

20348/A3/BT/ac

MATTER 8

Statement on behalf of Trentham Leisure Limited

COMMUNITIES (POLICIES C1-C7)

Key issue:

Does the Plan provide an appropriate, effective and soundly based framework for supporting strong, vibrant and healthy communities, including the provision of a mix of dwellings, including affordable housing, special needs accommodation and provision for gypsies and travellers, clear and effective locational criteria for new and replacement dwellings, and provision of open space, sport and recreational facilities, which is fully justified with evidence and consistent with national policy?

8.4 RESIDENTIAL DEVELOPMENT OUTSIDE THE SETTLEMENT HIERARCHY (Policy C5).

a) *Are the locational and other criteria for new development, replacement dwellings and extensions/alterations to existing dwellings outside settlement boundaries appropriate, effective, justified, soundly based and consistent with the spatial principles of the development strategy and national policy?*

1.1 There is no specific Green Belt policy in the Publication version of the Plan for Stafford Borough and there is a reliance on Spatial Principle 7 (Policy SP7) and Policy C5 to guide development in the Green Belt. Trentham Leisure Limited own land in Trentham which is described as a village in Paragraph 9.24, albeit we understand there are no definite boundaries available and these are to be agreed.

1.2 We do not consider that Policy C5 (Residential Proposals outside the Settlement Hierarchy) Part A: New Development is consistent with Paragraph 89 of the NPPF. Paragraph 89 confirms that 'limited infilling in villages' and 'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and purposes of including land within it than the existing development', are exceptions to being inappropriate development in the Green Belt. However, this is not reflected in the current policy which is limited to development that cannot be accommodated in the settlement hierarchy; housing justified by a Parish-based Housing Needs Assessment and high quality development responding to the setting, form and character of the locality and surrounding landscape.

1.3 There are a number of villages within Stafford Borough that are washed over with Green Belt and include vacant plots where appropriate infilling would be appropriate with no harm to the surrounding character of the area. We consider Policy C5 should be expanded to enable these to be developed, subject to an assessment against the purposes of the Green Belt and the Green Belt objectives in Paragraphs 80 and 81 of the NPPF, respectively. In particular, sensitive infilling can assist in urban regeneration by avoiding the need to develop more sensitive greenfield locations, can assist in preserving the setting and special character of the settlements and improving damaged and derelict land.

Requested change

- 1.4 To ensure the policy is consistent with Paragraph 89 of the NPPF, we request that Part A of Policy C5 be amended as follows:

A. New Development

In areas outside of Settlement Boundaries, as defined in Spatial Principle SP7, proposals for new residential development will need to meet the criteria listed in SP7, together with all of the following criteria:

1. It is demonstrated that provision cannot be accommodated within the Settlement Hierarchy (Spatial Principle SP3);
2. The housing is justified by a Parish based Local Housing Needs Assessment, and an appraisal of the scheme, proving that it will meet the defined needs, shall accompany any planning application;
3. The development is of a high quality design that reflects the setting, form and character of the locality and the surrounding landscape;

The following development will also be acceptable:

- a) **appropriate limited infilling within villages and settlements in the Green Belt; or,**
- b) **appropriate limited infilling or the partial or complete redevelopment of previously developed sites in the Green Belt provided that it would not have a greater impact on the openness of the Green Belt and purposes of including land within the Green Belt than any existing development.**

**Barton Willmore
10th October 2013**