SAMMONS Architectural LIMITED

Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

PLANNING / DESIGN AND ACCESS STATEMENT



ADDRESS : **Land at Hot Lane, Biddulph Moor, Staffordshire**

APPLICANT : **Mr B Titterton**

PROPOSAL : **Erection of up to 4no. affordable dwellings (outline)**

DATE : **April 2016** **JOB No.** : **2015-2083**

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CONTENTS:

1.0 INTRODUCTION

2.0 USE

3.0 AMOUNT

4.0 LAYOUT

5.0 SCALE

6.0 LANDSCAPING

7.0 APPEARANCE

8.0 ACCESS

9.0 ENVIRONMENT

10.0 PLANNING POLICY

11.0 CONCLUSION

1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr B Titterton to prepare and submit a planning application to Staffordshire Moorlands District Council for the erection of 4no. affordable dwellings.

2.0 USE

The application proposes the erection of new dwellings on land between Hot Lane and Top Road in Biddulph Moor The site consequently is close to the edge of the settlement boundary of Biddulph Moor. The site is within the Green Belt. Given the nature of the proposal and its location, it is considered that the context that will influence the proposal is the character of the existing site, the character of other buildings nearby and the character of the settlement of Biddulph Moor.

3.0 AMOUNT

The proposal is for upto 4no dwellings and the site measures approximately 1050m2 in area.

4.0 LAYOUT

The layout isn't a consideration at this time, but an indicative plan has been submitted to show that the number of dwelling could be comfortably accommodated on the site.

5.0 SCALE

This is not under consideration at this time, but the scale of the proposal will be in keeping with the surrounding properties in terms of scale and massing.

6.0 LANDSCAPING

This is not under consideration at this time, but the Landscaping of the proposal will be in keeping with the surrounding properties.

7.0 APPEARANCE

This is not under consideration at this time, but at this stage the appearance is likely to be traditional in form and materials used.

8.0 ACCESS

This is not under consideration at this time, but the access of the proposal will likely be taken off Hot Lane.

9.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). The following is considered relevant:

Core Strategy,

SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS6c - Other Rural Areas Area Strategy
DC1 – Design Considerations
DC3 – Landscape and Settlement Setting
H2 - Affordable and Local Needs Housing
R2 – Rural Housing

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

1. Building a strong, competitive economy
3. Supporting a prosperous rural economy
6. Delivering a wide choice of high quality homes
9. Protecting Green Belt land

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).
- The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future (para 18)
- The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (para 79).
- As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (para 87)
- A local planning authority should regard construction of new buildings as inappropriate in Green Belt, unless it is listed as one of the exceptions (para 89)

10.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

Biddulph Moor is a sizeable village and has a range of shops, services and facilities, including a village hall and three churches, a post office and two local shops, a pharmacy and two public houses. The village also benefits from a regular bus service that provides a link to neighbouring settlements including towns that are further afield, such as Leek, Macclesfield, Buxton and Congleton. The development site is therefore considered to be sustainable.

A significant consideration is that LPA's have been asked through the NPPF to be positive in addressing the development needs of their area. As a whole the NPPF seeks to accomplish and expedite the achievement of housing targets and paragraph 14 is clear that the harm would have to 'significantly and demonstrably outweigh the benefits' of a housing application to justify a refusal. In order to significantly boost the supply of housing para 47 of the NPPFasks LPA's to have a 5 year continuous supply (including an additional 5% buffer) of deliverable land at all times. It goes on to say that housing applications should be considered in the context of presumption in favour of sustainable development (para 49). It further advises that where an LPA cannot demonstrate a 5 year supply of deliverable sites, the relevant policies for the supply of housing should not be considered up to date. Currently there is less than a 5 year land supply (1.84 years) against the Core Strategy figure. Loss of this site is therefore justified by the provision of additional housing through its development. In the context of housing development in the countryside the proposal meets the presumption in favour of sustainable development as set out in the Framework and this consideration outweighs those listed in the Core Strategy.

The application is considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. It is considered that there are ‘very special circumstances’ attached to this proposal that outweigh the harm created by virtue of its inappropriateness. The Local Authority is therefore respectfully requested to endorse this retrospective application for this development and therefore grant planning permission accordingly.