

Planning Committee –Tuesday 19th June 2018

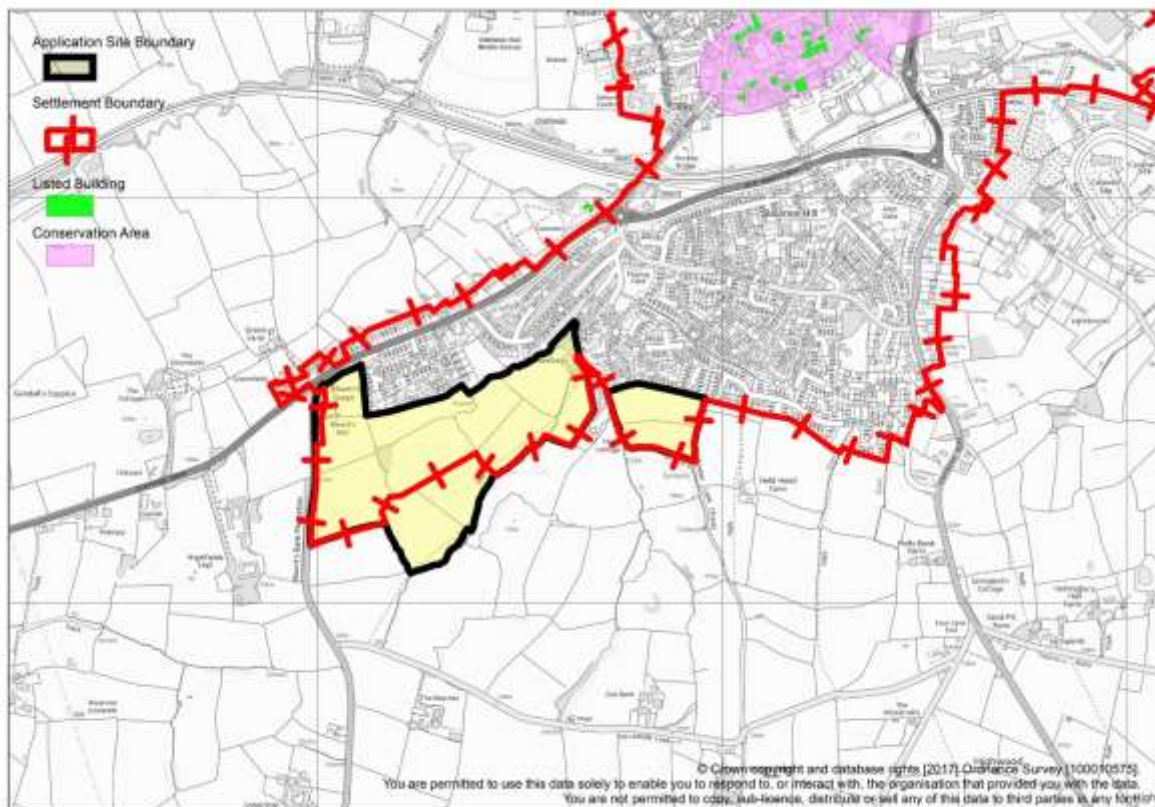
Supplemental Report of the Head of Service

This report has been checked on behalf of Legal Services by Sherrie Grant

Item 7.1

Application No: P/2015/01497 – Hazelwalls Farm, Timber Lane, Uttoxeter, ST14 8DQ

- 1.1 The proposal was a full application for the demolition of existing buildings and the erection of 429 dwellings, provision of public open space and landscaping works, drainage attenuation areas, access roads and associated works. The application site comprises two individual parcels of land.
- 1.2 70 dwellings were proposed on the smaller of the two parcels of land. The development is proposed to be accessed through Sorrell Close, an existing cul-de-sac. 359 dwellings are proposed on the larger of the two parcels of land. This part of the development is proposed to be accessed via the B5013 Abbots Bromley Road.



2. Supplemental

- 2.1 The application was originally presented to Planning Committee in July 2017. The committee determined to permit the application subject to conditions and the completion of a Section 106 agreement. The Section 106 is nearing completion.

- 2.2 Subsequently complaints have been submitted by residents including the Hazelwalls Impact Group which have been dealt with through the Council's formal complaints procedures. The complaints have raised issues with every aspect of the Hazelwalls proposal. Officers have responded to these complaints systematically over the last 6 months.
- 2.3 This supplemental report addresses a particular issue raised by some residents relating to the settlement boundary. Of concern was that information was not available to residents during the consultation process which indicated the extent to which the application site extended beyond the settlement boundary. As such residents felt that they did not have information before them to be able to provide appropriate comments on this matter.
- 2.4 The issue of the application site extending beyond the settlement boundary was first raised at the Hazelwalls site visit. Whilst there was discussion on this issue at the previous Planning Committee in July 2017 the Borough Council has given the matter further consideration, and in the interests of fairness to residents, took the decision to consult again on that single issue, to allow residents the opportunity to comment. To support the consultation process the developers were asked to provide a single plan which clearly showed the settlement boundary and application site boundary. Statutory consultation processes were adhered to.
- 2.5 For clarification the following figures demonstrate the extent of the application site that lies outside the settlement boundary. These figures were provided by the applicant and are:

Application Site Boundary
Total Area = 24.39 Hectares
Total No of Plots = 429

Extent of application site outside of settlement boundary
Area = 4.39 Hectares (18%)
No of Plots = 68 (16%)

Consultation took place between 29 March and 25 April 2018. This extended period of consultation allowed for the Easter holidays.

3. Consultation Response

- 3.1 **Of the 225** comments received the majority related to the settlement boundary consultation.
- 3.2 A number of comments received re-iterated those previously made which were reported to, and considered by, the Planning Committee in July 2017.
- 3.3 Comments received during this consultation are summarised in Appendix 1.

4. Policy Framework

- 4.1 The starting point for decision making on all planning applications is that they must be made in accordance with the adopted development plan unless material considerations indicate otherwise.

- 4.2 Relevant policies of the Local Plan are considered to be up to date. In September the Borough Council published a revised 5 year land supply position of 5.23 years.
- 4.3 Policy SP4 allocates land to meet the housing requirement of 11,648 dwellings over the plan period of 2012-2031 (as set out in policy SP3). SP4 provides the development strategy including a list of allocated sites. The allocated Hazelwalls site in Uttoxeter, which is defined as a main town, is earmarked for delivering 400 dwellings over the plan period.
- 4.4 SP4 states that the Development Requirement assigned to the Main Towns will be delivered within settlement boundaries or in accordance with a Made Neighbourhood Plan.
- 4.5 Policy SP7 sets out a list of allocations which are also defined within the Local Plan as Sustainable Urban Extensions. The allocated Hazelwalls site is listed as a smaller SUE. The policy lists a series of requirements applying to the development of all SUE's, including the need to make provision for;
- a network of green spaces linking the Sustainable Urban Extension to the wider Green Infrastructure (GI) network..', and,
 - development that respects the environmental and historic environment character of its rural surroundings and existing townscape character..'
- 4.6 The list of requirements is followed by the following statement;

'The smaller Sustainable Urban Extensions should also make provision for the above, although the Council will be flexible where it can be demonstrated satisfactorily that it is not feasible or desirable to provide these because of the size of the site.'

Policy SP8 is directed at the control of all development outside of settlement boundaries. It prohibits such development subject to a list of 9 exceptions. Those exceptions include development that is;

- essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location; or
- providing facilities for the use of the general public or local community close to an existing settlement which is reasonably accessible on foot, by bicycle or by public transport; or
- in accordance with a 'made' (i.e. legally in force) Neighbourhood Plan; or
- development under the Rural Exception Sites policy (see Policy 18 on Exception Sites); or

- Appropriate re-use of Rural Buildings following guidance set out in the Rural Buildings SPD; or
- infrastructure development where an overriding need for the development to be located in the countryside can be demonstrated; or
- development necessary to secure a significant improvement to the landscape or the conservation of a feature of acknowledged importance; or
- provision for renewable energy generation, of a scale and design appropriate to its location.
- otherwise appropriate in the countryside.

4.7 If a proposal falls within any of the 9 exceptions listed in Policy SP8, it is then subject to a series of development management criteria set out in the second part of the policy.

4.8 The Local Plan also sets out, in Neighbourhood Plan Policy 1 those policies which are to be considered 'strategic' for the purposes of the basic conditions, including SP4 which relates to housing allocations, and SP8 which relates to development outside settlement boundaries. The Uttoxeter Neighbourhood Plan does not contain a policy on development outside settlement boundaries. The Neighbourhood Plan is silent on the settlement boundary.

5. Assessment of Proposals

5.1 The allocated Hazelwalls site forms part of the housing strategy in policy SP4 which seeks to deliver houses across East Staffordshire including Uttoxeter. SP4 indicates that the allocated Hazelwalls site is expected to deliver 400 dwellings. This figure is a minimum figure, an approach which was discussed at length at the Local Plan examination. Minimum housing figures in the plan represents flexibility in the strategy and an ability to accommodate more growth if it comes forward which in turn supports the Government's overarching ambition of significantly increasing the supply of housing.

5.2 The proposal delivers a small Sustainable Urban Extension including a network of green spaces linking the site to the wider green infrastructure and development, and that respects the environmental and historic environment character of its rural surroundings and existing townscape character.

5.3 The principle of residential development within the allocated Hazelwalls site complies with Local Plan policies SP4 and SP7.

5.4 The principle of providing accessible public open space to serve new and existing dwellings outside of (but close to) the settlement boundary complies with the Local Plan (policy SP8).

5.5 It is acknowledged that the open space provision exceeds the amount required for a development of that quantum as set out in Strategic Policy 32. However, officers negotiated more open space in order to achieve the following:

- link the green spaces within the site to the wider countryside,
- provide a wildlife corridor which was necessary to facilitate the movement of animals
- in design terms to soften the edge of the development within the landscape
- ensure that owing to the topography of the site the provision of open spaces were useable for recreational purposes.
- deliver recommendations from the Playing Pitch Strategy which seek to address deficiencies in the Uttoxeter area for additional accessible natural greenspace and green corridors.

5.6 As is set out above, some of the proposed built development is located outside the development boundary. That provision of that built development outside of the settlement boundary falls within none of the exceptions listed in policy SP8. However, the fact that an aspect of the proposal is in conflict with one of the policies of the Local Plan does not render the proposal in breach of the Local Plan as a whole. Very significant components of the proposal comply with various policies of the Local Plan including SP4, 7 and 8.

5.7 In addition, extending the development beyond the settlement boundary and into the open countryside has ensured that the development has been comprehensively planned. The extended site area has provided flexibility in the master planning process which has ultimately delivered a well-designed and robust proposal. The proposal responds to the landscape positively and creates an attractive development with a good layout, movement through the site, and a sense of place.

6. Conclusion

6.1 Local Planning Authorities are required to boost the supply of housing. For the most part, the proposals accord with the adopted Local Plan. Whilst that part of the proposals comprising residential development beyond the settlement boundary does not comply with policy SP8, it is necessary to reach a conclusion as to whether the proposals comply with the development plan as a whole. The planning judgement is that the proposal accords with the Local Plan taken as a whole.

7. Recommendation

7.1 That the recommendation remains as per the committee's decision of July 2017; namely to PERMIT subject to the following conditions and the completion of a Section 106 agreement relating to the contributions set out in paragraph 24.3 of the July 2017 report.

1. Time limit for commencement (2 years)
2. Approved plans
3. Submission and approval of samples and details of materials of construction 00002F
4. Submission and approval of slab levels and land regrading works
5. Submission and approval of drainage details 00005a
6. Submission and approval of ecological surveys including bats and barn owls on the buildings to be demolished and subsequent method statement/construction environment management plan (protection of wildlife and supporting habitats) (Bespoke)
7. Submission and approval of details of a phasing plan for the provision of the Public Open Space
8. Submission and approval of lighting plan (Bespoke)
9. Submission and approval of ecological and biodiversity enhancement measures
10. Submission and approval of a construction management plan and implementation of plan works to monitor and mitigate against dust 00016g
11. Submission and approval of details of a site waste management plan (Bespoke)
12. Submission and approval of landscape and ecology/biodiversity management plan with long term objectives, management responsibilities and maintenance schedules for all landscaped areas to include a tree and hedgerow protection measures during construction (Bespoke)
13. Submission and approval of a program of archaeological works
14. Submission of landscaping scheme 00003a
15. Submission and approval of information pack to go into the welcome pack for each property to provide information relating to the Cannock Chase Sac and alternative recreational facilities in the area (bespoke)
16. Mitigation measures to be submitted and agreed if during the course of development contamination is found to be present
17. Imported soils condition 00010c
18. Occupation of the development hereby permitted, above the first 70 units, shall proceed at a rate to be agreed with Severn Trent Water while the required local sewerage improvements are carried out (Bespoke)

19. Implementation of landscaping 00003b
20. Implementation of fencing and walling
21. Development to be carried out in accordance with mitigation measures set out in ecology appraisal (bespoke)
22. Vegetation removal outside of the bird breeding season. An inspection of buildings undertaken to check for active nests prior to their demolition – nests must remain unaffected until chicks have fledged. (bespoke)
23. Development to accord with the recommendations of the FRA (bespoke)
24. Development carried out in accordance with Defras Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (Bespoke)
25. Parking spaces shall be retained at all times for their designated purpose and integral garages indicated on the approved plans shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority (Bespoke?)
26. Any soakaways shall be located a minimum of 5.0m rear of the highway boundary (Bespoke?)
27. Where a private access falls toward the public highway a surface water drainage interceptor, connected to a surface water outfall (Bespoke)
28. The relevant bin storage points to be provided before the dwellings they serve are first occupied and therefore retained for their stated purpose (Bespoke).
29. Obscure glazing of first floor windows on side elevations of plots 1(N), 105(E), 114(E), 127(N), 138(N), 139(N), 366(N) and 375(N), with opening parts more than 1.7 metres above the floor level
30. Rooflights to have a black finish
31. Removal of PD rights for wall and means of enclosure to front of properties except those approved by this consent.

Informatives

1. Standard engagement informative.
2. The applicant is advised to note and act upon as necessary the attached comments of the Police Architectural Liaison Officer. However, where there is any conflict between the recommendations of the Architectural Liaison Officer and the terms of the planning consents the latter take precedence
3. Pre-commencement conditions standard informative
4. Footpaths informative – remain unaltered, open and obstruction free. Public Footpath No.16 in the Parish of Uttoxeter Town runs through

the site and no works should be undertaken which might adversely affect the rights of users.

5. This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. The developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. agreed
6. The Condition above requiring off-site highway works shall require Major Works Agreements with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Major Works Agreement Information Pack and an application form for the Major Works Agreement. Please complete and send to the address indicated on the application form which is Network Management Unit, Staffordshire County Council, 2 Staffordshire Place, Tipping Street, Stafford. ST16 2DH. (or email to nmu@staffordshire.gov.uk)

<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

8. Background papers

8.1 The following papers were used in the preparation of this report:-

The planning file relating to application ref: P/2015/01497 as set out in the Committee report and the documentation as submitted by the applicants following the publication of the Committee report.

For further information contact: Anna Miller

Telephone Number: 01283 508630

Email: anna.miller@eaststaffsbc.gov.uk

8.2 A summary of the consultation responses is set out below:

Statutory and non statutory consultee		Response
8.3	Parish Council	<p>The Council objects due to the consultation process on the settlement boundary undertaken by ESBC does not make clear to interested parties what decisions are at stake, how those decisions will be taken and what matters are relevant to the consideration of those decisions. It therefore provides inadequate information to interested parties which frustrates the objectives of the consultation. The present consultation process should be halted and replaced with one which enables full participation by the community.</p> <p>(b) The Council objects to the proposal that the development should breach the existing settlement boundary on the basis that the settlement boundary represents the considered policy of ESBC on appropriate development and that boundary is supported by the Uttoxeter Neighbourhood plan, and that no arguments have been put forward in favour of changing that policy.</p> <p>(c) The Council objects to the detailed plans for development on the basis that this is a high-density development which is not consistent with the general pattern of development in the town and with the surrounding housing estates and sacrifices the quality of accommodation and environment.</p> <p>(d) The Town Council reiterates the previous major concerns as reported to ESBC as follows:</p> <ul style="list-style-type: none"> • Access to the development is inadequate both from the east (Sorrel Close), and from the junction of the A518 and the B5013. It calls for revised plans for a lower density housing development with buffer zones between existing developments and with all access to the development being provided from the A518 via a roundabout at the junction of the A518/B5013. • The concerns over flooding around Hazelwalls Park have not been addressed, and the continued risks have been demonstrated by flooding this spring. No development should take place until flood risk has been fully ameliorated.

		<ul style="list-style-type: none"> • Uttoxeter Neighbourhood Plan – The application does not comply with Policies T3, T4, D1, E1, E2, H2 and C2 of the made Uttoxeter Neighbourhood Plan and the Developer must provide evidence of compliance prior to approval. • The Town Council therefore calls on ESBC to reject the existing proposals. Any revised proposals must address the issues set out above and also address the detailed points made in the Town Council’s previous objections to this development.
8.4	SCC Highways	No objection subject to conditions
8.5	SCC Education	No further comments.
8.6	SCC Flood Risk Team	No further comments.
8.7	SCC Rights of Way	The documents lack any real detail about the potential impact on the public rights of way and none of the plans recognise the existence of the footpaths. In view of this we require further clarification about the potential impact on the path network and the measures that are proposed to mitigate against it. The northern end of Footpath No 16 Uttoxeter Town appears to be directly affected by planting schemes and potentially a pond yet this is not recognised.
8.8	SCC Archaeology	No objections subject to condition requiring a written scheme of archeological investigation.
8.9	Environment Agency	No further comments.
8.10	Natural England	No further comments.
8.11	Ramblers Association	No further comments.
8.12	Architectural Liaison Officer	No objection but provides advice relating to crime prevention measures to be employed across the site.
8.13	Historic England	No further comments.
8.14	Sport England	Maintain their previous objections.
8.15	East Staffordshire CCG Primary Care team	No further comments.

Internal Consultees	Response
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8.16	Waste Management	No further comments.
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9. Neighbour responses

9.1 225 letters were received including a presentation from the Hazelwalls Impact Group on behalf of 400 members.

Neighbour responses	
Principle	<p>Additional strain on services in the town including schools, doctors, dentists and other infrastructure. All of which are currently at capacity.</p> <p>Allowing development outside of the settlement boundary will set a precedent for future developments in the town.</p> <p>Brownfield sites should be delivered before greenfield land is released for housing. Sites in the town are eyesores and should be delivered prior to Hazelwalls coming forward.</p> <p>Strong opposition for the development of greenfield unallocated land.</p> <p>The scheme proposes an additional 20% of land area than that included within the defined settlement boundary – this is unacceptable.</p> <p>68 dwellings are proposed outside of the defined settlement boundary – this is a large proportion of the overall dwellings proposed.</p> <p>The proposal should be revised to be in line with the allocation for development on the site. The boundary was the subject of public consultation and as such should not be revised in this way. If it is accepted in its current form it will render the Local Plan and the Neighbourhood plan useless.</p> <p>The handling of the application has been a disgrace and continues in the same vein.</p> <p>The delivery of houses in the town has exceeded that of the number allocated in the Local Plan and as such there is no justification for additional houses being built in the town.</p> <p>The town needs starter homes, this application and its housing mix does not reflect the needs of the town.</p>

There is a shortfall in employment in the town and as such the town is becoming a commuter town with people leaving the area to access places of work.

A development of this scale will erode the character of the town to its detriment.

Financial contributions through a Section 106 do not outweigh common sense and the need to provide for the younger generations and first time buyers.

With Brexit looming we should not be 'giving away' valuable agricultural land.

A higher proportion of affordable housing units should be provided to meet local need.

Existing residential developments have numerous units still not occupied demonstrating the lack of need for additional units in the town.

The site should never have been allocated in the local plan. The topography of the site and other associated constraints mean that it is not a suitable option.

The site is unsustainable as identified in ESBCs own assessment in 2012 (Preferred Option Report).

Existing residents of Uttoxeter will not be able to afford any of the properties proposed.

Local services including foul and surface water drainage cannot cope with additional development, they are at capacity now.

The land in question is green belt agricultural land.

The housing mix does not meet the criteria as set out in the Uttoxeter Neighbourhood Plan.

Uttoxeter is a market town, further over development of the town will erode this character completely.

When development was proposed outside of settlement boundaries in Burton the Council fought hard to resist the proposals taking it to court – why aren't they doing the same in Uttoxeter?

The proposal is contrary to Local Plan Policy SP8.

The bungalows that are inevitably aimed at older people are located on the furthest point from the town centre and local services.

The scheme only proposes 3% of the housing mix to be bungalows – it should be proposing 10%.

The housing mix overall is not adequate and has a high number of four bedroom properties.

Allowing the extension of the site outside of the development boundary on the grounds that it makes the scheme more viable/profitable for the developer is not acceptable.

Development should be directed to areas outside of the town, for example Spath and Stramshall which are well located for services and facilities and have brownfield sites and other land available for development.

Efforts would be better spent on improving the town centre and services/facilities available to existing residents.

The proposed housing mix does not reflect the needs of the ageing population in the town nor does it meet the criteria set out in the Housing Choices SPD.

The number of affordable housing units is not in compliance with Local Plan Policies.

No provision for house share/Homes in multiple occupation proposed.

This does not meet the criteria to be an exceptions site and as such should not be allowed outside of the development boundary.

The site is unsustainably located with no local services or facilities.

No community facilities are proposed to support and serve the new and existing communities. A community centre should be included in the proposal.

The proposal exceeds the figure proposed for the site in the Local Plan of 400 dwellings. If numbers were reduced along with the provision of open space, the development would fit within the limits of the settlement boundary.

The type of dwellings proposed adjacent to existing dwellings is not commensurate with the type and scale of existing

	<p>development and should be revised to reflect adjacent densities.</p> <p>Blounts Green Farm is also outside of the development boundary and should not be included within the plans/scheme.</p> <p>Issues relating to climate change have not been adequately addressed – no renewable energy proposal or sustainable building techniques have been included in the plans.</p> <p>The Council do not have a clear vision for Uttoxeter. The town needs a masterplan which should be diligently implemented. The cattle market was not replaced as promised leading to the demise of the local market and the redevelopment of the quarry has not come to fruition.</p> <p>The Council are being swayed by the promise of Section 106 monies and additional council tax.</p>
<p>Impacts on Amenity</p>	<p>High levels of pollution from the influx of additional cars in the town.</p> <p>Noise pollution.</p> <p>The loss of open space and green fields will have a detrimental impact upon the health and welfare of the residents who live close to and are most affected by the development.</p> <p>Existing residents will be adversely affected by this development and this will have a detrimental impact upon their lives. Construction works will last in excess of seven years and will significantly erode the local residents' quality of life. Residents' mental health will suffer as a result.</p> <p>The distance between existing and proposed dwellings is insufficient and as such will result in the loss of private amenities.</p> <p>A landscaped buffer zone of a minimum of 30m wide should be implemented to provide an adequate distance between existing and proposed dwellings. Trees should be a minimum of 15m in height.</p> <p>No new dwellings should be built to the rear of numbers 4, 5 or 6 Stanway Close.</p> <p>Dwellings are orientated and positioned to result in a detrimental level of overlooking to neighbouring properties.</p>

	<p>The new footpath link to Blounts Drive will increase noise and disturbance to neighbouring properties.</p> <p>Existing hedges will not form a secure boundary between existing and proposed properties.</p> <p>Adverse impact from noise, dust, vibration and disturbance during construction phases that will span years.</p> <p>Given the topography of the site, the overlooking from the new dwellings on existing properties will be exacerbated.</p> <p>Green space should be repositioned to the rear of existing dwellings to maintain some separation distance and in turn protect residential amenities.</p> <p>Bungalows located adjacent to existing dwellings would be more appropriate to reduce overlooking.</p> <p>Loss of security and fear of crime by introducing a footpath through the paly area on Blounts Drive.</p> <p>Local residents will be plagued by vermin such as rats during construction phases.</p> <p>Some of the farm buildings form part of the boundary to some properties on Westlands Road. What will happen to these boundaries?</p> <p>The substation is inappropriately sited.</p> <p>Access for disabled and less mobile residents has not been addressed.</p> <p>No M4(2) compliant homes are proposed contrary to Local Plan Policy.</p> <p>Inadequate provision of suitable play areas.</p>
<p>Landscape and Visual Impact</p>	<p>Detrimental impact upon the character and appearance of the countryside and rural edge of the town.</p> <p>The proposed landscaping scheme should be thorough and should adequately address the existing residents' boundaries.</p> <p>The edge of the development adjacent to farm land should be reflective of its rural context and rear gardens should not adjoin the boundary. The area should be appropriately landscaped to respect its setting.</p>

Highways Impacts	<p>Increase in traffic in the town</p> <p>Increase in traffic particularly in the Stafford Road Area.</p> <p>Sorrel Close is not suitable to be an access for a further 70 dwellings. This was not adequately discussed at the last committee meeting and should be discussed thoroughly this time.</p> <p>Danger to children crossing busy roads and playing in the streets due to increased volumes of traffic.</p> <p>The traffic lights proposed on the junction of Stafford Road and Abbots Bromley Road will cause traffic chaos with long queues of traffic and making it impossible to exit side roads such as Westlands Road and Blounts Drive.</p> <p>The roundabout on the Abbots Bromley Road is completely inappropriate and should be an elongated T Junction with slip roads. This would work much more efficiently and safely.</p> <p>Roads and associated drains and gullies are not maintained properly now – how will the Highway Authority cope with additional infrastructure to maintain?</p> <p>The Speed limit on Stafford Road should be revised.</p> <p>Surrounding roads are narrow and winding, with a number of serious Road Traffic Accidents in the last 4 years. This will only increase with additional traffic in the area.</p> <p>Narrow country roads will be used as short cuts for residents travelling to Burton and Marchington and will become very dangerous.</p> <p>The new footpath link to Blounts Drive will encourage crime, will put the users of the park in danger and will increase noise and disturbance to neighbouring properties.</p> <p>Roads need to be upgraded in order to cope with the increase in traffic movements.</p> <p>Pedestrian access to and from the site is inadequate and poses a real danger to pedestrians.</p> <p>People park down both sides of Sorrel Close and as such access to the site via this small cul-de-sac will be compromised greatly.</p>

	<p>The data used for the traffic surveys is out of date and does not show the true levels of traffic numbers in the area. Surveys were carried out outside of peak times and during periods of school holidays. These should be re-done to show an accurate representation.</p> <p>Instead of the three way light controlled junction – it should be a roundabout.</p> <p>Traffic flow will be affected throughout the town if the proposed highway works are approved.</p> <p>The town is poorly served by public transport that cannot cater for existing demand – this will only get worse with a growing population.</p> <p>The proposal does not include any control measures for vehicles exiting Blounts Drive – this junction will be adversely affected by the influx of queueing traffic.</p> <p>By reducing the number of dwellings by removing the 68 units located outside of the development boundary you would reduce the potential daily traffic by 140 cars.</p> <p>The traffic calming measures on Sorrel Close (Sleeping Policemen) are dangerous in adverse weather conditions reducing traction, especially in snowy/icy conditions.</p> <p>The bus route should not include access to the site accessed via Sorrel Close as it is not wide enough to allow for a bus to pass through.</p> <p>The parked cars on Sorrel Close will also impede the access for emergency vehicles.</p> <p>Sorrel Close should remain a cul-de-sac.</p>
<p>Flood and drainage impacts</p>	<p>Exacerbation of existing flooding issues being experienced in the area.</p> <p>The issues of local flooding has not been adequately addressed.</p> <p>Flooding in the local area is a product of poor planning when the bird lands and herb lands developments were permitted, this issue will not go away and will be further impacted upon by allowing additional built form in the area.</p>

	<p>There have been four occasions of significant flooding in the area in the past two and a half years. This does not reflect the 1 in 100 year occurrence referred to in the statements.</p> <p>The SUDs features pose a health and safety risk especially at times of high water.</p> <p>Local representations relating to flooding in the area including suggested testing requirements outlined by a resident (Mr R Divers) were not adequately explored. When it was agreed that Condition 5 should be revised to include further details this was not included in the minutes of the meeting.</p> <p>The proposed drainage strategy will not resolve the issues being experienced locally with flooding.</p> <p>Concerns relating to the long terms maintenance of the existing ditches and watercourses.</p> <p>Drainage bodies have indicated that there is inadequate capacity to deal with this number of additional dwellings.</p> <p>SUDs features are not located/proposed in the correct positions and will do little to alleviate existing drainage/flooding issues in the area.</p>
Ecology	<p>Detrimental impact upon wildlife and protected species.</p> <p>Loss of hedges, trees and valuable habitats for local wildlife populations.</p> <p>The surveys carried out are inadequate.</p> <p>The tree survey is fatally flawed with a misrepresentation of where trees are and more particularly the position of the trees covered by a preservation order.</p> <p>The Root Protection Areas (RPA) of the protected trees and trees to be retained is not in accordance with common practice guidance and as such the trees are compromised.</p> <p>Loss of valuable wildlife corridors along field boundaries and ditches.</p> <p>Impact upon toads/amphibian wildlife in the vicinity has not been adequately assessed – there is evidence of their presence locally and signage is in place to warn the public about their presence. The increased traffic within the area of their habitat will result in a risk to life to these amphibians.</p>

	<p>Surveys only cover the sites themselves and not adjacent habitats or migratory routes.</p> <p>There is an established badger set on the site and no regard has been paid to its presence or preservation.</p>
Other	<p>Loss of property value due to the proximity of affordable housing units.</p> <p>The positioning of the proposed SUDs features will have a detrimental impact upon existing properties, increasing the risk of flooding and voiding current household insurance policies.</p> <p>The concerns raised are not those of a NIMBY society but ones of seriously concerned residents with good knowledge of the area.</p> <p>The comments of local people and the Town Council have repeatedly been ignored.</p> <p>The boundaries between the site and Stanway Close is incorrect.</p> <p>The application was not fairly considered at the last Committee meeting as many councilors were absent.</p> <p>The consultation process is flawed and did not allow residents to have their statutory 21 days to make representations.</p> <p>The consultation does not make it clear as to what is at stake as a result of the development proposal. More information is required to better inform residents.</p> <p>There has been a distinct lack of transparency throughout the whole application process. No mention of the call in by the MP has been made.</p> <p>The issue relating to the settlement boundary was not reported as part of the committee report.</p>
Support for development	<p>Four letters of support have been received, the comments are summarised below:</p> <p>The design of the scheme and the proposed dwellings is of a suitably high quality providing well designed houses and well thought out open spaces.</p>

The Hazelwalls Impact Group is the voice of 400 people, not the voice of the whole town. They are not the majority but rather the loudest voice.

The extent of open spaces provided creates a good link between the development and the countryside beyond.

Acceptable housing mix proposed, catering for all needs.

The flood risk issue has been adequately addressed and reporting in the local press on this issue has resulted in scaremongering.

The roundabout at the larger site access is suitable and will be a betterment in controlling traffic movements.

Public transport provision has been adequately addressed and provided for.

The development provides a place for people to live and enjoy and provides properties for people to progress up the housing ladder and equally to downsize in to.

The development will be an asset to the town.

The quality housing proposed will support economic prosperity for the town.

The town needs more housing to cater for future generations.

The investment into addressing the issues with the current road network is welcomed.

Additional people in the town will encourage further investment and will help to maintain current businesses.

The design of the proposal provides a low density of development adjacent to the prevailing countryside, reflecting its semi-rural location.

The fact that the development steps outside of the settlement boundary is insignificant – it follows a natural boundary and logical boundary and given the topography of the site, the additional houses in this area will not be prominent.

The additional area of open space in the area subject to this consultation will enhance the development to its benefit.

Hazelwalls Impact Group

The Hazelwalls Impact Group submitted representations in the form of a powerpoint presentation on behalf of over 400 members. The content of which is summarised below:

- Object to the development on the following grounds:
- The proposal is in direct conflict with the Local Plan and more particularly Policy SP8.
- The proposal is in direct conflict with the Made Uttoxeter Neighbourhood Plan which states:
 - Brownfield land should be developed before greenfield land.
 - Loss of the identity and character of the town.
 - Not in compliance with the prescribed housing mix.
- Brownfield sites should be utilised before greenfield sites.
- Impact upon local area by exacerbating existing flooding issues. The area flooded again on the 18th March 2018. That's four times in the last two and a half years. This is a regular occurrence and must be taken seriously.
- Concerns for highway safety and the influx of traffic within the town.
- The proposed traffic lights will cause chaos as did the temporary lights on Stafford Road in March 2018. This also put children in danger as they had to dodge vehicles through the traffic to cross the road.
- Road surveys submitted do not give a true reflection of the area. They are out of date. A trial should be done at the developers expense to set up the three way light system to see if it actually works before agreeing to it formally.
- The cumulative impact of all other developments in the town has not been given due consideration. The recent proposal at Westlands Road has not been taken into consideration as part of this proposal.
- The access through Sorrell Close is far too narrow to cope with additional traffic and is not suitable to support the development. The road is congested with parked cars which also block pavements.

	<ul style="list-style-type: none"> - Insufficient pavements and access routes for pedestrian use resulting in safety concerns. - Public transport surveys submitted are inaccurate and provision has further reduced since the surveys were submitted. - Pollution and impact upon the natural environment. - Air quality concerns. - Detrimental impact upon local wildlife – hedgerows are already being removed and wildlife and its habitat will be lost forever. - Valuable agricultural land is being lost. <p>The proposal contravenes the policies in the NPPF, the East Staffordshire Local Plan and the Uttoxeter Neighbourhood Plan and as such should be refused.</p>
Andrew Griffiths MP	<p>High level of concern from local residents, particularly with regard to the extent of the site outside of the defined allocation boundary, lack of consultation on this issue, lack of justification for the departure within the committee report and presentation in July 2017; the way in which the application has been poorly handled by ESBC; non-compliance with the Local Plan and the Neighbourhood Plan; the undesirable precedent that this application will set for development outside of settlement boundaries; residents' concerns have been ignored by ESBC.</p> <p>The voices of the local residents should be heard and the application should be rejected.</p>