

Denstone Parish Council
Response to Planning Application –
P/2019/01489

6 Dwellings at The Croft – Denstone

Summary of Response:

Denstone Parish Council objects to this Planning Application on the following grounds:

This application contravenes aspects of the East Staffs Borough Council Local Plan (15/10/15) and the Made Denstone Neighbourhood Plan (dated 23/2/17).

The key areas of contravention that are considered are listed below and each one of these will be reviewed in more detail in the rest of this document:

- Development is not within the 'Redefined' settlement boundary
- Significant impact on traffic issues already identified on College Road
- Encroachment of the development on Open Countryside and negative impact on viewpoints as highlighted in NP
- Housing need
- We also understand this land has been subject to 2 previous planning applications c10-12 years ago, both of which were refused. The details of this are not online, however long standing residents of the village have brought this to our attention, and this should be considered.

ESBC Local Plan clause 1.13 states:

Upon adoption, Neighbourhood plans will become a statutory plan carrying equal weight to the Local plan and be part of the suite of documents that guide development. They will be used in making decisions on planning applications by East Staffordshire Borough.

This clause therefore, clearly supports the fact that the Denstone NP must be respected

Development outside settlement boundaries

- **ESBC Local Plan 2.13 – Limits of Development** states:
In order to control development and to protect the countryside it is necessary to define precise limits to development, settlement boundaries, around the main urban areas of Burton upon Trent, Uttoxeter, and tier 1 and tier 2 villages. (Denstone is a Tier 2 Village).
- As a result of the above clause the settlement boundary for Denstone was redefined during the NP process 2017. This was to accommodate the needs of the Village with regards to the provision of required housing, and also for the protection of the characteristics of Denstone as a Village
- **This planning application exists wholly outside of the redefined settlement boundary.**
- **Denstone NP Policy SB1** –The purpose of policy SB1 is therefore to limit new developments to locations wholly within the redefined settlement boundary

Denstone NP Policy SB2 -

- **a)** Although we acknowledge that the proposed development is on a small site, it is not providing necessary housing for the Village as these needs are already accommodated within the NP. Therefore, there is no justification to build outside of the current settlement boundary.
 - a)** Denstone NP has already addressed the evidenced local need
 - b)** The development does not preserve or enhance the character and appearance of the area as required in this clause, as the new development is proposing to encroach on existing countryside location

c) National guidance contained within the National Planning Policy Framework, particularly sections 7 and 11 states that development should respond to local character and add to the overall qualities of an area

Traffic Issues

- **ESBC local plan policy – Strategic Policy 1** states that sustainable development should be: Located on or near good links to, a strategic highway network and not resulting in, vehicles harming residential amenity, causing highway safety issues or harming the character of open countryside.
 - The view of the Parish Council is that this proposed development fulfils neither of these key points. There are significant impacts on the highway safety
 - Paragraph 1.09 of the national planning policy framework (NPPF) states that development should only be refused on Highway grounds where its impact upon the network would be severe
- As well as the issues for traffic and access, we also consider the pavement will be a very dangerous access point onto College Road for pedestrians and cyclists. As the development would need to maintain the hedgerow at least to the width and height that is there today, the proposed access point for the path would mean that pedestrians and cyclists suddenly appear onto College Road at a very narrow and dangerous part of the road. This would be very unsafe, however to reduce the size of the hedgerow would not be an option as this would interfere with the views of the development (as per BE1 & 2 below).
- **Denstone NP policy SB1** – states that development should not add to traffic problems related to Denstone College and JCB.
 - This development proposes 2x 4 bedroom bungalows, 2x2 bed bungalows, 1x2 bed house and 1x3 bed roomed house and provides for 18 car parking spaces
 - Denstone College now has over 400 day pupils and associated teaching and support staff. The volume of traffic which includes private cars, coaches, mini buses as well as HGV supply vehicles, already creates significant traffic issues within the village.
 - The application does take into account providing a wider access to the development for the point of visibility; however it pays no attention to the volume of traffic that will be created.
 - The Parish Council is constantly being approached by residents concerning the speed and volume of traffic on College Road and therefore we do not agree with the statement in the proposal that this development will not have an impact on the highway network. Indeed, our position is that there will be a significant impact on an already stressed highway network within the village. The entrance to this proposed site is at a notorious pinch point in College Road opposite the entrance to another proposed development

Encroachment of the development on Open Countryside and negative impact on viewpoints and local built heritage assets as highlighted in NP

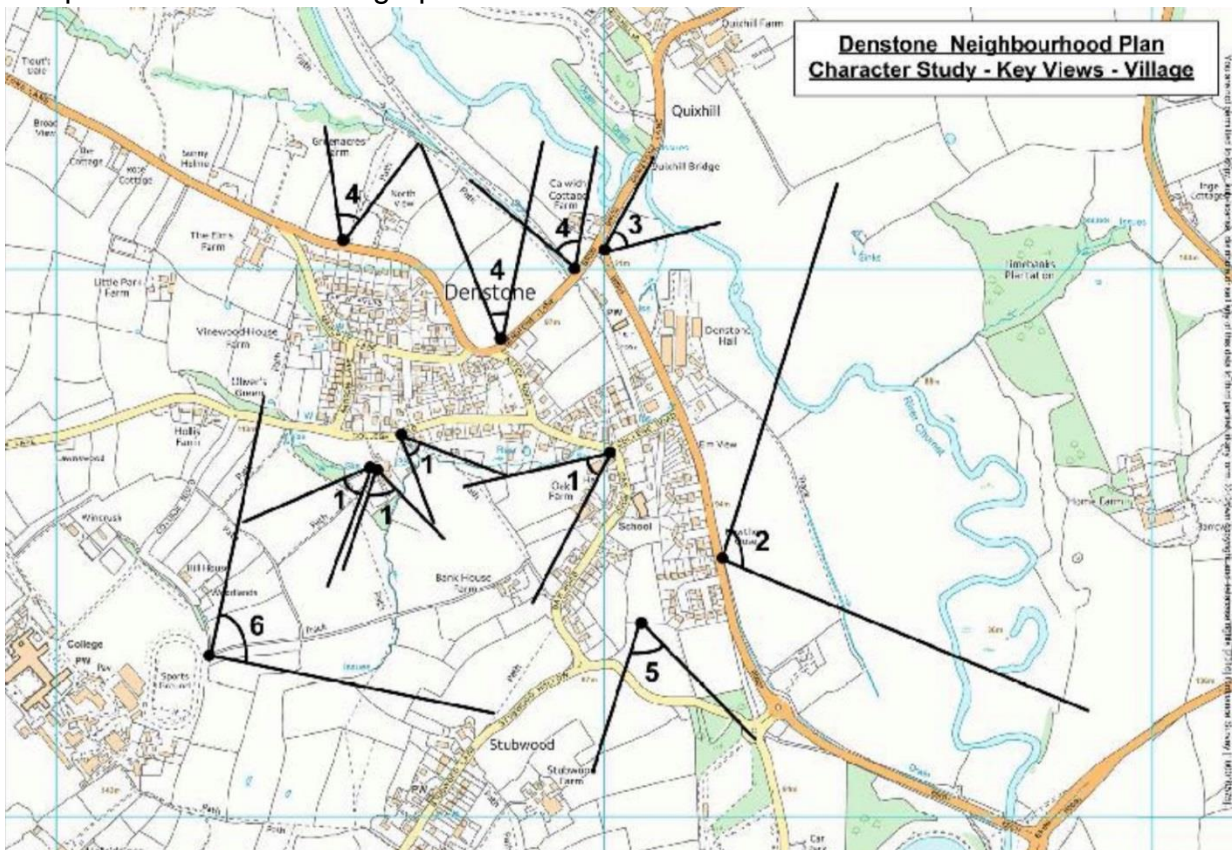
Policy BE1 & 2 – Protecting and enhancing local character

BE1 states - Development involving historic farmsteads and their setting will need to show that there will be no adverse impact on the built and landscape character of the location.

- The Croft is a historic farmstead within Denstone and there will be significant impact on the landscape of this countryside rural location. A public footpath runs through part of this site.

BE2 states – Where appropriate all development proposals will be required to take into account the character, context and setting of the local built Heritage Assets including important views towards and from the assets.

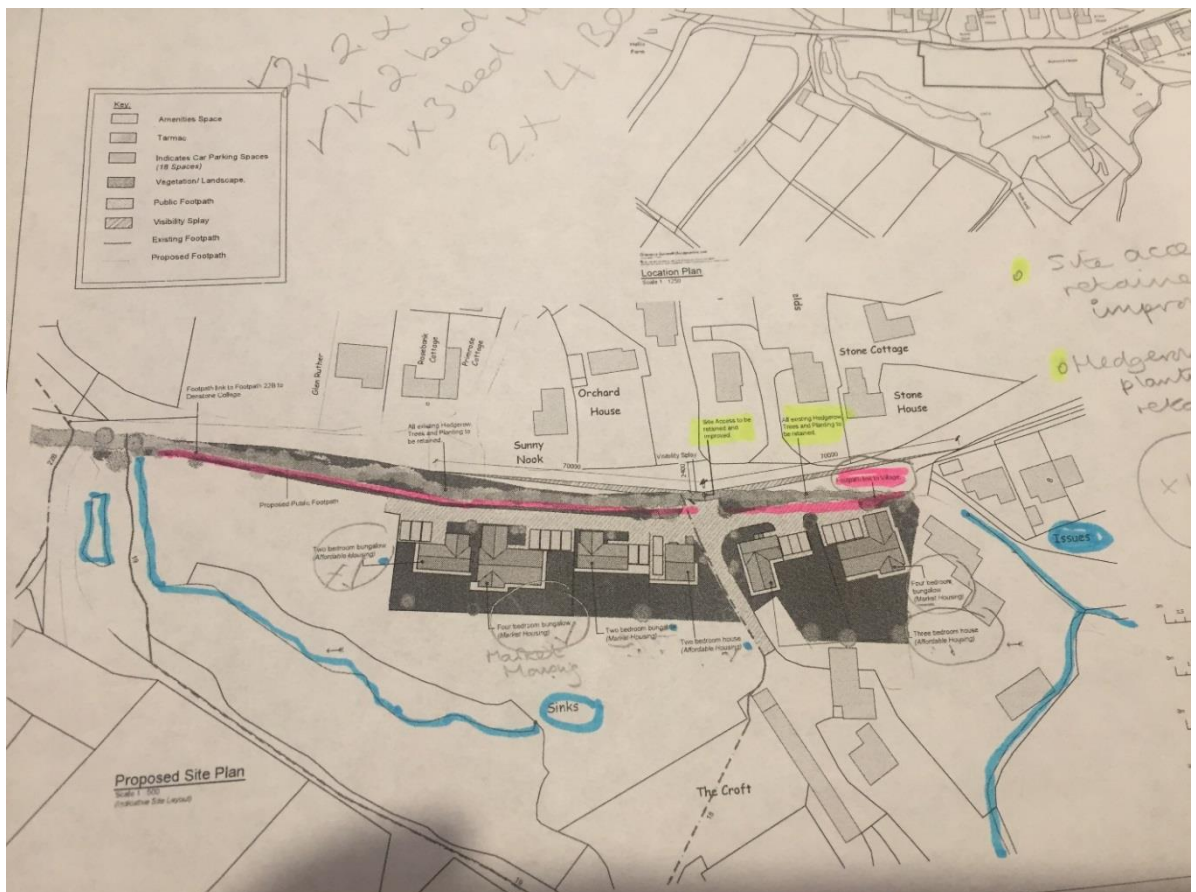
- Both The Croft and Richmond House are identified as Local Built heritage Assets within Denstone NP. The view from both of these properties will be significantly changed, from that of open fields, to one of small housing development.
- Specific views, as identified in the NP, are important views within the village. Appendix 2 – Key Landscape views clearly highlights the view (no 6) from the public footpaths around the college site giving views across the village and its rural setting. This proposed development sits within this protected view. Photograph extract from NP included below



- Due to the above points raised in relation to this proposal the Parish council disputes point 5.22 made in the planning application.

○ This site was previously suggested and put forward as a potential location to be considered as part of the NP. This location was rejected and considered unsuitable for development because:

- Traffic access (as referenced in Traffic issues above)
- Watercourse issues – currently College Road is subject to flooding during periods of regular rainfall. During this rainfall there are 2 considerations we would like to mention:
 - 1) The pink area highlighted on the photograph below already floods covering the whole road and approx. 10ft long



• 2) The road during rainfall creates water flow that is unable to be dispersed through existing drainage. Removal of fields directly adjacent to this area would only compound this problem further. We have included a link to a You Tube video that was taken on a recent rainy day to demonstrate the level of water that already flows down College Road during the wet weather.

<https://youtu.be/SG8FRSrJNLg>

- It would adversely affect the rural setting of the Village because it extends into open countryside
- Therefore built development would adversely affect key longer views

Housing Need

The proposal states that this application is providing for the needs of the Village, however, this information is based on the survey which was responded to by only 15% of the Village population, and therefore is not statistically representative of the population of Denstone as a whole. Therefore we refute this information as not as reliable as the information gathered during the extensive NP process.

It is important to note that the participants of the survey would not have up to date information of the building projects presently being undertaken and planned as part of the NP, nor would they understand the context of why the survey was issued and therefore would not have known that the comments being made were already considered and provisioned for as part of the NP.

Both the housing needs of the village and the protection of the Village environment are already fully taken into account and provisioned for as part of the Denstone NP

In conclusion

As a Parish Council, we have already stated we object to this planning application, however we are also concerned that if this planning application is approved, then this would raise serious questions as to the validity of the Local Plan and the Made Neighbourhood Plan and therefore the ongoing potential for non required developments in the Village.

A neighbourhood plan should contain policies for the development and use of land. This is because, if successful at examination and referendum (or where the neighbourhood plan is updated by way of making a material modification to the plan and completes the relevant process), the neighbourhood plan becomes part of the statutory development plan. **Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise** (**see section 38(6) of the Planning and Compulsory Purchase Act 2004**)