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PLANNING / DESIGN AND ACCESS STATEMENT



PROPOSAL : **Outline application with all matters reserved except for access for up to 5 no. dwellings**

ADDRESS : **Land off Main Road, Hollington, Staffordshire**

APPLICANT : **Mr D Allen**

DATE : **May 2016** **JOB No.** : **2016-2148**

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Appendix 1 - SMDC Preferred Options Sites and Boundaries, April 2016

1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr D Allen to prepare and submit an outline planning application to Staffordshire Moorlands District Council for the erection of up to 5no. dwellings on a parcel of land off Main Road, Hollington, Staffordshire

2.0 USE

The site currently is a small parcel of agricultural land. The site itself is located outside the defined settlement boundary and is therefore considered to be located in the open countryside.

3.0 AMOUNT

The area of the site measures approximately 1692m^2 in area and it is proposed to erect up to 5no. dwellings.

4.0 LAYOUT

At this stage layout is not a consideration as the submitted plan is for indicative purposes only. This matter will be addressed in a future reserved matters application.

5.0 SCALE

At this stage layout is not a consideration as the submitted plan is for indicative purposes only. This matter will be addressed in a future reserved matters application.

6.0 LANDSCAPING

At this stage layout is not a consideration as the submitted plan is for indicative purposes only. This matter will be addressed in a future reserved matters application.

7.0 APPEARANCE

At this stage layout is not a consideration as the submitted plan is for indicative purposes only. This matter will be addressed in a future reserved matters application.

8.0 ACCESS

The proposal will utilise and existing field access onto Main Road that and adapt it sufficiently to meet the needs of the development.

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
SS6b – Smaller Villages Area Strategy
SD1 – Sustainable Use of Resources
H1 – New Housing Development

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
6. Delivering a wide choice of high quality homes

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 ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (para 19)
- Local Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements, with an additional buffer of 5% to ensure choice and competition in the market for land (para 47).
- The NPPF goes on to state that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (para 49).

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. It also states in the NPPF that where proposals accord with the development plan they should be approved without delay, and where policies are out-of-date permission should only be refused where there is significant and demonstrable harm to outweigh the benefits of the development.

The latest figures for housing in Staffordshire Moorlands in the Annual Monitoring Report 2014 - 2015, confirm that the Core Strategy identifies a net requirement of 6000 dwellings to be built across the whole District between 2006 and 2026. The current figures show that there is currently a supply of 1081 units, which gives a shortfall in the 5 year housing supply of 2638 units. This equates to the Council only having a housing supply of 1.84 years. It is therefore clear that the Local Authority is unable to demonstrate a five year deliverable supply of housing, and as a consequence paragraph 49 of the NPPF states that the relevant policies for the supply of housing should not be considered up-to-date. It is recognised that the site is not currently under consideration as part of the site allocations process (Appendix 1), but that does not mean that it is unsuitable and can't be considered favourably by the Council. Whilst the application site and situated in the open countryside outside any recognised development boundary, the site is located within a sustainable location with easy access to Hollington and other areas, such as Tean. This proposal should be considered as an infill site and Policy SS6b states:

8.1.66 These settlements will continue to be subject to Green Belt or countryside policies but in addition some limited infilling and redevelopment is considered acceptable.

The application is considered to accord with policies in the Development Plan and guidance contained within the National Planning Policy Framework. The Local Authority is therefore requested politely to support this outline application for up to 5no. dwellings and grant planning permission accordingly.

Appendix 1 - SMDC Preferred Options Sites and Boundaries, April 2016

