

WELCOME
Gnosall Parish Council
Public Meeting

The Horseshoe/The Loop
25/41043/OUT

No Fire Alarm test is planned for tonight
EXITS are at the back, side and front of this Hall

OUTLINE PLAN FOR TONIGHT

- ▶ To remind us of the Planning background
- ▶ To consider the Outline Planning Application for The Loop 25/41043/OUT
- ▶ To highlight what YOU can do
- ▶ To share planning grounds for response should you wish to object
- ▶ To take questions

VERY BRIEF PLANNING RECAP

- ▶ Current Local Plan 2011-2031 still in place
- ▶ Previous drafts of a new plan scrapped
- ▶ New Plan on way - Dec 2027 (usually 10+ years)
- ▶ 5Year Housing Land Supply (5YHLS) changes:
 - ▶ housing target 300 pa - always built c500 pa
 - ▶ New target 781 + buffer = 830 pa
- ▶ As a result, our 8YHLS fell to 3.62

NATIONAL GOVERNMENT COULD HAVE....

- ▶ Phased in new LA targets c12-18 months
- ▶ Guaranteed existing LPs until then
- ▶ Focussed development on major centres
- ▶ Improved infrastructure (roads, services, schools, health) ahead of new targets
- ▶ Protected the plan-led system by ensuring that LAs had time to adapt
- ▶ BUT.....

IMPACT ON LOCAL AUTHORITIES?

- ▶ LAs have struggled to retain staff,
- ▶ Many must write new plans in 30 months (usually takes 10+ years)
- ▶ Existing LPs are “out of date” or “absent” and so
 - ▶ **Settlement boundaries no longer apply**
 - ▶ **“presumption in favour of sustainable development”**
 - ▶ **the “plan-led” approach is impossible at present**

WHAT DIFFERENCE DOES THAT MAKE TO US??

- ▶ Our job is a hard one with no guarantees
- ▶ Aim for success but plan for all possibilities
- ▶ It has been “called in” - GOOD NEWS!
- ▶ ***Closing date 18th November 2025 (gained 14 days)***
- ▶ ***YOU CAN PLAY YOUR PART***

WHAT CAN YOU DO?

- ▶ Weight of numbers MATTERS
 - ▶ Send in a response from EACH adult
 - ▶ Vary - don't copy
 - ▶ Perhaps have each person take one point in great detail for maximum impact
 - ▶ Encourage others to do so - on the planning portal, by email, by letter
 - ▶ Refer to valid Planning reasons
 - ▶ **180 LAST TIME - MATCH OR EXCEED!**

THIS APPLICATION 25/41043/OUT

- ▶ Received 18 August, validated 24 September
- ▶ But had no dates, no notices on site, no letters to residents, no notice to Parish
- ▶ Chased by phone, contacted Cannock Chase, complained about the lack of process
- ▶ Dates issued Monday 13th October, and extension applied for immediately. November 18th deadline.
- ▶ Call-in means that committee will decide, not just the Planning Officer - GOOD!

2014 INDICATIVE MASTERPLAN



**Up to
90
homes**

2025 INDICATIVE PLAN



**Up to
75
homes**

2025 INDICATIVE MASTERPLAN

**Up to
90
homes**



LEGEND	
	Boundary
	Existing trees retained
	Existing trees removed
	Existing hedgerows to be removed
	Existing hedgerows to be retained
	Existing retained grass verge
	Proposed species-rich native hedgerow
	Proposed single species native hedgerow
	Proposed traditional orchards
	Proposed trees
	Proposed mixed native scrub
	Proposed modified grassland (coppied or turfed)
	Proposed other natural grassland (Emongale DM1 Special General Purpose Meadow Mixture)
	Proposed other natural grassland (Emongale DM1 Pasture Mixture)
	Proposed other natural grassland (Emongale DM2 Wetland Meadow Mixture)
	Proposed unvegetated and shaded surface (Off-Road Areas)
	Proposed vegetated garage
	Ecological enhancement area to be fenced off

SOME DIFFERENCES

- ▶ Well-researched, detailed, greener than 2014
- ▶ Boundaries increased, orchard, planting, walkways
- ▶ Changed access - obviously more sensible
- ▶ Greater attenuation, swales (ditches)

BUT

- ▶ Was 75 now up to 90
- ▶ 90 now looks less than 90 in 2014
- ▶ Details may change once outline permission granted

MAIN ISSUES

- ▶ Special character of heritage landscape
- ▶ Potential impact on existing flooding
- ▶ Access
- ▶ Sustainability
- ▶ Overdevelopment
- ▶ Premature to Local Plan and revised Neighbourhood Plan
- ▶ Contrary to elements of LP and NP
- ▶ **A BRIEF OVERVIEW**

SPECIAL CHARACTER of HERITAGE LANDSCAPE

1838 Tithe Map



- ▶ Site has never been included in SBC LP allocated sites though put forward many times
- ▶ 2016 Officer report
- ▶ *The site does however have a relatively distinctive character sitting within an island of land surrounded by a ring of narrow lanes on the edge of the main village. These lanes only connect with the wider highway network to the south. This lack of connection to the wider landscape contributes to the distinctiveness of the site.....*
- ▶ So it has been seen as “distinctive” different, special

SPECIAL CHARACTER of a HERITAGE LANDSCAPE

- ▶ Quite different from the village settlement it abuts - density, housing style, single lane, no lighting
- ▶ Edge of site contains scattered properties, encircling lane all virtually unchanged in 200 years
- ▶ Former watercress beds etc
- ▶ History of use by parishioners - onsite and around it. A place many visit regularly and have done for years - why?
- ▶ Ancient hedges
- ▶ Double routes to Church

SPECIAL CHARACTER of a HERITAGE LANDSCAPE

- ▶ Site has dwellings around its perimeter (inner edge of lane) and some on outer edge
- ▶ Site-side perimeter contains bungalows.
- ▶ Masterplan indicates two-2-storey so markedly different
- ▶ A relatively dense, urban development would not be in keeping and could not fail to be visible

POTENTIAL IMPACT ON FLOODING , DRAINAGE etc

- ▶ The site itself does not flood but it AFFECTS flooding elsewhere. Completely unacknowledged.
- ▶ Physical situation means it MUST collect/funnel surface water
- ▶ Ditches around the site are not maintained/non existent
- ▶ Culverting under the access will make it worse
- ▶ Surface water floods across the road now
- ▶ Who will maintain ditches, swales and culverts?

► Neighbourhood Plan Map 7 Surface Water Flood Risk



Southern Staffordshire Councils Level 1 Strategic Flood Risk Assessment

Final Report

August 2019

www.jbaconsulting.com

Southern Staffordshire Councils

Tamworth
Borough Council

South
Staffordshire
Council

Stafford
BOROUGH COUNCIL

Cannock
Chase
COUNCIL

Lichfield
district Council

Gnosall & Gnosall Heath - Risk of Flooding From Surface Water



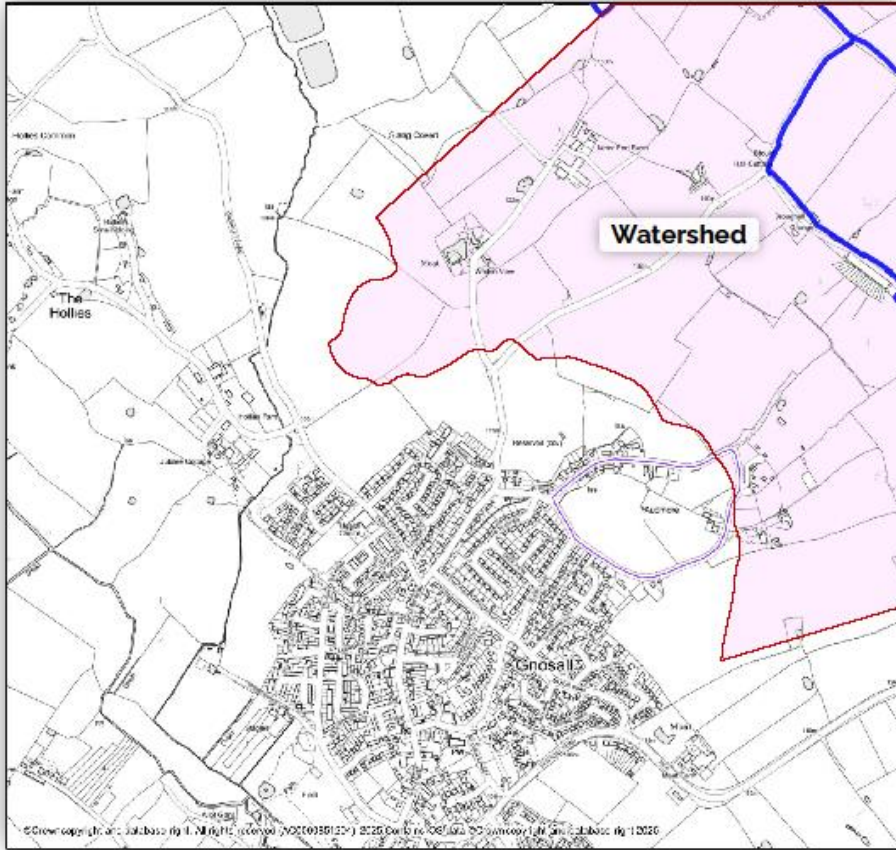
► South Staffordshire Councils Strategic Flood Risk Assessment Report 2019 Appendix D4

Appendix D4 – Summary of flood risk in Stafford Borough

A summary of the flood risk in Stafford Borough is shown in the table below. Due to its size, Stafford town has been split into its wards.

Settlement	Fluvial flood risk	Existing defences	Surface water flood risk
Gnosall and Gnosall Heath	<p>The Doley Brook flows from north-west to south-east between the two villages, with Gnosall on the left bank and Gnosall Heath on the right bank. The Hollies Brook flows towards the Doley Brook past the western edge of Gnosall, and an unnamed drain flows partially culverted through the centre of Gnosall. This unnamed drain is not included in the Flood Zones but could pose a fluvial flood risk to Gnosall, particularly if the culvert was to become blocked.</p> <p>The Flood Zones affect buildings on Station Road, Daffodil Drive and Forresters Lane in Gnosall.</p>	None	<p>Surface water follows the topography of the villages, flowing from higher ground towards the channel of the Doley Brook. Wharf Road in Gnosall Heath, and The Flashes, Audmore Road, High Street, Ashbrook Close, Sellman Street, Norbury Close, Brookhouse Road and Station Road are major overland flow routes in the 30-year event. Large areas of ponding are present on low-lying land around the Doley Brook and the drains, notably to the west of Gnosall. These areas of ponding and flow routes become larger in the 100-year and 1,000-year events.</p> <p>Gnosall was identified in the 2015 LFRMS as the rural area at the 2nd highest risk of surface water flooding in Staffordshire, with 129 properties at risk.</p>

Watershed Above Gnosall Loop



The watershed is the light purple area to the North East of the Loop that drains into and around Gnosall Loop. This watershed represents a minimum reasonable area likely to drain into and around the loop.

Terrain Nature

The watershed soil comprises of moderately free draining silt, under agriculture, above an underlying

The watershed comprises all land above 120m height that is likely to drain into and around the loop, which lies entirely below 120m height. The peak height of the watershed is just over 140m and this high feature is spread almost entirely across the Northern side. Thus, we have a hydraulic head of up to 20m and a total watershed area many times the size of Gnosall Loop.

The watershed is the light purple area to the NE, representing a minimum area that drains into the Loop.

It comprises moderately free draining soil under agriculture, above an underlying impermeable clay bed (approx. 2m below)

The watershed is all land above 120m in height (peak height is 140m) in and around the Loop site, which is entirely below 120m. A hydraulic head of up to 20m and a watershed many times the area of the Loop itself.

FLOODING & DRAINAGE IMPACT ELSEWHERE

- ▶ Water flows into the brook, along Audmore Road, flooding properties and road, under the road, to Doley Brook and ultimately Wharf Road.
- ▶ Look at the Lead Flood Team response to the Wharf Road application - they acknowledge that drains and culverts there are inadequate. Quote them and the document shown above.
- ▶ Symptomatic of an infrastructure problem elsewhere

ACCESS ISSUES

- ▶ Glebe Lane is a “street lit single carriageway”.
- ▶ Traffic going to M6 N will want to turn R on leaving, go via Loop and Audmore Road to Moorend Lane
- ▶ No pavement from Deer Park to Loop on one side. Unlit on the other side.
- ▶ Car movements: 42 2-way am & pm - significant! And the rest!
- ▶ How would cyclists and pedestrians leave the site safely?
- ▶ Tractors, school route, leisure users, walkers, dog walkers, riders, cycling proficiency etc.

SUSTAINABILITY aka SOCIAL VALUE ASSESSMENT

- ▶ Economic- during construction phase, procuring local goods, possibly. **Afterwards?** "safeguard local businesses"?
- ▶ Social -delivery of local skills initiatives in schools/apprenticeships - Primary?
- ▶ Environmental - "promote & enhance the natural environment" - by building on it?
- ▶ Plenty of grounds to say UNSUSTAINABLE
- ▶ Pg 17 in the Social Value Assessment document for details

OVERDEVELOPMENT

- ▶ LP 2011-2031 designates 12% of housing to Key Service Villages
- ▶ 12% of 830 (781+buffer) = 99.6
- ▶ This build, added to Knightley Road 100% affordable and Wharf Road (which is within the SB) EXCEEDS the annual KSV total at 22.8%
- ▶ That's overdevelopment in a village with our facilities

PREMATURE TO NEW LOCAL PLAN & NP

- ▶ The Local Plan has to be rewritten because of the increase in housing targets. Due Dec 2027.
- ▶ The Neighbourhood Plan cannot be completed until the Local Plan is completed so post Dec 2027. We set this site outside the Settlement Boundary.
- ▶ This application denies local people their say and SBC their plan-led system. It is premature.

CONTRARY TO ASPECTS OF LP

► **Local Plan Key Objective 22**

Deliver sensitive additional facilities to provide an improved level of local services appropriate to settlements, that reduces the need to travel and is in keeping with the local character, the historic environment and the rural setting

► **Local Plan Spatial Principle 7**

- b) is of an appropriate scale to the existing settlement;*
- f) will not impact adversely on the special character of the area, including not impacting on important open spaces and views, all designated heritage assets including, Listed Buildings, Conservation Areas and locally important buildings, especially those identified in Conservation Area Appraisals;*
- i) will not lead to the loss of locally important open space or, in the case of housing and employment, other locally important community facilities (unless adequately replaced);*
- j) will not be located in areas of flood risk or contribute to flood risk on neighbouring areas;*
- l) will not adversely affect the residential amenity of the locality.*

CONTRARY TO ASPECTS OF NP

► Neighbourhood Plan Key Objectives

KO2: To define a new Settlement Boundary to accommodate a sustainable and proportionate amount of social and economic growth over the Plan period focussed on Gnosall and Gnosall Heath

KO3: To deliver new, sustainable, well-designed housing development within the defined settlement boundary and in line with local expressed preferences for housing types so as to help the needs of current and future generations

KO4: To safeguard, improve and increase the local environmental and recreational resources of the Parish for the benefit of the social structure, health and well-being of local residents.

CONDITIONS

- ▶ We have to recognise that the pressure to approve may be too great for SBC to ignore
- ▶ So GPC will be asking for SBC to impose Conditions in the event of approval
 - e.g.: specify the maximum number of houses if approved
- ▶ SBC may approve the application but impose no conditions
- ▶ BUT we want to focus committee on potential impacts and how to mitigate them
- ▶ Remember, if this goes to Appeal and is won - no control over conditions

QUESTIONS?

CONCLUDING COMMENTS AND NEXT STEPS

- ▶ It's an uphill battle but we're used to them!
- ▶ Don't be overwhelmed - choose one or two issues you are passionate about and **go for it!**
- ▶ Don't be afraid to let your passion show!
- ▶ Make this village come alive to SBC committee!
- ▶ As many objections as possible - varied!
- ▶ This powerpoint will be posted online **ASAP**