

Denstone Neighbourhood Plan Publicity Consultation (Regulation 16) Response Form:

Denstone Parish Council and Neighbourhood Plan Group have prepared a Neighbourhood Plan and would like your comments. In order for your representation to be taken into account at the Neighbourhood Plan examination and to keep you informed of the future progress of the Plan your contact details are needed. **The consultation runs from 9am Friday 27th October 2023 to 5pm Monday 11th December 2023.** All comments will be publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by East Staffordshire Borough Council in line with the Data Protection Act.

Full name: Edwina Keates

Address (including postcode): [REDACTED]

Telephone number: [REDACTED]

Email address: [REDACTED]

Please state which part of the Neighbourhood Development Plan (for example which section, objective or policy) your representation refers to.

Housing

Please use the space below to make comments on this part of the Plan.

My name is Edwina Keates, a long-time resident of Denstone village. I am writing to express my thoughts on the ongoing review of the village settlement boundary and to request the consideration of development on my parents' land.

As you are aware, housing affordability in Denstone has become a significant challenge, particularly for young residents like myself. Despite a strong desire to remain in our close-knit community, rising property prices have made it increasingly difficult to find affordable housing options. I believe there is a need for sustainable development that allows long-term residents to build homes within the village.

I propose the development of a house on [REDACTED] land, aligning with the existing architectural style on Oak Road. This would not only fulfill personal aspirations but also contribute to the village's well-being and address the issue of unaffordable housing for first time buyers. I am committed to working collaboratively with local planners to ensure the proposed development harmonises with the village's character.

In recent times, I've observed the construction of multiple houses in our vicinity (virtually opposite our proposed development site), raising concerns about the fairness of the current development policies. It seems unjust that others are permitted to build high value houses while obstacles are placed on my desire to construct a home within the village. Expanding the settlement boundary for this development could rectify this imbalance, providing opportunities for all community members.

I understand the importance of maintaining the village's unique character, and I assure you that any proposed development would be approached with care and respect for aesthetic appeal. By expanding the settlement boundary, we can address the pressing issue of unaffordable housing and allow long-term residents, like myself, to continue contributing to the community's fabric.

The government's Help to Build scheme encourages individuals to construct homes tailored to their needs within their desired communities. Unfortunately, it seems we do not have an equal opportunity to exercise this right in Denstone. This proposal is not just about personal aspirations but addresses the pressing issue of affordable housing for the younger generation, crucial for the community's long-term sustainability.

Furthermore, I would like to express my concerns stemming from the response received from the Denstone Parish Council, particularly their dismissal of our proposal based on potential development 'sprawl into the open countryside'. Our proposed development is carefully planned to be adjacent and align with existing houses on Oak Road, as detailed in the attached site plan.

We kindly request your support and assistance in addressing this matter. Our proposal aligns with the village's character, heritage, and future. We believe it can set a precedent for other young residents seeking fairness and affordable housing options within our community.

Understanding the importance of maintaining the village's integrity, we are committed to collaborating with all, including the Parish Council, to find a solution beneficial to everyone involved.

Thank you for your understanding and consideration of our concerns. We look forward to your response and hope to work together for the benefit of all parties.

Please find attached the proposed site plans.

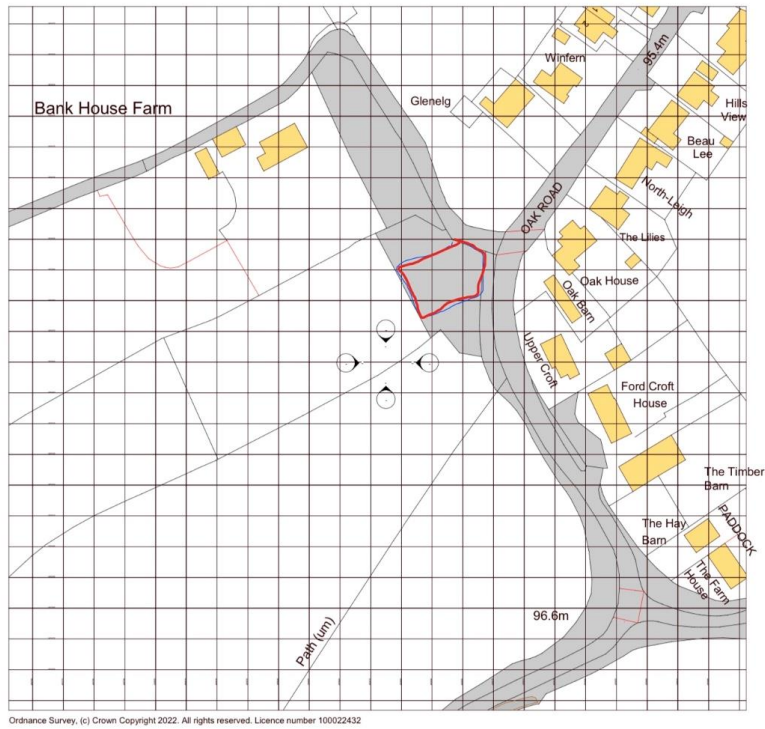
Please use a separate form for each representation.

Please state whether you would like to be notified of the Council's decision on the Neighbourhood Plan Proposal:

Yes

Please email this form to neighbourhoodplanning@eaststaffsbc.gov.uk

Or send it by post to: Neighbourhood Planning, Planning Policy, East Staffordshire Borough Council, PO Box 8045, Burton upon Trent, DE14 9LG



Site
1:500

All heights, sizes and dimensions should be checked on site by the contractor before any work is put in hand.
Figures and dimensions should be taken in preference to typing and any errors or omissions reported to the architect at once.
This drawing has been prepared in accordance with the CDM (Construction Design and Management) act of 2004.
Always check the latest version of the CDM Act before starting any work.
Mark to be used as a guide only.

Rev.	Date	By	Detail
Drawing status			
S0 - Preliminary			
Client			
Mr Paul Ford			
Project Location			
Bank House Farm, Oak Road, Cheriton, ST14 5HT			

Drawing title			
Site Plan			
Date	Drawn	Checked	Job No.
20/07/22	Author	Checker	

Scale(s)
1:500 @A1

Drawing number
Q2BF-SA-XXX-001-A-001

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