

**Planning and Heritage Statement – Outline
application for residential development and
the formation of a car park for St John the
Evangelist Church**

Land adjoining The Cross, Hollington

March 2017

Project	Land adjacent the Cross, Hollington
Client	Mr & Mrs Woodhead
Reference	188
Project Team	Jim Malkin
Version	1

Document Produced by:

JMI Planning Limited
62 Carter Street
Uttoxeter
Staffs
ST14 8EU

Phone: 01889 566107
Email: enquiries@jmiplanning.com

www.jmiplanning.com

Contents

1	Introduction	3
2	Site and Planning History	3
3	The Proposed Development	5
4	Planning Policy Context	5
	National Planning Policy Framework	5
	Staffordshire Moorlands Core Strategy (2014)	7
5	Five Year Land Supply	15
6	Planning Considerations	15
	Principle of Development	15
	Environmental	16
	Economic	18
	Social	19
	Sustainability Conclusions	19
	Other Material Considerations	20
	Impact upon the Character and Appearance of the Area	20
	Amenity of Neighbours	21
	Highway Safety	21
	Flood Risk	22
7	Heritage Statement	22
8	Conclusions	24

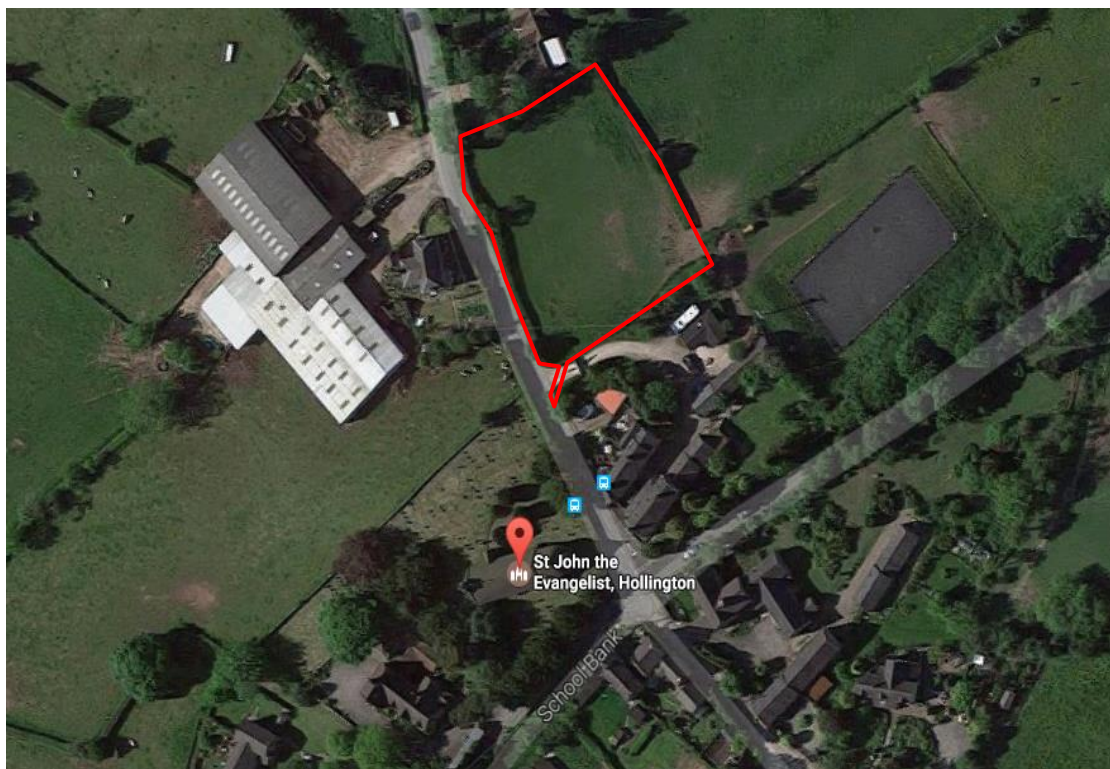
1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this Statement Jim Malkin has worked as a principal planning officer in local government, and more recently as a Planning Consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.
- 1.3 This statement accompanies an outline planning application for the erection of up-to 4 dwellings on land adjacent to the Cross, Hollington; the application also proposes the formation of a car park to be made available to parishioners and visitors to the church.

2 Site and Planning History

- 2.1 The application site comprises a small area of paddock land adjacent to the Cross in the centre of the village of Hollington. The site comprises an infill plot between residential properties to the east of Hollington Lane. The village contains a limited number of services, it is however served by 2 public houses one of which provides a vending machine which sells essentials such as bread and milk, the village also has a village hall and is provided with excellent access to the local footpath network. The village is provided with a mobility link bus service on a Wednesday which picks up adjacent to St John's church adjacent to the site, and links the village to the larger villages of Denstone and Upper Tean and the town of Uttoxeter.

- 2.2 The site is adjoined by residential properties to the north and south, by farm buildings and the associated farmhouse to the west and by a ménage and open fields to the east.
- 2.3 The area of land is currently accessed via a stone track from Hollington Lane, this currently serves The Cross and associated stables and ménage. A substantial hedge forms the boundary of the site with Hollington Lane, this hedgerow restricts views of the site and the wider landscape from the adjoining highway.
- 2.4 There is no recent planning history in relation to this area of land. The site did however have planning permission in the 1960's for residential development.
- 2.5 The site and its surroundings are shown on the following aerial photograph.



3 The Proposed Development

- 3.1 The application is submitted in outline with all matters reserved and proposes the erection of up-to 4 properties, and the formation of a 12-space car park to be utilised by visitors to St Johns Church which is almost immediately opposite the site.
- 3.2 This submission is supported by an indicative layout completed by J S Wilks which shows access proposed to the northern end of the site, on the outside of a gentle bend in the road that ensures that adequate visibility can be provided. This will serve a private drive behind the retained hedgerow onto which 4 properties will be accessed alongside the proposed car parking. In addition, a small area of proposed footpath will be provided linking the car park to the church gates.
- 3.3 It is anticipated that each property will be detached and will be provided with frontage car parking and attractive landscaping. Whilst design and scale are reserved for later approval it is anticipated that properties will be a maximum of 2 storeys in height, and will exhibit a traditional design response and use of materials.
- 3.4 Domestic curtilages will be provided to the rear of the properties and will provide a soft edge to the adjoining agricultural fields.

4 Planning Policy Context

National Planning Policy Framework

- 4.1 Paragraph 14 advises that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date Local Plan; and

also in circumstances where the development plan is absent, silent or relevant policies are out-of-date unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

4.3 One of the core principles of the NPPF is that planning should proactively drive and support sustainable economic development to deliver the homes that the country needs.

4.4 Paragraph 9 of the NPPF states that *“pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):*

- *making it easier for jobs to be created in cities, towns and villages;*
- *moving from a net loss of bio-diversity to achieving net gains for nature;*
- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take leisure;*
and
- *widening the choice of high quality homes.”*

4.6 Paragraph 49 of the NPPF states 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”.

4.7 Paragraph 55 of the NPPF states that isolated new homes in the countryside should be avoided unless there is special justification, such as where the development

would re-use redundant or disused buildings and lead to an enhancement to their immediate setting.

- 4.8 Chapter 7 of the Framework relates to design. Paragraph 58 advises that decision makers should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture and appropriate landscaping. Paragraph 61 of makes it clear that good design goes beyond purely aesthetic considerations and also relates to how development is integrated into the natural and built environment. Paragraph 63 encourages design which raises the quality of the built environment in its setting.

Staffordshire Moorlands Core Strategy (2014)

- 4.10 Hollington is defined as a ‘Smaller Village’ within the Core Strategy. The following policies of this strategy are on this basis considered the most relevant in relation to this scheme.

4.11 ***SS1 - Development Principles***

The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- *a mix of types and tenures of quality, affordable homes to meet the needs and aspirations of the existing and future communities*
- *quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;*

- *easy access to jobs, shops and transport services by all sections of the community;*
- *increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;*
- *a healthy, safe, attractive and well-maintained environment;*
- *development which maintains the distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;*
- *development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas both now and for future generations.*
- *development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.*

All proposals for development will be considered in the context of the District-wide Spatial Strategy and with regard to both its direct and indirect cumulative impact over the longer term. New development will make the best use of previously developed land and buildings and will follow a sequential approach to the sustainable location of development.

4.12 SS1a - Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Core Strategy (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *Specific policies in that Framework indicate that development should be restricted.*

4.11 SS6b - Smaller Villages Area Strategy

These settlements shall provide only for appropriate development which enhances community vitality or meets a local social or economic need of the settlement and its hinterland. The Council and its partners will achieve this through the following actions:

1. *Enhance community vitality by:*
 - *protecting and enabling services and facilities which are essential to sustain rural living;*
 - *improving connections by public transport and other transport measures to neighbouring larger villages and market towns;*
 - *supporting the provision of local, mobile and electronic services which increases the range and quality of services.*
2. *Meet local community, social or economic need by:*

- *Enabling new housing development which meets a local need, including affordable housing (in accordance with policy H2);*
- *Allowing for rural exceptions housing in appropriate locations on the edge of settlements (in accordance with policy H2). This will be additional to the housing provision for the rural areas.*
- *Enabling small-scale new employment development including ‘live-work’ developments which are for a rural enterprise or an existing authorised business use;*
- *Supporting the diversification of existing farm enterprises (in accordance with policy R1); Supporting the development of appropriate ICT and new means of communications to enable homeworking and small businesses reliant on e-technology.*

4.12 R2 - Rural Housing

Other than sites allocated for housing development in the Site Allocations DPD, only the following forms of housing development will be permitted in the rural areas outside the settlement and infill boundaries of the town and the villages:

- *Affordable housing which cannot be met elsewhere, in accordance with Policy H2.*
- *A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.*
- *Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than*

the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

- *Extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.*
- *The conversion of non-residential rural buildings for residential use where:*
 - *the building is suitable and worthy in physical, architectural and character terms for conversion; and*
 - *it can be demonstrated that agricultural or commercial use is not viable or suitable. In such cases there will be a requirement for a marketing exercise to be carried out by a suitably qualified professional or other evidence that the building would be unsuitable for a commercial use; or*
 - *conversion to residential use would enable a building of particular merit to be safeguarded.”*

4.13 H1 New Housing Development

New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in policy H2, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies in SS5 and SS6.

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.

In addition:

- *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.*

4.14 **DC1 – Design Considerations**

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. In particular, new development should:

- *be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;*
- *be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance;*
- *create, where appropriate, attractive, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private) in accordance with policy C3, landscaping, public art, 'designing out crime' initiatives and the principles of active design;*
- *incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the local and global impact of the development, and to adapt to climate change, in accordance with policy SD1;*
- *protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;*

- *promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate, in accordance with policy NE1;*
- *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;*
- *ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;*
- *ensure, where appropriate, equality of access and use for all sections of the community.*

4.15 DC3 – Landscape and Settlement Setting

The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. *Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement and important views into and out of the settlement as identified in the Landscape and Settlement Character Assessment;*
2. *Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character Assessment;*
3. *Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;*
4. *Identifying through the Site Allocations DPD and protecting from inappropriate development, areas of visual open space where the intention will be to retain the land's open and undeveloped appearance. Where appropriate the Council will seek public access agreements with the land*

owners and seek proposals for the enhancement or improvement of these areas as part of the green infrastructure network in accordance with policy C3. In exceptional cases, limited development of areas of visual open space may be acceptable where this will bring about overriding improvements to the open space itself;

5. *Recognising and conserving the special quality of the landscape in the Peak District National Park, and ensuring that development does not adversely affect the wider setting of the National Park.*

5 Five Year Land Supply

- 5.1 Staffordshire Moorlands District Council are currently unable to demonstrate a five-year supply of deliverable housing as required by the NPPF. The last published figure (March 2016) advised that the Borough can show a 1.89-year land supply. Therefore, in line with paragraph 49 of the NPPF policies that restrict the supply of housing are out of date.

6 Planning Considerations

Principle of Development

- 6.1 The proposals involve the completion of small scale residential development within a rural village. In normal circumstances developments of this type would be considered against the relevant policies in relation to the supply and location of new housing as set out with the Core Strategy. However, given the Council's land supply position all of these policies are rendered out of date, therefore the scheme needs to be considered against the 'presumption in favour of sustainable development' as set out in the NPPF, and policies SS1 and SS1a of the Core strategy. On this basis, the Council is required to grant planning permission unless *'any adverse impacts of*

development.....significantly and demonstrably outweigh the benefits of the scheme’.

- 6.2 Paragraphs 7 and 8 of the NPPF identify three components to sustainable development: economic, social and environmental. Achieving sustainable development requires economic, social and environmental gains to be sought simultaneously.

Environmental

- 6.3 It is accepted that Hollington has a limited number of transport options other than the private motor vehicle, however the NPPF accepts that in rural areas that there will be some reliance on the private motor car to serve new development. The site is 3.4 miles from Tean and Rocester, 4.5 miles from Cheadle and 6.2 miles from Uttoxeter; these larger settlements are provided with a wide range of facilities and services. In addition to this the JCB World Headquarters which provides significant employment opportunities is only 2.5 miles from the site and could be reached easily on a bicycle.
- 6.4 Hollington itself has a small number of amenities namely two public houses, a village hall and the church. The Raddle public house also has a vending machine which sells everyday essentials to local residents. Whilst the number of amenities are limited, the village still requires a level of organic growth to support and enhance these facilities, and to support the provision of extra services.
- 6.5 This application is in outline and therefore no final details of the properties are submitted; however, we would anticipate that all properties would be provided with a home office which would be provided with an increased number of power and multimedia points which will allow future residents to work from home. This could be secured via a suitably worded condition on the outline approval.

- 6.6 The existing land is currently used as paddock land by the occupiers of The Cross and is heavily managed and used for this purpose. Whilst green in nature the field is of no particular wider landscape importance, and appears as an infill plot between existing dwellings within the most densely developed area of the village. The most important feature of the field is the existing hedgerow which provides enclosure to the adjoining highway, and this is retained (albeit with slight re-alignment to allow visibility to be provided at the access point) which ensures that the character of the village in this area is unchanged.
- 6.7 In terms of wider impacts of the proposal the field is not of any particular merit in the landscape. When viewed from the north-east (the only available open view) the site is read against the backdrop of the adjoining farmhouse and farm buildings and therefore impacts are very limited.
- 6.8 It is anticipated that the site will developed by way of a high quality, low density scheme with properties provided with large gardens and frontage car parking. Whilst details are to be agreed at reserved matters stage we would be happy to work with the Council to secure a design code covering external appearance, and hard and soft landscaping. Compliance with this document could be secured via condition giving the Council confidence that a high-quality development will be brought forward at reserved matters stage. In terms of the car parking area this would be attractively landscaped and could be completed in 'grass-crete' to ensure that the area remains green when not in use.
- 6.9 Significant thought has been put into the completion of the indicative layout which shows a private drive hidden behind the hedgerow ensuring that necessary infrastructure is hidden from the street, this also has the added benefit of hiding cars and associated domestic paraphernalia from the adjoining highway. The retention of this hedgerow will ensure that the development is 'dropped into' an existing mature landscape and will not take time to 'mature' as is the case with most developments.

- 6.10 In determining applications the NPPF requires local planning authorities to aim to conserve and enhance biodiversity by applying various principles. The site is heavily managed paddock land which is grazed by horses for most the year. The existing hedgerow will be retained as part of the development, albeit with a small section removed and re-aligned to provide access and visibility, this will ensure retention of this area of habitat. There are no trees that will be affected by the proposals. Therefore, the proposals will have no impact on existing habitat. The development of the site will however provide opportunities for biodiversity enhancement in terms of the provision of bat access tiles and bird boxes on/within the buildings.

Economic

- 6.11 One of the core principles of the NPPF is that planning should proactively drive and support sustainable economic development to deliver the homes that the country needs. Paragraph 19 of the NPPF prescribes significant weight to the economic benefits of proposals in the overall planning balance.
- 6.12 The proposals would deliver both short term and longer term economic benefits. In the short term the proposal would bring about the economic benefits associated with new development including supporting the construction industry both directly through construction jobs on site and indirectly through the supply chain. The local planning authority would also benefit through the New Homes Bonus.
- 6.13 In the medium to long term, future occupants of properties on the site are likely to support local services and facilities, helping to safeguard their retention and potentially encourage new services in the village. The proposals would also boost the local labour supply, broadening the choice of suitable candidates for local employers.

Social

- 6.14 The proposals would contribute towards meeting the Council's housing requirement, providing quality homes to meet the significant need within the Borough. The site is well related to the existing settlement, which encourages community cohesion and will ensure that new residents do not feel isolated. The proposals would therefore contribute positively towards the vitality of the local community, increasing its population with new residents that can support and enhance local services and partake in social and community activities.
- 6.15 As part of the scheme a new car park is proposed to serve the adjoining St Johns Church. This will help to solve an existing problem in the village where cars are parked on the highway causing congestion, and also seriously impacting on nearby residents during services. This element of the scheme has been discussed and agreed with Amy Tatlow, the church warden who is very supportive of the proposals. The provision and the ongoing retention of this area of car-parking can be secured via condition, and it is the applicants intention to enter into a legal agreement with the church to make the car parking area available for as long as it is required by the church.

Sustainability Conclusions

- 6.16 Whilst it is fully accepted that the location of the development will give rise to a small number of increased journeys, this negative is far outweighed by the benefits associated the redevelopment of this site which will resolve a longstanding highway issue, and also provide for social and economic benefits to the village and the wider borough.
- 6.17 Given the above it is considered that the proposal can be considered sustainable development which accords with the requirements of paragraph 14 of the NPPF, and policies SS1 and SS1a of the Staffordshire Moorlands Core Strategy.

Other Material Considerations

Impact upon the Character and Appearance of the Area

- 6.18 The built context of the application site is one characterised by variety. The village of Hollington comprises of a mix of dwelling types and materials. The immediate context of the site around the crossroads is one of properties on the back of the highway, opening up to larger detached properties set back from the highway as you head along Hollington Lane. Buildings are predominantly two storey in this area, and are constructed of stone with plain clay tiles, with the exception of the farmhouse opposite the site and the detached property to the north both of which are red brick.
- 6.19 The application is submitted in outline with all matters reserved except for means of access. As such, the precise layout of the site and the scale and appearance of properties has yet to be determined. However, the illustrative layout shows a scheme which will respect the character of the area, and will integrate acceptably with adjoining built form contributing positively towards the varied character of Hollington.
- 6.20 The illustrative layout shows a scheme set back from the adjoining highway to enable the retention of the existing hedgerow. Whilst detailed designs of the proposed dwellings have yet to be prepared, it is envisaged that these properties would be a maximum of two storeys in height, and exhibit a sensitive and contextually appropriate design. As suggested earlier we would be happy to work with the Council to formulate a design code, compliance with which could be secured via planning condition, this would give confidence that a high-quality development would be brought forward at reserved matters stage.

- 6.21 The illustrative layout demonstrates that the site can comfortably accommodate the level of development proposed without detrimentally affecting the character or appearance of its surroundings.

Amenity of Neighbours

- 6.22 Whilst detailed designs and layouts of individual dwellings have yet to be prepared, the illustrative layout demonstrates that 4 dwellings can be accommodated upon the site whilst retaining sufficient separation to neighbouring dwellings so as to avoid unacceptable impacts upon daylight and privacy.
- 6.23 Whilst there may be a degree of increased noise and disturbance associated with increased comings and goings, this is unlikely to be significant given the level of development proposed.

Highway Safety

- 6.24 Paragraph 32 of the National Planning Policy Framework states that development should only be refused on highway grounds where its impact upon the network would be severe.
- 6.25 The proposed site access emerges onto Hollington Lane, which is subject to a 30mph speed limit. The width and alignment of the carriageway however is such that vehicle speeds adjoining the site are significantly lower than this.
- 6.26 This access point is provided with good visibility in both directions and will not result in an increase in vehicle conflict in the locality.
- 6.27 In addition the proposals provide for an area of car parking which will be utilised in association with the adjoining St Johns Church. This has been agreed with the Church

Warden, and the parking will be made available at all times for the use of the church which will resolve ongoing issues in the village in relation to congestion and inconsiderate car parking associated with the church. In addition, a small area of footpath will be provided which will link the car park to the church gates ensuring that there will be no conflict between pedestrians and vehicles in the locality.

- 6.28 The proposals will therefore not prejudice the safe or efficient use of the highway network.

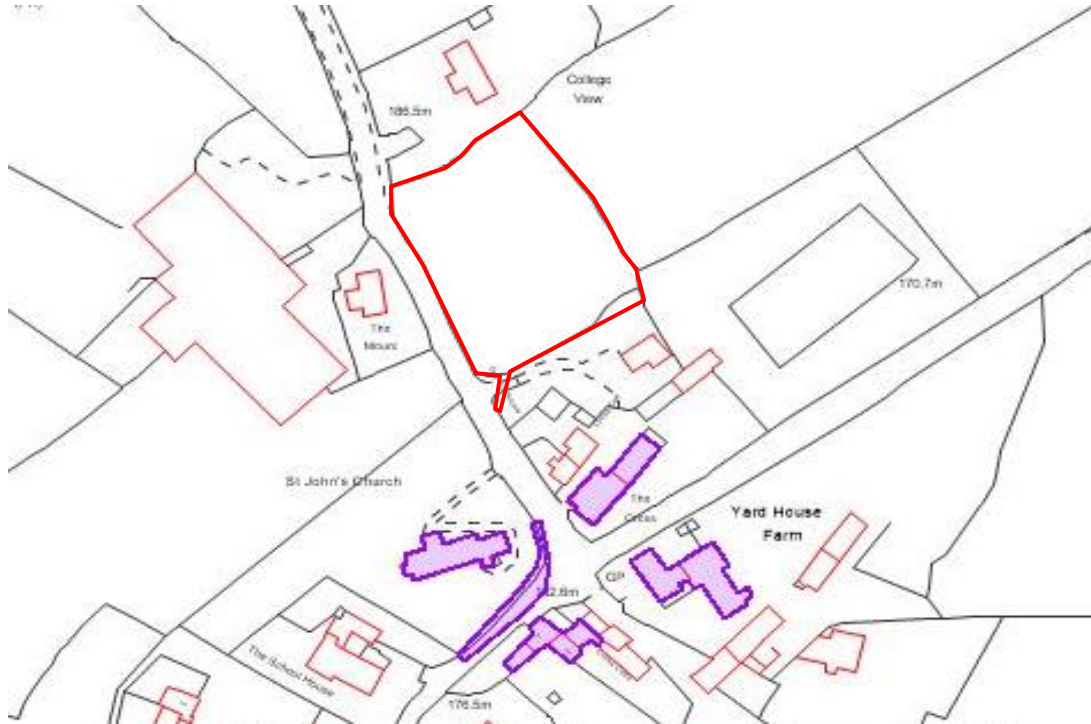
Flood Risk

- 6.29 The Environment Agency shows the site lying entirely within Flood Zone 1, where the annual probability of flooding from rivers or the sea is less than 1 in 1000. The dwellings would not therefore be at unacceptable risk from flooding and neither would they exacerbate flood risk elsewhere.

7 Heritage Statement

- 7.1 The site lies close to a complex of listed buildings centred around St Johns Church on the junction of School Bank and Hollington Lane.
- 7.2 Paragraph 128 of the NPPF requires that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

- 7.3 The adjoining listed buildings comprise of St Johns Church and the associated walling, as well as the Cross House, Cross Cottage and Yard House Farm all of which are listed at grade II. The relationship between the application site and the listed buildings is shown on the plan extract below:



- 7.4 The proposals are currently in outline and propose the erection of up-to 4 dwellings and the formation of a car park.
- 7.5 Given alterations in land levels and subject to sensitive siting of properties at reserved matters stage a scheme that has no impact on the setting of adjoining listed buildings can be provided on the site. The boundary hedge between the development and the highway will be maintained, this retains the existing character of the area and alongside intervening buildings and vegetation will filter views between the development and the adjoining listed buildings.

- 7.6 The inter-relationships between the property and the listed buildings are such that there will be no harm to the designated heritage assets that adjoin the site.

8 Conclusions

- 8.1 The application is an outline application for the erection of up-to 4 dwellings and the formation of a car park associated with the adjoining St Johns Church.
- 8.2 Staffordshire Moorlands cannot exhibit a five year supply of deliverable housing and therefore the proposals fall to be considered under the presumption in favour of sustainable development. The Council are required to grant planning permission unless *'any adverse impacts of development.....significantly and demonstrably outweigh the benefits of the scheme'*.
- 8.3 The scheme provides for significant community benefits, over and above what would normally be expected of development of this scale, in terms of the provision of the car park to serve St Johns Church which would be unable to be secured outside of this planning application. This when coupled with the social and economic benefits associated with new development significantly outweigh the insignificant harm that can be attributed to locational aspects of the development, and the minor increase in the use of the private motor vehicle.
- 8.4 The development would not detrimentally affect the amenities enjoyed by the occupiers of nearby dwellings or the safe and efficient use of the highway network. The proposals would not harm protected species or their habitats.
- 8.5 The proposals therefore constitute sustainable development as defined by the National Planning Policy Framework, and as required by policy SS1 and SS1a of the Staffordshire Moorlands Core Strategy.