suitable for residential development. There are no special circumstances to justify breaching the Greenbelt arrangements in respect to any of these sites.

### **Conclusion:**

- A. Kingsley Parish Council is well placed to make a judgement on the appropriate development of our local villages and to properly represent the views of our local communities.
  
- B. Kingsley Parish Council have made a number of positive proposals, (outlined above), which are consistent, proportionate, sustainable and meet the housing needs of Whiston, Froghall, Kingsley Holt and Kingsley for the period 2017 – 2031. Council encourages SMDC to adopt these proposals.