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PLANNING / DESIGN & ACCESS STATEMENT



PROPOSAL : **ERECTION OF 2NO. DWELLINGS FOLLOWING DEMOLITION OF EQUESTRIAN BUILDINGS WITH ASSOCIATED WORKS**

ADDRESS : **FORMER STABLES, LAND OFF MILL LANE, WETLEY ROCKS, STAFFORDSHIRE**

APPLICANT : **JCM GROUP HOLDINGS (UK) LTD**

DATE : **NOVEMBER 2016** **JOB No. : 2016-2162**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by JCM Group Holdings (UK) Ltd to prepare and submit a full planning application to Staffordshire Moorlands District Council for the erection of former stable buildings on land off Mill Lane, Wetley Rocks.

The existing buildings on site comprise an equestrian complex, including numerous stables and associated storage buildings where feed, machinery etc. were stored. They are typically of brick and blockwork construction with tile and corrugated roofs and occupy a total floor area of 443m². Majority of these existing buildings will be demolished as part of the application proposals. The height of the tallest part of the existing buildings is 4.8m, where they have a total volume of 1500m^3.

The proposed dwellings will each occupy a floor area of 327m² (255m^2 excluding the car ports) and stand to a maximum height of 6.0 metres. Both will provide a lounge, kitchen/diner, and a bathroom. Whilst one unit will have three bedrooms and the other will have four bedrooms. Access to the site is to be taken via the existing vehicular access Mill Lane and then the private access road.

2.0 USE

The application proposes a residential use.

3.0 AMOUNT

The area of the site measures approximately 1.145ha in area and 2no dwellings are proposed.

4.0 LAYOUT

The layout will follow that of the existing buildings on a north / south axis facing the private access road.

5.0 SCALE

The properties will mainly be single storey in form and appearance, apart from a central section that will have a first floor to provide a bedroom for each property.

6.0 LANDSCAPING

A low intensity landscaping scheme is proposed as per the submitted drawings to complement the rural area.

7.0 APPEARANCE

The buildings will echo visually those that are already in situ. The new building will replicate the element of the existing building that is to be retained, whilst the central section has a raised ridge to articulate the proposal, as the current buildings do in a less attractive form.

8.0 ACCESS

The site already has an established access onto Mill Lane via the private access road that will be utilised as part of this proposal.

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

The application site is located within the North Staffordshire Green Belt and comprises a cluster of equestrian buildings and their associated curtilage. The site lies to the north of Mill Lane, Wetley Rocks, and is bordered to the north and west by open fields. The eastern boundary of the site is bordered by a private access road and further development in the form of a residential property and an equestrian centre.

The introduction of the NPPF and the requirement for all Local Planning Authorities to demonstrate a 5-year housing supply is a material consideration on this application. The latest figures for housing in Staffordshire Moorlands in the Delivery Schedule 31st March 2016. The current figures show that there is currently a supply of 1276 units, which gives a shortfall in the 5-year housing supply of 3407 units. This equates to the Council only having a housing supply of 1.87 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.

Whilst the proposed dwellings will have a slightly taller ridge height than the existing development, their overall size means the proposal will result in a net reduction in the amount of built development on the site, both volumetrically and in terms of area, and as such the development will have no greater impact on the openness of the Green Belt than the existing development. The proposal is therefore fully consistent with the provisions of paragraph 89 of the NPPF.

The submitted proposal will result in substantial beneficial enhancement to the openness of the Green Belt by reducing the overall volume and footprint of built development on the site, whilst also serving to reduce the visual impact of the buildings by constricting the development. There will also be an improvement to the general appearance of the site through the removal of the existing buildings, thus having a positive impact on the visual amenities in the area. The effect of the proposal will therefore accord with the aims of paragraphs 79, 80 and 81 of the NPPF, and will furthermore derive benefits to the character and appearance of the landscape. Such benefits are considered to weigh strongly in favour of the proposed development.

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 proposed development is therefore considered to constitute a sustainable form of development when considered against the provisions of the National Planning Policy Framework as a whole, furthermore the proposal is in accordance with the provisions of the policies listed above in the Staffordshire Moorlands Core Strategy. It is with due respect that the Local Planning Authority is politely requested to support this planning application to allow the construction of 2no. residential properties on this brownfield site and grant planning permission accordingly.