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PLANNING STATEMENT



PROPOSAL : **Outline application with all matters reserved for residential development**

ADDRESS : **Former Staffs Farmers site, Cheadle Road, Cheddleton, Staffordshire, ST13 7BW**

APPLICANT : **JCM Group Holdings (UK) Ltd**

DATE : **July 2016** **JOB No. : 2016-2134**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by JCM Group Holdings (UK) Ltd to prepare and submit an outline planning application with all matters reserved to Staffordshire Moorlands District Council for residential development on the former Staffs Farmers site, Cheadle Road, Cheddleton.

2.0 USE

The site is currently a brownfield site that is subject to a legal agreement to return it to grassland as per a previous planning approval. This obligation is currently subject of an application to vary the S.106 to remove this requirement SMD/2016/0320. The site itself is located outside the defined settlement boundary and is therefore considered to be located in the open countryside. The site is also designated as being located within the Green Belt.

3.0 AMOUNT

The area of the site measures approximately 0.65ha in area and at this stage it is only proposed to establish the principle of residential development on the site.

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 site already has an established access onto Cheadle Road. However, this is not a consideration as the submitted plan is for indicative purposes only. This matter will be addressed in a future reserved matters application.

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
SS4 - Managing the Release of Housing Land
SS6c - Other Rural Areas Area Strategy
SD1 – Sustainable Use of Resources
H1 – New Housing Development
DC3 - Landscape and Settlement Setting
R2 - Rural Housing
T1 - Development and Sustainable Transport

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
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 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).

- A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. One of the exceptions listed to this is: limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development (para 89).

10.0 SUMMARY

This application has been brought forward due to the change in the planning system that occurred with the introduction of the NPPF and the requirement for all Local Planning Authorities to demonstrate a 5-year housing supply. 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 5-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, although submissions have been made, but the site has been discounted due to the presence of a S.106 legal agreement being in place from an earlier planning application for John Pointon & Sons Ltd that requires the land to be returned to greenfield. A separate application has been submitted to vary this legal agreement and remove this obligation (SMD/2016/0320). It is acknowledged that this application will require the request to vary the S.106 to be successful. The basis for the request to remove the obligation to return the site back to greenfield is that whilst it was considered appropriate at the time of the assessment of planning application SMD/2008/0936, this was in a different planning era and prior to the introduction of the NPPF. The Council is now well underway with its Site Allocations for the District and has identified actual greenfield sites for housing in the immediate vicinity. Whilst the success of this application will rely on the outcome of SMD/2016/0320 to vary the existing legal agreement attached to the site, there is no doubt that this outline planning application for the site presents the Council with an ideal opportunity to support its re-development that will ultimately positively contribute to increasing the 5-year housing supply.

11.0 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 application as submitted will require the variation to the S.106 to be supported as previously stated. If this element of the situation surrounding the site is put to one side for a moment and this proposal is examined on its own merits, it is obvious that the proposal to establish the principle of residential development on this site accords with policies in the Development Plan and guidance

contained within the National Planning Policy Framework. As the application is an outline application with all matters reserved, it is only the principle that is the subject of this proposal. All other matters such as: Access, Appearance, Landscaping, Layout and Scale would be subject to a future Reserved Matters application. The Local Authority is therefore requested politely to support this outline application to establish the principle of residential development on this site and grant planning permission accordingly.