

Planning application 19/00961/OUT: proposed development on land at Stableford

A planning application has been made to build 30 dwellings on 6.35 hectares of land between Springfield / Chorlton Mill and Stableford. As someone who lives near to the proposed development you may wish to object to this. This leaflet is a guide as to how you can do so effectively.

- 1 If you wish to object you must do so in writing by 11 May 2020 by e-mail to planningapplications@newcastle-staffs.gov.uk or by letter to Development Control Manager, Castle House, Barracks Road, Newcastle-under-Lyme ST5 1BL
- 2 To be considered as valid, objections must be on what is called “material planning grounds”. So, for example: an objection that the development would spoil your view will not be considered, although you can object on the grounds of landscape impact and include your own local knowledge of the site and observations of the landscape.
- 3 You are advised to cite planning policies in your objection. There are links to a simplified version of the Neighbourhood Plan policies and to the full Neighbourhood Plan on the Neighbourhood Plan website: www.cmaw-neighbourhoodplan.org.uk.
- 4 Your representation must be written **in your own words**.

In order to help you with this we have compiled a list of the material planning grounds that we think apply in this case, together with references to the appropriate policies in the Neighbourhood Plan. You can find more details on the Neighbourhood Plan website: www.cmaw-neighbourhoodplan.org.uk, together with a link that will take you directly to the planning application.

Points to include in your representation

❖ Site description

You can draw attention to the inaccurate description of the site on the application form.

- The site is described as “not currently used at all. It is effectively unused paddocks, with no agricultural value, as has been established by the Agricultural Land Assessment.”
- It is also stated that the site “has not been used for many years” and was last used in November 1999.
- **The land is in regular agricultural use and most recently a maize crop has been grown annually.**
- The report on Soils and Agricultural Quality of Land North of Stableford by Land Research Associates **assesses the soil quality as Grade 2 over 92% of the site.**

❖ Housing growth (Neighbourhood Plan policy HG1)

You can object that the proposed development would not be in a sustainable location.

- **It would not be within the village envelope of Baldwin’s Gate.**
- **It would not be limited infill housing.**
- **It is not supported by adequate infrastructure** (no gas main, no main sewer, no facilities such as shops).
- Stableford is not categorised in the Newcastle-under-Lyme Rural Hierarchy of Centres (January 2020). It is therefore **“not considered a sustainable location for growth due to lack of services and facilities present to support an increased population”**.
- **It would involve the loss of Best and Most Versatile agricultural land.** The agricultural report dated 9 January 2020 states that 92% of the site is Grade 2 land.
- **It would impact on sensitive habitats**, due to the risks posed by surface water run-off and foul drainage.

The information in this leaflet is provided by the Steering Group for the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Plan, to assist residents who wish to make representations regarding the proposed development.

Website: www.cmaw-neighbourhoodplan.org.uk
Email: cmaw-neighbourhoodplan@hotmail.com



❖ **Harm to the Natural Environment (Neighbourhood Plan policy NE1)**

You can object on the following grounds of harm to the natural environment.

- **Impact on the landscape**, including the openness of the landscape, and **degradation of the area's rural character** by a suburban design not in keeping with the rural character of the area.
- **Risk of contamination of the Principal Aquifer** that underlies the site and the **water extraction borehole at Stableford** (reference Map 13 of the Neighbourhood Plan) from surface water run-off and foul drainage from the site.
- **Potential harm to the Meece Brook and its floodplain, and wildlife sites further downstream** from surface water run-off and foul drainage from the site.
- **Harm to wildlife in the area.** Cite your local knowledge of wildlife in and around the site, including birds (e.g. owls) and bats. Potential contamination of the Meece Brook and its floodplain would also harm wildlife.
- **Harm to the night-time environment and wildlife** from light pollution from the development.

You can also mention that the Environment Agency has objected on grounds of risk to the Principal Aquifer and the water extraction borehole, and to the Meece Brook.

❖ **Sustainable drainage (Neighbourhood Plan policy NE2)**

You can object that the application does not include adequate information about provision for on-site surface water drainage.

- Map J6 in the Level 1 Strategic Flood Risk Assessment Report for Newcastle-under-Lyme (October 2019) shows **a significant risk of surface water flooding** from water flows originating in Coombesdale.
- **The Local Lead Flood Authority** has objected that **insufficient information has been provided on the management of surface water run-off** and the proposed development poses **risks of both on-site and off-site flooding**.

You can also provide information from your own local knowledge about flooding in the area.

❖ **Sustainable design (Neighbourhood Plan policy DC2)**

You can object on grounds of poor design.

- The urban layout and design is **not appropriate to the local landscape and the rural character of the area**.
- The layout of the site **does not take advantage of views visible from within the site**.

❖ **Public realm and car parking / Connectivity and spaces (Neighbourhood Plan policies DC3 and DC4)**

You can object on grounds that the proposal has little regard for the 2 rural public rights of way (PRoW) that cross the site.

- The street layout of the site is **poorly and inadequately connected** to Chapel and Hill Chorlton PRoW no. 2 into Stableford.
- Chapel and Hill Chorlton PRoW no. 3 is significantly **realigned and incorporated into the main street** through the site.
- The design has no regard for the rural character of the PROWs and the views from them of the local landscape.

You can also provide information from your own use and local knowledge of the footpaths.

❖ **Other information**

You can provide any other information from your own local knowledge of the site and the area. You can also include photographs to illustrate any points that you make, e.g. about landscape impact, flooding, etc.