

Local Plan Preferred Options July 2017 – Response Form

Name:.....

Address:.....

..... Postcode:

E-Mail contact:

Please return this form by **5pm on 22nd September 2017** by:

Email to: forward.plans@staffsmoorlands.gov.uk

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

Further information: www.staffsmoorlands.gov.uk/localplan

PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be made available for public inspection and on the Councils website and cannot be treated as confidential.

This representation is to comment on overall housing numbers and housing sites CH001/CH132. Separate responses can be submitted if you wish to comment on any further site.

SITE REFERENCE Cheadle North Strategic Development Area **POLICY** DSC 1 (sites CH001 & CH132)

What is the nature of your comment: - **I OBJECT TO THESE PROPOSED SITES.**

Reasons why site CH132 should be removed because:

- “The Highways Department has raised issues regarding access. Number of dwellings would be limited to 50 if accessed through adjacent site CH001. Additional land would be required if other access gained onto the site which would involve numerous landowners” Therefore the housing and school are potentially not deliverable.
- Subject to flooding due to the Cecilly Mills Brook.
- Adjacent to Cecilly Mills brook which has a strong population of water voles (protected species).
- The field is Greenfield grade 3 ALC land
- Elevated land heightening visual impact
- Large number of objections to this site
- There are other sites which are infinitely more sustainable.

Logic suggests that the school would be better placed in a more central location rather than in an area with poor road access and situated on an outer peninsular of the town, away from the majority of existing homes. I propose that the school is moved to a more sensible, sustainable and central location.

SITE REFERENCE Future Provision and Distribution of Development Policy SS 3

What is the nature of your comment: - **I OBJECT TO THIS POLICY**

The Council’s Independent report - 2014 Strategic Housing Market Assessment (SHMA) update concluded that the housing needs of the District lie within the range of 235 to 330 additional homes per year up to 2031. Which over the 19 year local plan period this equates an estimated housing need of between 4465 - 6270 houses. **I object to the Council proposing to build at the top end of this range at 6080.** By removing the unnecessary and inflated new housing numbers and building at the lower end of the range would see numerous greenfield sites being saved in Cheadle and other areas within Staffs Moorlands. Greenfields are an asset to the district, it should be a priority to preserve them for future generations.

I also object to the housing district percentage for Cheadle being increased to 25% whereas it was 22% in the adopted 2014 Core Strategy. The proposed housing numbers for Cheadle are too high. Also, the proposed employment sites (20%) are lower than the proposed housing for Cheadle (25%). If there is no employment for people in the new houses, how can the Council justify the need for building them?

The Council state that “Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change” This plan is not objectively assessed as it is not based on the current evidence therefore I urge the Council and Councilors to listen to residents and reduce the housing numbers and save greenfields.

Continue underneath to personalise your representation form

Signed.....

Thank you for your response.