



## **Design, Access, Planning and Highways Statement**

**May 2017**

**Proposed extensions & alterations to  
existing semi-detached dwelling to  
provide link to existing barn  
scheduled for conversion**

**Lufton & Associates, Chartered Planning Consultancy, Stafford**

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## **Introduction**

Lufton & Associates are working on behalf of the Granger family to seek approval for the alteration and extension of their existing semi-detached family home, new link connection to and conversion of an existing cowshed at Coyneygrove Grove, Cellarhead near Werrington.

This Design, Access, Planning and Highways Statement has been prepared for the client and is submitted in support of a Full Planning Application.

The Statement has been prepared by Lufton & Associates multi-disciplinary planning consultants based in Stafford. The application is prepared in conjunction with the drawings and design input from Aaron Chetwynd Architects Studio (Aaron Chetwynd LLP).

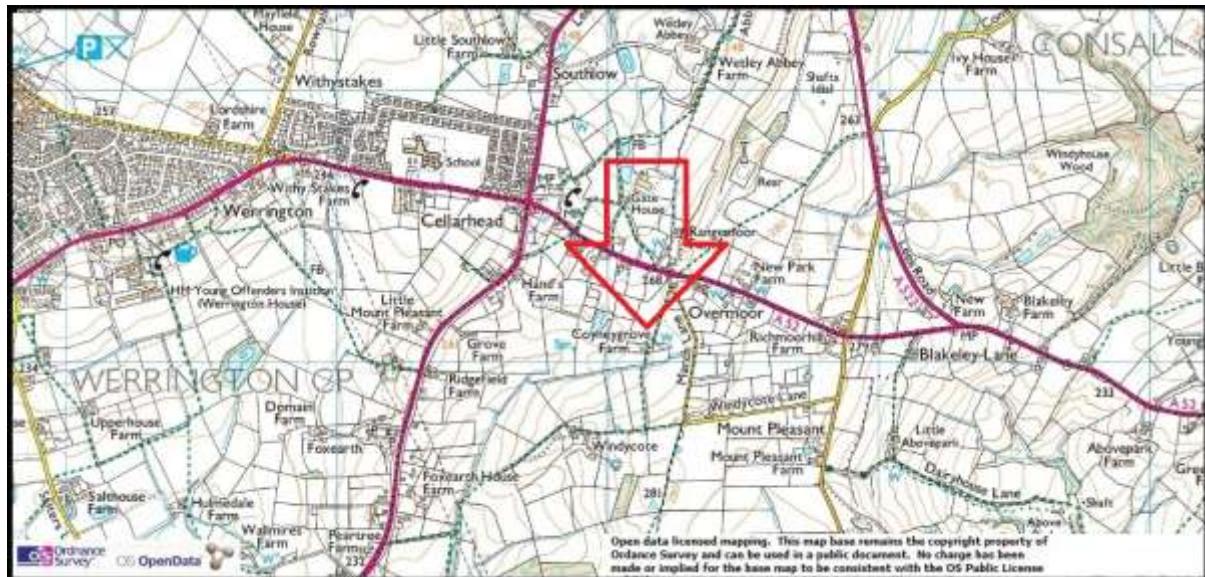
This statement has been prepared in accordance with advice published by the Commission for Architecture and the Built Environment (CABE), *'Making the Best Use of Design & Access Statements'*, and it describes

the site, its characteristics and surrounding context. It explains the design approach that underpins the development proposals and the context of the proposed development within the surrounding area, the relationship to Cellarhead and Werrington and the North Staffordshire Green Belt.

The purpose of this statement is to provide supporting information to the Full Planning Application. It is presented as a combined statement as the very special circumstances required to justify the proposals are inextricably linked to the planning and design context.

It is the fullest intention of the clients, the architect and Lufton & Associates as planning consultants to provide a scheme that is justifiable in the Green Belt policy context, that meets identified needs of the applicant for better housing and to provide a scheme that is sensitive and complementary to its unique setting close to the services and facilities of Werrington in this part of Staffordshire Moorlands.

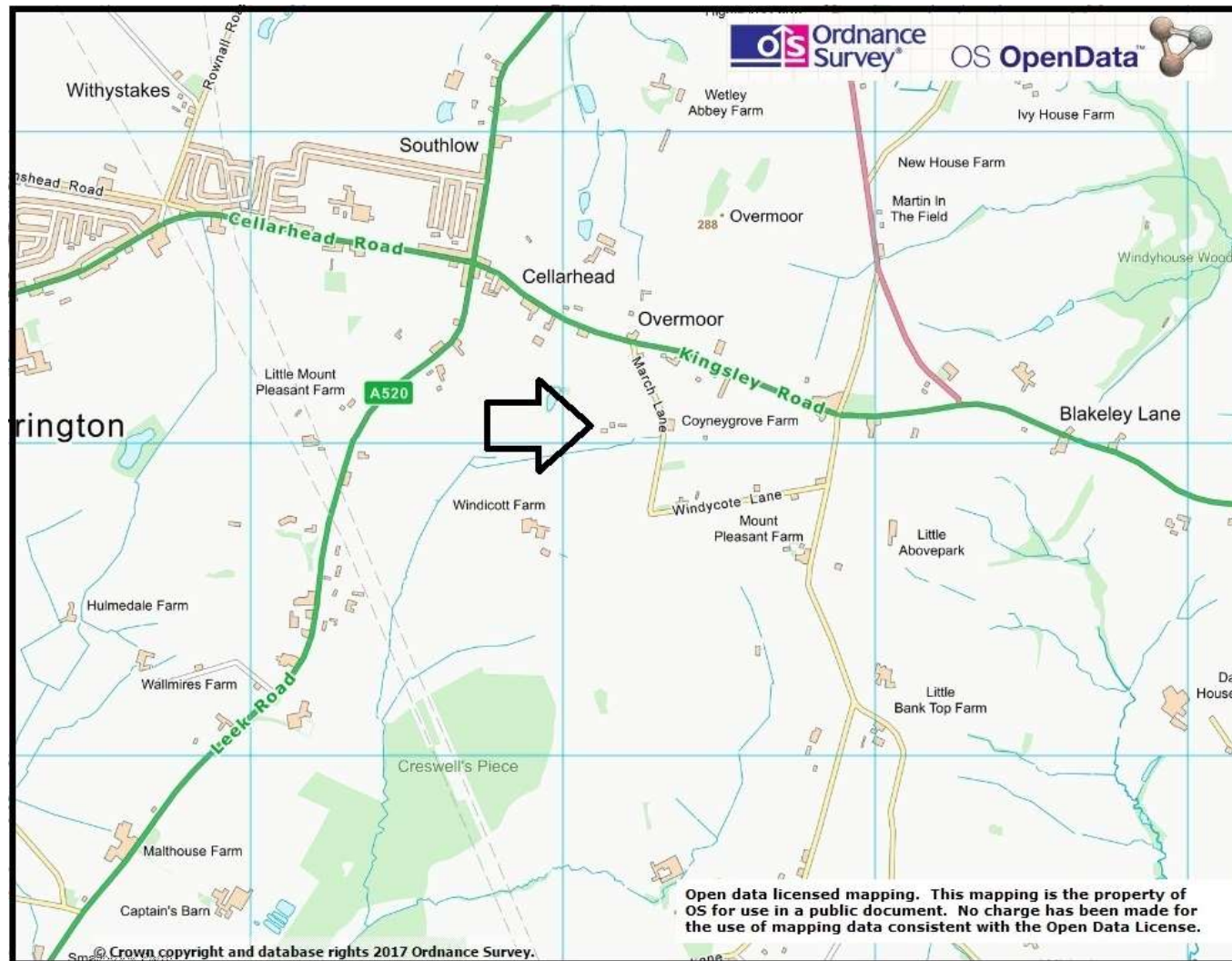
**Figure 1: OS open data plan of the application site**



**Figure 2: Google Earth view of the wider the application site**

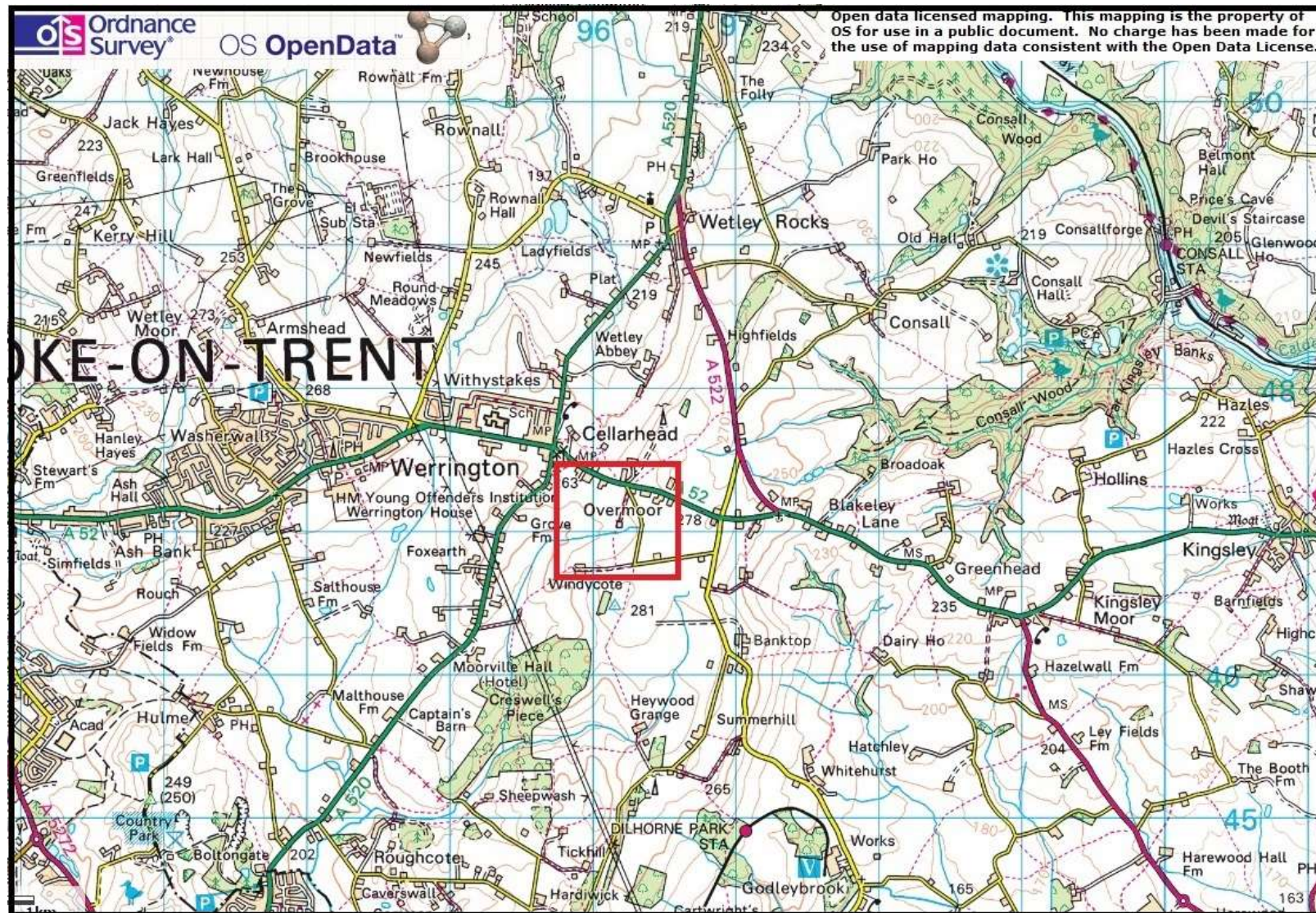


**Figure 3: Geographic site context – OS Open data**





**Figure 4: Wider geographic site context – OS Open data**





## Site Context

The application is for proposed extension and alteration to the existing semi-detached dwelling to provide a link to an existing barn scheduled for conversion.

**Photograph: 1) Main building barn/stable/cowshed for retention and conversion pigsty building in foreground for demolition.**



**Figure 7** shows an aerial view of the site together with a site plan and legend from the design drawings showing the distribution of built structures on site. The site has evolved over time and it is our belief that it is at least in part consistent with the NPPF definition of previously developed land. This is illustrated further with reference to the historic maps in **Figure 8** from 1880, 1888, 1899, 1924, and 1963.

As shown in the **Figure 7** with cross-reference to the historic maps the built structures K and L date back at least to 1880 and it is understood have been used for a variety of uses stable, barn, cowshed and pigsty. The farmyard and buildings footprint of the definitive map of 1924 record another building to the immediate

north-west of the main house that is no longer present.

As shown in **Figure 2, 3 and 4** the application site is not in an isolated rural setting being close to a cluster of facilities around the Leek Road / Kingsley Road junction (850m) and 2400m (1.5miles) from the service hub and centre of Werrington village.

Moorside High School is only 1,200m from the application site with Werrington Primary and Pre-School 2,400m and St. Johns CofE Primary School in Wetley Rocks at 3km distant (1.85miles).

In terms of access to wider services and facilities the application site is 8.7km (5.4miles) from the regional shopping centre of Hanley and also easily accessible to Blythe Bridge and the south Stoke-on-Trent. To the north the application site is easily accessible to Leek town centre.

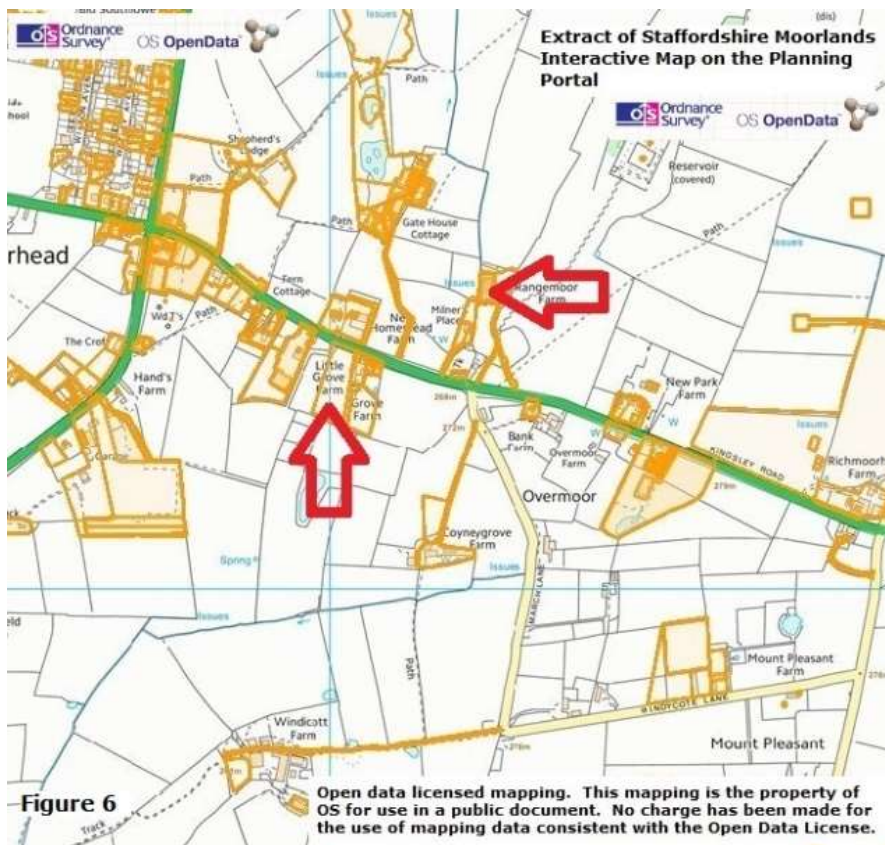
Of significance in terms of built development in close proximity to the application site the HGV yard of Shirley's Transport Group lies just to the west along the A52 there are a number of farm holdings with a diversified business base and significant amounts of built development. New Park Farm, Little Grove Farm and New Homestead Farm in particular have quite extensive built footprints and significant areas of vehicle standing (**Figure 5**).

Just to the north-west of the application site, less than 400m in distance, there is a recent planning approval for 5 new detached dwellings at Little Grove Farm and a similar distance directly north at Rangemoor Farm a recent consent for 3 tourist lets (see **Figure 6**).



Good access to Coyneygrove Farm is provided by Kingsley Road (A52) that divides four ways north, south, east and west at the traffic-light

junction in Cellarhead. To the east the A52 runs to the A522 to give access to Cheadle. Direct access to the A52 is provided by the private drive up to the farm and a very short length of March Lane (50m) (see **photos 2, 3, 4, 5, 6 and 7**).



As shown in **Figure 5** the application site is in countryside characterised by small farm settlement most of which have organically diversified and grown in recent years. One of the notable activities in the immediate locality is 'horsiculture' and there are numerous



buildings and stables associated with horses. In most cases these are contained within boundaries of farmsteads and their impact on

openness of the countryside is relatively constrained.

Photographs: 2) A52 eastbound towards Kingsley and Cheadle. 3) A52 westbound towards Cellarhead, Werrington and Stoke-on-Trent. 4) Access to March Lane from A52 (Kingsley Road).



Photographs: 5) 50m length of March Lane between entrance to farm drive and the access off the A52 Kingsley Road 6) and 7) Entrance to farm drive (to application site) from March Lane.





Photographs: 8) and 9) From entrance to farm drive looking south towards the application site (red arrows) 10) From 75m along farm drive looking south towards the application site.





Photographs: 11) From 75m along farm drive to the application site looking south-west 12) View from a gap in the hedge on March Lane looking south-west towards application site (red arrow) 13) View from a gap in the hedge on March Lane looking south-west towards application site (red arrow).





Photographs: 14) view from a gap in the hedge on March Lane looking south-west towards application site (red arrow) 15) view from a gap in the hedge on March Lane looking west towards application site (red arrow) 16) View from a gap in the hedge on March Lane looking north-west towards application site (red arrow marks a glimpse of colour of a water bowser to position the farmstead).





Photographs: 17) view from a gap in the hedge on March Lane looking north-west towards application site (white rectangle marks position of farmstead). 18) View from point of the intersect on March Lane and Windycote Lane on north side of the hedge (see red star for location on the map inset) looking north towards application site. Farmhouse marked with red arrow and steel framed stable building marked with a purple arrow. 19) view looking north from the footpath that runs from the intersect of March Lane and Windycote Lane to Windycote Farm (see green star for location on the map inset).





As clearly shown in **photographs 11 to 19** the application site is naturally secluded by trees, hedges and undulating topography.

**Photograph 11** is taken from a position 75m along the farm drive from the access of March Lane and is one of the few positions from which a more open aspect of the countryside surrounding the application site can be gained. The direction of the view is towards Foxearth in the near distance, Hulme in the middle distance and south Stoke-on-Trent (Fenton and Longton). Our objective view is that the application proposals will be indistinguishable from the first intervening hedge line for positions west of the application site.

**Photographs 12 to 17** above are taken from progressive viewpoints along March Lane looking west and moving from north to south. March Lane as shown left is a narrow roadway with deep verges lined with mature hedges and trees. To gain any perspective on Coyneygrove Farm from March Lane is difficult photos 12 to 17 are all taken from positions where there is some gap in hedge on the western side. Only distant glimpses of the farmstead can be ascertained and the formation of buildings is hard to distinguish.

From the public footpath that runs from the corner of March Lane and Windycote Lane to Windycote Farm it is difficult to ascertain any view of Coyneygrove Farm. In **photograph 19** buildings and vehicles in the yard are visible although no view could be gained of the application proposals.

**Photographs: 20) to 22) March Lane.**



Figure 7





**Figure 8**



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## Design Proposals

The design is set by a number of parameters. The most significant of these in our view is the context of the Green Belt and the requirement to justify 'very special circumstances' for the development.

After a number of design iterations and options the final design drawing is a best compromise in terms of providing a family sized dwelling and restoring and making best use of the existing stable building (K in Figure 7). The design has been carefully conceived to integrate with the existing dwelling and the stable in terms of height, aspect, proportionality and building materials.

In terms of the Green Belt setting and impact on openness building 'L' as shown in **Figure 7** and **photographs 23-25 below** is proposed for demolition. Removal of this building which is more visible than the proposed building works from a number of aspects will we believe reduce the impact of the proposals on openness and mean that the proposals are less congruous than the existing massing of the farmstead.

Photographs: 23) to 25) Building 'L' in figure 7 pig sty.



## Access, Highway and Transport Issues

Good access to Coyneygrove Farm is provided by Kingsley Road (A52) that divides at the traffic-light junction in Cellarhead. To the east the A52 runs to the A522 to give access to Cheadle.

Direct access to the A52 is provided by the private drive running alongside a public footpath up to the farm and a very short length of March Lane (50m) (see **photos 2, 3, 4, 5, 6 and 7 above**).

There is excellent visibility west and east at the March Lane / A52 junction as shown in **photos 2, 3 and 4**. Assuming a setback (x-distance) to the road edge of 2.4m allows a right and left visibility splay well within the tolerances set out for the design speeds in the guidance of the Design Manual for Roads and Bridges 1995 and Manual for Streets 1995.

At the junction of March Lane / A52 the speed limit is the national limit for A-roads, however, the 30mph speed restriction and 30mph roundels begin approximately 100m before the Cellarhead traffic-light junction, 250m west of the March Lane access (see **photograph 26 below**). On the approach to March

Lane from the east there are frequent 'slow' warnings, farm traffic warnings, electronic speed warning signs and lengths of overtaking restriction. March Lane is demarked by junction warning signs from both the west and the east.

In terms of access to wider services and facilities the application site is 8.7km (5.4miles) from the regional shopping centre of Hanley and also easily accessible to Blythe Bridge and the south Stoke-on-Trent. To the north the application site is easily accessible to Leek town centre.

March Lane is of a good standard of maintenance although is essentially a minor narrow rural road naturally restricted in speed. Our view is that the narrow road width is advantageous in restraining traffic speed and there is a very clear and notable distinction between it and the A52.

Given the nature of the proposal and the established principle of proportionality we do not propose at this stage to undertake traffic counts, speed surveys or other base line traffic evidence gathering.

**Photograph 26 Approach to 30mph limit at Cellarhead on A52.**



## Policy Context – Development Plan

The Development Plan for Staffordshire Moorlands consists of:

- The Staffordshire Moorlands Core Strategy DPD Adopted March 2014 (end date 2016)
- Saved policies of the 1998 Staffordshire Moorlands Local Plan.<sup>1</sup>

Section 70(2) of the Town and Country Planning Act 1990 provides:

*“(2) In dealing with such an application the authority shall have regard to:*

*(a) the provisions of the development plan, so far as material to the application, and*

*...*

*(c) any other material considerations”*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides:

*“(6) If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

The statutory test is also reflected in national policy. The second

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<sup>1</sup> The Council has resolved that town and village development boundaries and other boundaries including the Green Belt from the 1998 Local Plan will remain in force for development management purposes until superseded by the new Local Plan for the District, 2016 - 2031.

paragraph of the NPPF reaffirms (para 2, page1):

*“Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. ...”*

The first core planning principle of the NPPF further reaffirms at paragraph 17;

*“planning should... be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;”*

## **Staffordshire Moorlands Adopted Core Strategy DPD April 2014**

The following core policies of the Staffordshire Moorlands Core Strategy 2006-2026 appear as the most relevant to the application:

### **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.

### **SS6c - Other Rural Areas Area Strategy**

The other rural areas comprise the countryside and the green belt outside of the development and infill boundaries of the towns and villages, as defined in the Site Allocations DPD, including those small settlements and dispersed developments not identified in Policies SS5, SS6a and SS6b.

These areas will provide only for development which meets an

essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

1. Meet essential local needs by:  
Restricting new build housing development in the countryside to that which is essential to local needs, including affordable housing (in accordance with policies H2, H3 and R2); Allowing the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2; Allowing suitable development which would secure the future conservation of a heritage asset in accordance with policy DC2; Allowing rural exceptions housing (in accordance with policies H2 and R2) Allowing community facilities which meet a local need, where that need cannot be met in a settlement within the hierarchy. In such cases the development should be in a sustainable location close to an existing serviced settlement.

2. Sustain the rural economy by:  
Enabling the limited expansion or redevelopment of an existing authorised business for employment uses; 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 one-technology;

3. Enhance and conserve the quality of the countryside by:  
Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond

sensitively to the distinctive qualities of the surrounding landscape;  
Limiting uses which generate a substantial number of regular trips in areas that are not well served by public transport; Ensuring renewable energy schemes are of an appropriate scale, type and location;  
Recognising and conserving the special quality of the landscape in the Peak District National Park (in accordance with Policy DC3);  
Encouraging measures which protect and enhance the biodiversity, geological resources and heritage of the District.

...

6. Maintain the Green Belt within Staffordshire Moorlands but its detailed boundaries will be reviewed to ensure that its purpose in separating the urban areas and maintaining their identity is consistent with the need to promote sustainable patterns of development around settlements in or on the edges of the Green Belt. This review will be undertaken through the Site Allocations DPD to allow for any small scale site allocations required to meet local needs in exceptional circumstances.

Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

## **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:

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Principal: Hugh Lufton BA(Hons) DipTP MRTPI [www.charterdplanningconsultancy.co.uk](http://www.charterdplanningconsultancy.co.uk)

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.

## **R1 - Rural Diversification**

All development in the rural areas outside the development boundaries of the towns and villages will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside, promotes the sustainable diversification of the rural economy, facilitates economic activity, meets a rural community need and sustains the historic environment.

Appropriate development should not harm the rural character and environmental quality of the area or any sites designated for their nature conservation, or historical interest by virtue of the scale, nature and level of activity involved and the type and amount of traffic generated or by other effects such as noise and pollution.

Wherever possible development should be within suitably located buildings which are appropriate for conversion. Where new or replacement buildings are involved, development should have minimal impact on the countryside and be in close proximity to an existing settlement.

Within the Green Belt, inappropriate development which is otherwise acceptable within the terms of this

policy, will still need to be justified by very special circumstances.

Priority will be given to the re-use of rural buildings for commercial enterprise, including tourism uses, where the location is sustainable and the proposed use does not harm the building's character and/or the character of its surroundings.

## **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:

...

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.

## **Planning Assessment and Very Special Circumstances to justify development in the Green Belt**

In terms of conformity with the Development Plan extensions to existing dwellings are explicitly recognised in the plan strategy in the rural area of Staffordshire Moorlands provided that 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.

This 'R2' policy test has been carefully considered in the formulation of the design proposals along with the 'R1' policy tests of rural diversification and policy DC1 design considerations.

Our view is that the proposals maintain high quality and add value to the local area, incorporating creative and innovative design and make best use of the available farmstead footprint without creating congruous additions to the applicants dwelling. The design respects the site and its surroundings and promotes a positive sense of place and identity through its scale, layout, siting, character and appearance.

National and local policy protecting Green Belt from development is well established. The five policy purposes of Green Belt remain and are restated by the NPPF as;

to check the unrestricted sprawl of large built-up areas;  
to prevent neighbouring towns merging into one another;  
to assist in safeguarding the countryside from encroachment;  
to preserve the setting and special character of historic towns;  
and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Of fundamental importance the aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and the essential characteristics of Green Belts are their openness and their permanence.

Our objective view is that the these proposals for the extension and alteration to the existing semi-detached dwelling to provide link to existing barn scheduled for conversion have no material impact on any of the five purposes of including land in the North Staffordshire Green Belt.

As explored above the combined impacts of containing the proposals in the existing building envelope, the demolition of the pig sty and the extensive screening of the farmstead from all key perspectives mean the proposals have no negative impact on the openness and permanence of the Green Belt.