

Local Plan and Site 313

Site 313 should be removed from the Local Plan and the land returned to the Green Belt and agricultural use.

The site being so small 0.3ha is not suitable for the number of homes that were allocated, it's a White Elephant and has never been supported by neighbouring residents, Swindon as a whole or the Parish Council. There is a more suitable site within Swindon Boundary which was initially selected.

The whole process regarding 313 is flawed.

Site 313 was not included in the Site allocation process as the landowner / land agent failed to submit the required documents prior to the Site allocation deadline, given this an alternative site in Swindon was put forward in the preferred sites allocation document.

It was confirmed in an email (copies available) from South Staffordshire Council (Kelly Harris / Karen Richardson) that as the site (313) had not been put forward prior to the deadline an alternative site had been selected and that Site 313 would not now be considered.

The Land agent confirmed that the land was not available, and it was not put forward.

Shortly after this however, the land, 313 was reincluded in the site allocation process, this is fundamentally wrong as the deadline for submissions had passed – hardly a transparent or democratic process and does not give confidence that the process is fair and transparent.

Michael Gove, Secretary of State for the Department of Levelling Up, Housing and Communities in a letter (Decembre 2022) to MPs stated, “there is no truly objective way of calculating how many new homes are needed in an area, If we are to deliver the new homes this country needs, new development must have the **support** of local communities, housing Targets will be **advisory**, not **mandatory**”

Site 313 was Very poorly thought through, the site can clearly not accommodate the 10-dwelling approved by the SAD process with the developer now seeking to extend further into the Green Belt to accommodate an access road (on a 60mph lane)

(Reference the size of the Swindon development compared to that suggested in Himley – Planning References available upon request, more homes in Swindon yet the Himley site with less homes is 3 times the size!

The developer have themselves admitted that without the additional access being granted the site is undeliverable, this proves the argument that the site was poorly considered and cannot deliver the suggested housing units along with infrastructure within the site boundary as (wrongly) agreed following the Site allocation process.

The Refusal of outline planning permission for application 23/00537/OUTM along with the developers own comments that the site is not deliverable should give a clear indication to South Staffordshire Council that the site was poorly selected, is not suitable for the intended use and now needs to be removed from the Local plan.

The reasons for refusal were listed as

1. 2. 3. 4. 5. The proposed access to the allocated housing site is within the Green Belt and is considered to be inappropriate development as set out in policy GB1 of the adopted Core Strategy and paragraph 155 of the National Planning Policy Framework (NPPF). The development is therefore

harmful to the Green Belt, contrary to policy GB1 of the adopted Core Strategy and paragraph 155 of the NPPF. The Local Planning Authority has considered the reasons advanced, but does not consider that these reasons constitute the very special circumstances required to clearly outweigh the harm to the Green Belt by reason of inappropriateness. There is a need in the district for two and three bed dwellings and the indicative layout proposes a high number of one bed units to accommodate 14 dwellings onsite. The development is therefore contrary to local plan policies H1 of the Local Plan due to a failure to deliver a balanced housing mix that meets the need of the Locality. The siting of 14 dwellings would result in a layout/density which is cramped and out of character with the surrounding development. The proposal is contrary to Policy EQ11 of the Local Plan. The proposal fails to secure appropriate provision for: - Affordable housing (40%) - 25% First Homes, 50%, Social Rent, and 25% Shared Ownership. - Offsite public open space contribution (£993 per dwelling) - Contribution to the Integrated Care Board (ICB) - Financial contribution for offsetting the habitat loss on site (£3,300) Contrary to policy EQ13 of the Local Plan.