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Staffordshire Moorlands District Council,
Moorlands House,
Stockwell Street,
Leek Staffordshire Moorlands,
ST13 6HQ

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10th November 2016

Dear Sirs,

Application for Outline Planning Permission with Some Matters Reserved
Town and Country Planning Act 1990
The Priory, Abbotts Road, Leek, ST13 6EZ

We are instructed by our client, NewRiver Property Unit Trust No. 4, to submit the enclosed outline application for the erection of 2no. three-bed houses on a section of car parking adjacent The Priory Public House, Leek. The application is submitted in outline, with all matters reserved for future determination, save access.

In addition to this covering letter, the application comprises the following:-

- Completed Planning Application Forms and Certificate B;
- Site Location Plan (SP1);
- Proposed Site Layout – submitted for indicative purposes only (drawing Ref. 307-PL-020 Rev B); and
- Transport Note & Parking Survey.

We also enclose a cheque for the sum of £385 as the requisite planning application fee, based on a total site area of 0.050ha.

The Priory PH (Public House) is a predominantly two-storey pub that fronts Abbotts Road; the building line of the pub is set 6m from the back edge of the pavement. The site can be accessed via two access points directly from Abbotts Road on the western boundary. The site consists of a large carpark to the north and west, with The Priory PH located to the south. The eastern section of the site is used as allotments.

The application site itself it located to the north-west of the PH building and comprises the existing PH car park.

The application site is bound to the north by a new residential development, the east by allotments, the south by the PH car park and to the east by Abbotts Road.

As set out above, the outline application seeks consent for 2no. three-bed houses.

Access to the proposed apartments would be from Abbotts Road via a new entrance located to the north-east of the site, as shown on the indicative layout plan (drawing Ref. 307-PL-020 Rev B) and Transport Note.

The Priory falls within the defined Urban Boundary of Leek on the Proposals Map of the 1998 adopted Staffordshire Moorlands Local Plan. The Staffordshire Moorlands Core Strategy Development Plan (2014) promotes the provision (Spatial Objective SO4) of new housing which is affordable, desirable, well-designed and meets the needs of residents of the Moorlands

Policy H1 (New Housing Development) of the Core Strategy (2014) states that *'all development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified local housing market needs and the strategy for the area having regard to the location of the development, the characteristics of the site and the economics of provision'.*

Additionally, all new housing will be assessed against the following criteria:-

- Housing for special groups, particularly for older people, should meet a genuine and proven local need and demand and be of a scale and in a location which is appropriate to its needs.

- Housing proposals of 10 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure on the site. The final mix will be negotiated with the developer based on local housing needs as informed by the Strategic Housing Market Assessment and other relevant factors such as available supply and market demand.

- All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. This will generally be within the range of 40 dwellings per hectare or more in or on the edge of town centres , 30 – 40 dwellings per hectare in other urban areas and villages and 20 – 30 dwellings per hectare in remoter rural areas.

- Residential development and redevelopment on unidentified (windfall) sites will be permitted up to an indicative maximum scheme size of 9 dwellings within the Development Boundaries of the towns and larger villages, and up to an indicative maximum scheme size of 5 dwellings within the Infill Development Boundaries of the smaller villages. Exceptionally, larger windfall schemes may be permitted where it would provide over-riding affordable housing, regeneration, conservation or infrastructure benefits and it would not undermine delivery of the spatial strategy.

- All new dwellings should aim to be built to "Lifetime Homes" standard in accordance with the current national advice and targets. All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers whilst respecting the privacy and amenity of existing occupiers.

- All new dwellings must meet the sustainable design and construction requirements set out in policy SD1.

(a) Housing for special groups

Although the proposed housing is not for a special group i.e. older people, the Staffordshire Moorlands Housing Delivery Schedule Housing Supply – 31st March 2016, clearly indicates that there is a major shortfall of homes being delivered within the district. Although relatively minor, the proposed development would make a contribution to the overall housing supply of the district.

(b) Provide a mix of housing in terms of size, type and tenure

Any scheme proposing 10 or more dwellings must provide a mix of housing in terms of size, type and tenure. As this application is only proposing 2 dwellings, no mixed housing is required.

(c) Housing Density

For indicative purposes only, an indicative layout plan (drawing Ref. 307-PL-020 Rev B) has been submitted as part of this application. The indicative layout plan proposes 2no. dwellings on the 0.056 hectare site. This allows a housing density of 36dph to be achieved. Although this is slightly below the 40dph threshold for Town Centres, it is anticipated that this would be acceptable to ensure sufficient amenity space/ parking spaces.

(d) Residential development on unidentified (windfall) sites.

The proposed scheme is for the development of 2 dwellings. This is well within the maximum limit of 9 dwellings identified for infill sites within the Development Boundaries of towns and larger villages.

(e) ''Lifetime Homes''

Although layout is reserved for later determination, an indicative layout plan (drawing Ref. 307-PL-020 Rev B) has been submitted as part of the planning application. The layout demonstrates that a satisfactory residential environment can be achieved with no amenity impact – specifically:-

- Two-storey semi-detached/ terrace houses are consistent with the size and type of housing in the surrounding area.
- Orientation of the proposed houses relative to those existing houses fronting Abbotts Road enables front to front distances of a minimum 23m to be achieved.
- The proposed northern unit is set 1m from the common boundary of the relatively newly built adjacent housing development. This enables side-to-side elevation distance of 9.5m to be achieved between the proposed northern unit and the closest property to the north. If privacy concerns are envisaged, obscure glazing could be considered during the Reserved Matters stage.
- Generous, useable and private rear gardens can be accommodated, with amenity space for the proposed properties averaging c.115m².
- Both of the proposed dwellings would benefit from two off-street car parking spaces – this is appropriate provision for a 3-bed house.

As this is an application for outline consent, further details demonstrating how the proposals would comply with the Lifetime Homes criteria would be provided through the subsequent Reserved Matters application.

(f) Sustainable design and construction requirements set out in policy SD1

The Council requires all development to make sustainable use of resources, and adapt to climate change. Policy SD1 (Sustainable Use of Resources) requires development to;

- Give encouragement to development on previously developed land in sustainable locations in allocating land for development and determining planning applications, except where:
  - a previously developed site performs poorly in sustainability terms and could not be made otherwise acceptable;

- development upon a previously developed site would cause harm to some asset of acknowledged importance or if it would create an unacceptable flood risk.

The submitted scheme of 2 no. three-bed dwellings has been proposed on previouse developed land. The site is located in a flood risk zone 1, (<0.1%)

- Requiring that development is located and designed to minimise energy needs and to take advantage of maximised orientation to achieve energy savings in line with Policy SD3.

This application has been submitted in outline only. Should the application be approved, a Reserved Matters application would be submitted to provide details such as sustainable design methods to ensure acceptable levels of energy needs.

- The Council will expect that all developers investigate the potential for re-using construction or construction waste materials, especially those sourced locally (which can include those minerals available on site, as appropriate) and integrates where possible on-site waste management facilities.

Again, this application has been submitted in outline only. Should the application be approved, a Reserved Matters application would be submitted to provide details such as construction techniques.

- The Council will promote water conservation standards in approved schemes which exceed those set out in the Buildings Regulations (for example as expressed in the Code for Sustainable Homes and the BREEAM offices scale).

Again, this application has been submitted in outline only. Should the application be approved, a Reserved Matters application would be submitted to provide detail designs including the methods used for water use.

A Transport Note and Parking Survey have been included with this planning application. It is noted that Staffordshire Moorland District Council (SMDC) do not currently have any adopted parking standards. As there are no parking standards currently adopted in SMDC, a parking survey was commissioned which identified that during peak times (12pm-9pm Friday, 12pm-6pm Saturday, and at 3pm Sunday) the maximum number of vehicles using the Priory PH car park was 13. Therefore, the proposal of 14 parking spaces would meet the practical needs of the existing pub business.

We trust the application submission is sufficient to determine this outline application favourably. Should, however, you require anything further at this stage, then please do not hesitate to contact me in the first instance.

Yours faithfully,



Richard Springett

Planner

Encs.