DESIGN AND ACCESS STATEMENT

In respect of

A Proposed Pub extension/shop and Holiday Chalets

The Raddle Inn
Quarry Bank
Hollington
Staffs
ST10 4HQ

1.0 INTRODUCTION

This Design and Access Statement is submitted in support of a full planning application to **Staffordshire Moorlands District Council** in respect of proposed **A Proposed Pub extension/shop and Holiday Chalets at The Raddle Inn, Quarry Bank, Hollington, ST10 4HQ.**

This Statement outlines the design principles which have been applied to the proposed development and how any issues relating to access have been dealt with. This Design and Access Statement has been prepared in accordance with CABE guidance 'Design and Access Statements – How to Read, Write and Use Them'.

The following design and access statement has been produced to ensure that a quality development is produced in accordance with the guidelines and more importantly that the proposed development respects the local context that it will integrate with. It also includes a planning policy overview.

Images of the site are included at the end of the document.

2.0 THE PROPOSAL

The application proposes construction of a Proposed Pub extension/shop and Holiday Chalets. These are outlined on the attached drawings.

Location: evaluation and assessment

The site does not lie within the Staffordshire Green Belt but lies within the Special Landscape Area, the integrity of which will not be affected by this proposal.

The site lies within the village of Hollington approximately some 3-4m from Cheadle and 6-7m from Uttoxeter. It is approx. 3.5 miles from the new JCB Golf Course in Rocester, which is due to open in 2018 and also the A50 to Alton Growth Corridor road improvements in the same location. The site is opposite to the Raddle Public House which already benefits from 6 no chalet units, 3 of which are visible from Quarry Bank; and behind a stone two storey cottage used for holiday lets. The site is fenced along the eastern boundary separating the site from the quarry making the whole site fully enclosed. The access to the site is clearly visible.

Quarry Bank is accessed from Hollington Road coming from the direction of Upper Tean.

The proposal has been designed to maximise the topography of the land to provide a pleasant outlook for the visitors as well as to have a minimum impact on neighbouring uses. The area is predominantly agricultural with the exception of the quarry. The access onto the site will be widened if necessary to accommodate all vehicles using the site. The pub extension/shop will serve the existing chalets, the holiday cottage and the proposed

chalets as well as offering a retail service, albeit on a small scale, to local residents. Hollington currently has no similar facilities; i.e. no village shop; and is poorly served by public transport.

Planning History and Background

The Applicant was refused planning permission for a Wellbeing Centre, Holiday Chalets and Holiday Wigwam Cabins on the basis that the development would result in an unsustainable form of development. The Applicant was refused planning permission for the installation of 4 timber clad holiday cabins on the basis of the impact on the Special Landscape Area; siting, (their being considered to be too far from the existing tourist facility); and lack of access in terms of public transport. The Applicant was also refused planning permission for the installation of 6 holiday wigwam cabins and utility block. This new application seeks to address these concerns.

It should be noted the Applicant believes that there was no objection on highways grounds to the previous application.

The Applicant owns the Raddle PH which benefits from 6 timber clad cabins. The Applicant is keen to increase the tourism offer of the vicinity in order to;

- Provide disabled W/C facilities and baby change facilities as there is an increasing demand for these.
- Provide additional accommodation (the site is close to Alton Towers, 3.5 miles, the new JCB Golf Course and A50 to Alton Growth Corridor, also 3.5 miles)
- Offer new employment opportunities in the area
- Sustain the ongoing livelihood of the Raddle PH – as it is well documented over 35 public houses close every week. Without this additional local provision of holiday accommodation the Applicant is fearful that the Raddle may become increasingly unsustainable
- A small shop for daily necessities – there is currently no shop in Hollington – which could be used by both residents and visitors to the cabins

There are currently only about 30 sites across the County offering this type of flexible and affordable holiday accommodation. The Applicant reports that he has recently experienced an increase in demand for the existing chalets which he cannot fulfil. He is keen to develop this side of the business to support the Raddle PH but also to provide additional employment and facilities in the village. The lack of a bus service in the village is a situation faced by many villages across North Staffordshire and this facility may have the opportunity to place demands on bus operators to provide a more regular service.

The quarry is currently open 8am-5pm Monday – Friday and is not open at the weekend and will not affect weekend visitors.

3.0 DESIGN CONSIDERATIONS and PRINCIPLES

The Applicant has already considered a number of other uses for the site. After careful consideration and research the Applicant, who is keen to create additional tourist facilities in the area in line with the local tourism strategy of increasing overnight stays and to support the major tourist offer of the County (particularly Alton Towers and the JCB Golf Course development), feels that the installation of a shop and three chalets will provide a sympathetic form of development which would be acceptable to the Local Planning Authority and to the landscape in this location.

The long term viability of Public Houses in locations such as Hollington is providing cause for concern as PH offer a community focal point and their loss means that not only are buildings becoming vacant but local people lose employment and the village loses an amenity.

Use: The Applicant intends the Pub extension to contain a disabled w/c, men's w/c and a reception area including a small shop. The shop will be open to local residents as the village no longer has such a facility. This will sell milk, bread, daily requirements with an emphasis on local produce.

The facility will also be available to the occupants of the holiday chalets.

Amount: a single storey extension to the main building approximately 5.5 metres long, 4.5 metres wide and 4 metres high and 3 chalets 10 metres long, 6 metres wide and 3 metres high to the ridge all set within the existing landscape.

Layout: The chalets are supported on concrete pads, reducing the requirement for expensive ground preparation. The timber structures are raised off the ground, ensuring continual ventilation of the building and eliminating durability problems associated with ground contact.

Scale: the scale of the development is in keeping with the surrounding area. The chalets will be installed to make best use of the natural contours of the land which slopes gently from Quarry Bank down into the valley below.

Landscaping, surfacing and boundary treatment:

The impact on the Special Landscape Area will be mitigated by the sensitive setting of the chalets around the edge of the site. The impact of the neighbouring quarry on the site will be mitigated by hedging. The site is close to the road and does not stretch down the valley sides. They will be in line with neighbouring agricultural buildings clearly visible within the landscape in the adjacent field. Protecting the Special Landscape Area (SLA) is a key requirement of the Local Plan however in this location there is already an active quarry which has over 20 years life. The location of the chalets in the adjacent field, respecting any development boundaries and zones, will not add further to the impact on the SLA nor will it affect the openness of the countryside in this

location. The quarry will be adequately screened from the site and there will be no noise impact during the evening, night or weekends.

Each chalet will benefit from a small area of external space offering parking, seating and drying opportunities. The amenity of the holiday cottage in this respect, which has its own garden area, will not be affected. The chalets will be far enough apart to avoid the feeling of 'cramming'.

Externally the space will be laid out for parking and an outside seating area for each chalet will be provided.

Design Details

This is detailed on the attached Drawings and above.

Robust standard details will be incorporated to meet the requirements of the Building Regulations as appropriate.

Amenity There are no adjacent neighbours and chalets will not be highly visible from the road due to existing hedging. Property higher up the valley behind the Raddle PH will not be affected, nor will the remaining properties in this location.

4.0 RELEVANT PLANNING POLICIES

National Planning Policy

In March2012 the current Government produced the National Planning Policy Framework (NPPF) superseding the previous planning policy (PPS7)

NPPF fully supports the rural economy and the Government is keen to raise the quality of life within rural areas. The proposals meet the following key objectives set out in the Guidance:

"support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings"

"support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres"

"the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas"

Local Planning

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011

Policy D2: The Design and Environmental Quality of Development
This policy requires design is sympathetic to its location.

Staffordshire Moorlands Tourism Strategy
This proposal has been prepared in line with the objectives of this strategy in terms of supporting the areas' tourism offer e.g. self catering and off-peak provision.

The Destination Management Partnership (DMP) whose role is to manage and promote destinations in Staffordshire and Stoke on Trent has reviewed their strategy and action plan and has the following aim:

To use the collective strengths of all involved in Staffordshire to attract more customers into the county, keep them here longer and provide the highest standard of customer care while they're here.

The DMP states that tourism is very important to the existing and future economy of Staffordshire Moorlands. If prosperity is to increase and the local economy is to grow it will be important to ensure that the factors that attracted visitors to the area are not lost or reduced in value. It is clear that any new tourist sites will help to sustain and grow existing attractions in the Staffordshire Moorlands area,

Staffordshire Moorlands Local Plan 1998
Policy R16 encourages new tourist accommodation particularly where this increase the range, size and quality of accommodation.

This proposal complements existing provision within the village of Hollington (which is situated behind the Raddle PH).

Policy R17 requires new provision to be located within existing settlement boundaries.

This proposal lies adjacent to the curtilage of an existing property – the stone holiday cottage. It should be noted that Hollington, which does not benefit from a specific settlement summary in the Local Plan, is a linear village with development focused along two principle roads, and this proposal has been designed to blend in to the landscape through sensitive siting.

The proposal is on an area of land sandwiched between Quarry Bank and the Quarry itself. It lies immediately to the rear of Rocks Cottage, which effectively blocks the main view of the proposal. The Quarry is active and has created an unsightly scar on the land, and the site is presently only fit for use as rough grazing. By the recent extension of quarrying the site has effectively been split from the remainder of the field, and therefore

lends itself to an alternative use, tucked away creating the minimum of visual impact.

The site is effectively screened by existing mature trees and hedging, and further planting would be incorporated if necessary. The proposal was sited particularly to cause the least impact on the area. Indeed, it is in the Applicants interests to maintain the fine views over the valley and towards Croxden Abbey for visitors to the PH and chalets.

5.0 ACCESS CONSIDERATIONS

No public right of way will be affected.

Vehicular access – from the existing access into holiday cottage and which is shared with the quarry. This was not raised as an objection to the application for the siting of chalets as far as the Applicant is aware. However, the access can be widened in this location if required.

Traffic generation – there will be minimal additional traffic generated by this proposal. Parking can be provided at the Raddle PH if required.

Pedestrian Access – access is via Quarry Bank.

Public Transport – there is a bus service to Uttoxeter once a week.

Inclusive access – the layout of the site and the existing access are suitable to provide access for all;

- The approaches to and around the site will be clearly marked.
- Car parking and setting down points will be provided
- Visibility of entrances and access points will be clearly signed
- Appropriate surfacing materials will be used

6.0 CONCLUSION

This proposal has been designed to provide the opportunity to increase the tourism offer of Hollington and extend the facilities offered by the Public House to both visitors and locals. It will support the sustainability of the village. The chalets will be clad to reflect the rural wooded setting of the site and will complement existing similar facilities. The extension to the public house will be in keeping with the current style of the building. The proposal is in line with current local planning policies.