

Gnosall [redacted]
Gneighbourhood
Plan [redacted]
WITH MORETON & KNIGHTLEY



Invitation to Submit Sites September 2014

Why?

As part of the Gnosall Neighbourhood Plan evidence gathering process we need to assemble information on any potential development land in the Parish which landowners or their agents may wish to suggest. This could be for housing, employment, recreation, tourism or other uses.

Any submitted sites which get taken forward will then need to be subject to further public consultation to gauge local opinion. This is because later on the Plan has to be subject to a public vote via a referendum and if the majority of people object to the Plan because of a controversial site allocation the Plan fails.

Presently, with some large planning applications for housing still going through the planning appeal process, it is not possible to say whether any further housing is required or desirable. The January community survey also identified potential needs for things like employment, leisure and tourism. There is no legal requirement to allocate development sites in a Neighbourhood Plan – a policy criteria approach can also be adopted. However, it is important to gather information on land availability in case more sites for various uses are needed. There is no specific housing or employment provision target for Gnosall in the Borough Local Plan, meaning it is up to the community to decide, so long as it does not conflict with the Borough Local Plan.

Our comprehensive community survey conducted through January (thank you for your replies) indicated that most people considered up to 100 new houses acceptable, with the next most popular answer being 100-200. Some of that has already received planning permission (75 houses at Lowfield Lane and 24 at Knightley Way) and a further 55 houses in Knightley Way and 150 houses on Stafford Road are the subject of current planning appeals. However, the Neighbourhood Plan has to consider all land use issues, not just housing. The "Strategic Housing Land Availability Assessments" conducted by the Borough Council only relate to housing land.

Please note that submitting a site for consideration does not mean it will automatically be allocated in the Neighbourhood Plan for development, or that it is supported by the Parish Council. Also, allocation of a site for development in the Neighbourhood Plan does not guarantee it will receive planning permission from Stafford Borough Council..

What?

It is important that we gather as much relevant information as possible on any potentially available land to be able to understand how suitable it is, so if you contact the Parish Council it would be helpful if you could provide the following information:

- confirmation of ownership;
- plan identifying extent of site and ownership; (1:2500 or 1:1250 scale)
- land area in hectares
- details of any known legal or physical development constraints (eg restrictive covenants, tenancy agreements, pipelines, power lines, rights of way, contamination)
- preferred future use, eg market housing; mixed market / affordable housing; retirement housing; social/affordable housing; indicative number of houses; employment; tourism/leisure; greenspace.
- Access to public highway; water; mains drainage; electricity; gas.
- has the site been subject of any market interest in the last 5 years?; if so:
 - (a) owned or under option by developer/land investor?
 - (b) offer made by developer/land investor?
 - (c) interest received from developer/land investor?
- copies of any relevant information or advice previously submitted to or received from Stafford Borough Council;
- contact details for further discussions where using an agent;
- any other information you wish to submit in support of your case
- acknowledgement that information provided cannot be treated as confidential and may be publicly disclosed as part of the Neighbourhood Plan process

How?

Please indicate your interest by contacting the Parish Clerk by 30th November on 01785 822685 or clerk@gnosallparishcouncil.org.uk. More information about the Neighbourhood Plan is on the Parish Council website www.gnosallparishcouncil.org.uk

What happens then?

We will collate information into a suitable report and database which will be publicly available. We will then carry out an initial analysis to check which sites comply with planning policy and have no “show stoppers” in terms of physical or legal constraints. We will then carry out further public consultation to gauge public opinion on any potential sites, so that if further sites are needed, we have some idea of whether or not they are likely to face strong public opposition.