## Public Guidance Notes: 25/41015/OUT, Outline planning permission with details of access for the development of up to 55 dwellings (use class c3) with associated infrastructure.

## Land To The South Of Shaws Lane, Eccleshall, Stafford

Eccleshall Parish Council has considered the details of the proposed development. It has resolved that the application be objected to on the following grounds. The full representation will be available on the Borough Council planning portal when submitted, but for resident information, the key points are summarised below:

* Paragraph 12 of the National Planning Policy Framework, December 2024 makes clear that “*The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.”*
* The proposed development is outside of the settlement boundary and does not meet the criteria for rural exception or development in the countryside. The proposed development is encroachment and sets a precedent, leading to further incremental encroachment into the open countryside.
* Acceptance of greenfield development would create further challenges to the viability of vacant brownfield or allocated housing sites within the borough.
* The scheme harms the rural and village character of the area, encroaching into the open countryside.
* There are already infrastructure deficiencies including health, transport, drainage and secondary education. The proposal must be assessed in the context of other applications and allocations; if infrastructure is already under stress, additional development will obviously exacerbate problems.
* **The proposed development** in the open countryside would cause harm to sensitive landscapes as identified in the SBC mapping in the Landscape Sensitivity Study, which identifies this area as having limited capacity for development.
* The proposed form and layout, even with mitigation, would result in intrusive visual impact, owing to the prominent location on a hilltop, flanked by open countryside.
* The scheme would involve the loss of mature established hedgerows and trees, eroding the settlement edge, harming the rural character of the area and leading to the loss of valuable habitats, wildlife corridors and biodiversity. The Arboricultural Assessment confirms that substantial amount of established mature hedgerows are for removal, including the largest stretch at 113m.
* The loss of hedges and widening of the lane would change the character of the rural lane by putting in a footpath and kerbs, ‘urbanising’ the edge of settlement.
* Development on previously undeveloped land will have a negative impact on surface water drainage and the wider water and flood management of the locality. Surface water flood issues are already a significant problem for Eccleshall, and this will exacerbate these by reducing the capacity for natural surface water management in the catchment area for the River Sow.

**The above information has been agreed by Eccleshall Parish Council with the advice of an independent planning consultant. Any following supplementary information is provided independently by the Save Eccleshall resident group and points raised may differ from those submitted by the Parish Council. This document is also available at** [**https://eccleshallparishcouncil.gov.uk/local-information/planning/local-planning-updates/**](https://eccleshallparishcouncil.gov.uk/local-information/planning/local-planning-updates/)