

Mrs Jane Curley
Senior Planning Officer
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

42 Leicester Road
Markfield
Leicestershire
LE67 9RE
01530 242189
07920 280332
peter@bondplanning.co.uk

17th December 2020

Dear Mrs Curley,

By Email

RE: Land off Breach Road, Brown Edge

I am instructed by my client, Ms Debbie Evans, to request further pre-application advice from your council regarding amended proposals for housing development on land off Breach Road, Brown Edge.

Ms Evans is a Brown Edge resident and has been since birth. Following the raising of her own family in the village she is keen to improve both the housing stock and type available within the village. Of particular concern to Ms Evans and the village community is the continued unplanned nature of small-scale 'windfall' sites that have been permitted in the village, including on green belt sites, where no requirement for affordable/social housing has been made. Ms Evans considers that this failure to plan for the village has, and continues to, force local families to move out of the village due to the prices of family homes and the lack of affordable options.

Following your emails of 20th May 2020 and 6th July 2020 Ms Evans has considered a variety of options for developing a smaller, 'carbon zero' affordable housing scheme. Working with a local architect and a company that specialises in zero carbon house building, a draft scheme for 14 affordable homes has been worked up. An indicative site layout plan is attached, which seeks to retain all vegetation and create a new access off Breach Road, and act as a natural extension to the existing properties along this frontage. The proposed affordable housing would be a mix of 2/3 bedroom family homes.

This new, smaller scheme seeks to meet the needs of the local community and contribute to remedying the longstanding underperformance of housing completions within the Borough, as identified in Appendix 1 to the recently adopted Local Plan, which also identifies (page 50) a minimum of 20 net new dwellings for Brown Edge.

While this proposed zero carbon, affordable housing scheme is at a very early stage, Ms Evans wishes to understand the council's in-principle position on this much smaller, revised draft scheme.

