

Staffordshire Moorlands Local Plan – Submission Version

Representations Form

Guidance Notes

Please ensure that you have read the guidance notes for submitting representations before completing this form.

The Local Plan and related background documents can be viewed on the District Council's website, Council offices and local libraries.

Website:

www.staffsmoorlands.gov.uk/localplan

Council offices:

Leek Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ (8.45am - 5.15pm Monday - Thursday and 8.45am - 4.45pm on Friday)

Cheadle Councils Connect, 15a-17 High Street, Cheadle, Staffordshire, ST10 1AA (9.00am - 12.30pm & 1.00pm - 5.00pm on Monday, Wednesday and Friday)

Biddulph Town Hall, High Street, Biddulph, Staffordshire, ST8 6AR (9.00am - 5.00pm Monday – Friday)

Please return this form by **5pm on Wednesday 11th April 2018** to the email or postal address given below:

Email: forward.plans@staffsmoorlands.gov.uk

Post: Freepost RRLJ-XCTC-JBZK, Forward Plans, Staffordshire Moorlands District Council, Regeneration Services, Moorlands House, Stockwell Street, Leek, ST13 6HQ

Please note

Representations must be attributable to named individuals or organisations. They will be available for public inspection and cannot be treated as confidential.

Part A – Personal details and notifications

	Personal details	Agent's details (if applicable)
Title	Mr	Mr
First name	BJ	Grant
Last name	Fradley	Anderson
Job title (if applicable)	Developer	
Organisation (if applicable)		
Address line 1		
Address line 2		
Address line 3		
Address line 4		
Telephone number		
Email address		

Notifications and Consent

- Please specify whether you wish to be notified of any of the following stages in the Local Plan process **and give consent for use of your personal data** (please tick relevant box/s)

Submission of the Local Plan for independent examination	✓
Publication of the recommendations of the Inspector appointed to carry out an examination	✓
Adoption of the Local Plan	✓
Please tick the box if you consent to storage and use of your personal data in order to contact you about arrangements for the examination and the stages above (if requested).*	✓

***IMPORTANT. We need your consent to store and use your personal data to contact you about the Local Plan ONLY. Note this information will only be used by the District Council and Planning Inspectorate and will only be used to contact you about the examination process. It will also be used by the Council to let you know about Submission of the Local Plan for independent examination, Publication of the recommendations of the Inspector appointed to carry out an examination and adoption of the Local Plan if you have asked to be notified about these stages by ticking the boxes on this representations form. If you choose not to consent, we will not be able to use your information, including your representations.**

Part B - Representations

Please use a separate Part B Form for each representation and ensure that one copy of Part A (Personal details) is attached.

1. To which part of the Local Plan does this representation relate?

	Insert paragraph, policy or map number
Paragraph	
Policy	H2 and DSR1
Policies map	

2. In relation to the policy, paragraph or map that you have identified, do you consider that the Local Plan is (please tick relevant box/s) :

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the Duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

3. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

1. Fradley Estates ("FE") objects to the allocation of 300 dwellings at Blythe Bridge in policy DSR1 for the following reasons.

2. The site allocated in Policy DSR1 has previously been identified as a regional investment / strategic employment site. The strategy of the Local Plan to allocate 300 dwellings as part of a mixed use development on that site appears to be driven solely by the desire to avoid any further Green Belt releases. Such an approach, however, is inconsistent with the objectives of the Local Plan to achieve "sustainable and balanced urban and rural communities" as set out in section 5 of the Local Plan.

3. 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 Local Plan 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".

4. Werrington is the second largest of the 12 large villages identified in the Local Plan, 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.

5. In comparison with Blythe Bridge for which DSR1 allocates 300 houses, the Local Plan currently proposes under Policy H2 an allocation of only 75 dwellings for Werrington. The approach of the Local Plan for the large villages in the Rural Areas is therefore unduly skewed to Blythe Bridge with the consequence that the settlement of Werrington is underprovided for in terms of meeting its fair and proportionate future housing needs. That approach is inconsistent with the objectives of the Local Plan to achieve sustainable and balanced urban and rural communities.

6. The Local Plan therefore is not justified as being the most appropriate strategy when considered against reasonable alternatives and fails the test of soundness.

6. 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 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.

(Continue on a separate sheet / expand box if necessary)

4. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified in the question above where this relates to soundness. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Local Plan should be modified by the deletion/reduction in numbers for policy DSR1 and the provision of additional housing for the settlement of Werrington by the allocation of FE's site at Langton Court / Tregaron Court (ref: WE042 and WE043).

(Continue on a separate sheet / expand box if necessary)

Please note

Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at submission stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

5. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please tick one box only)

No , I do not wish to participate at the oral examination	<input type="checkbox"/>
Yes , I wish to participate at the oral examination	<input checked="" type="checkbox"/>

6. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

It is important for FE to have the opportunity to robustly test the Council's evidence/approach and assertion that the plan is sound at the examination and to adduce any additional technical evidence it considers relevant. Without that opportunity being provided FE's position is likely to be prejudiced.

(Continue on a separate sheet / expand box if necessary)

Please note

The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

7. Signature:

8. Date: