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Land Adjacent to Stoneville, Stanley Road, Stockton Brook, ST9 9LL

Outline Application: Design & Planning Statement

September 2017



Mr C and Mr A Salmon

in support of an

Outline application with All Matters Reserved

1) Erection of 2no. two storey dwelling houses,
2) Erection of 1no. Bungalow
3) Demolition of two outbuildings

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1.0 **The Development Proposal**

1.1 The purpose of this statement is to support an Outline Planning Application with All Matters reserved for construction of 3no Residential Dwellings for use by members of the same family.

2no. two storey houses and
1no. single storey bungalow
and the demolition of two external outbuildings,

1.2 The application site falls under the Staffordshire Moorlands planning boundary.

1.3 **Setting**

1.4 The site is located in a pocket of predominantly residential development set within green belt. The Rose and Crown public House sits on the corner of Stanley road and Clewlows Bank .

Given the nature of the proposal and its location, it is considered that the Assessment area should be the nature of the planning application site and the residential area within which it is located.

1.5 **Context**

1.6 The application site measures about 0.23 ha.

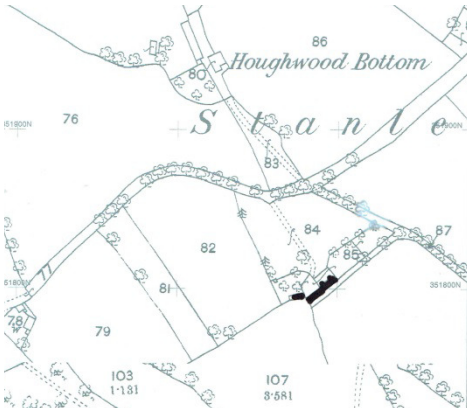
The land sits on Stanley Road, Stockton Brook, between Stoneville and a private track which serves Sunny Side Farm. A Public footpath runs along the this track, the works do not affect this footpath. The track running along the south boundary was a former private access to Myrtle Villa. Houghwood Bottom lies to the North of the site immediately opposite.

The site is the former garden of Myrtle Villa and the two outbuildings being demolished are the former garage and shed belonging to Myrtle Villa.

There is an electricity pole, to the South of the site half way along the footpath, and also to the North of the site by the entrance gate from Stanley road.

The driveway accessing this site is the former existing driveway to Myrtle Villa.

1.7 **Historic Setting**

1.8 

The 1880 plan showing the positon of Myrtle Villa and its access drive

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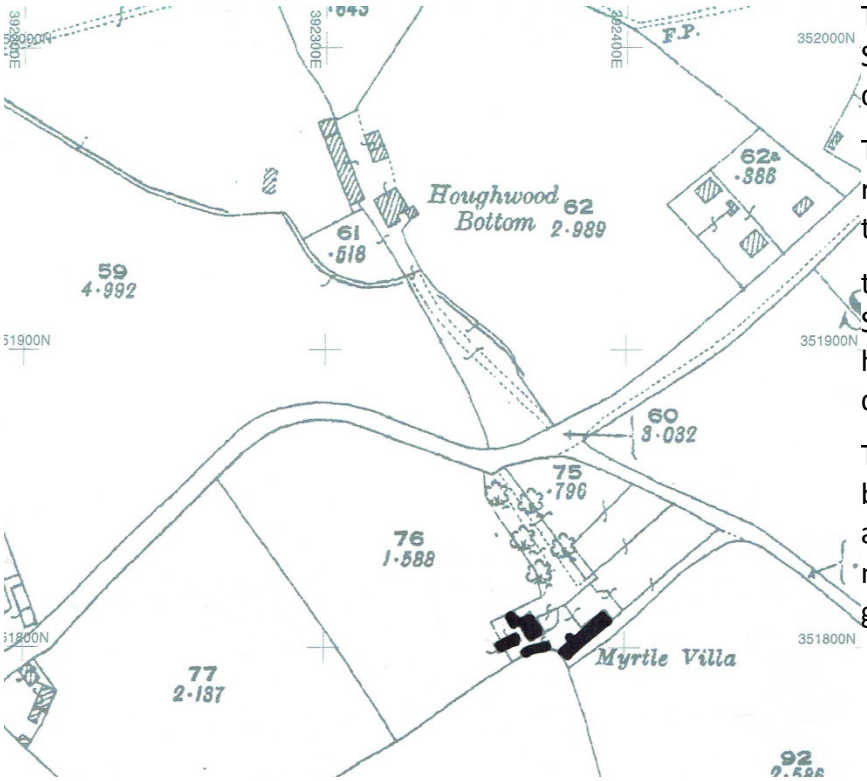
1.9



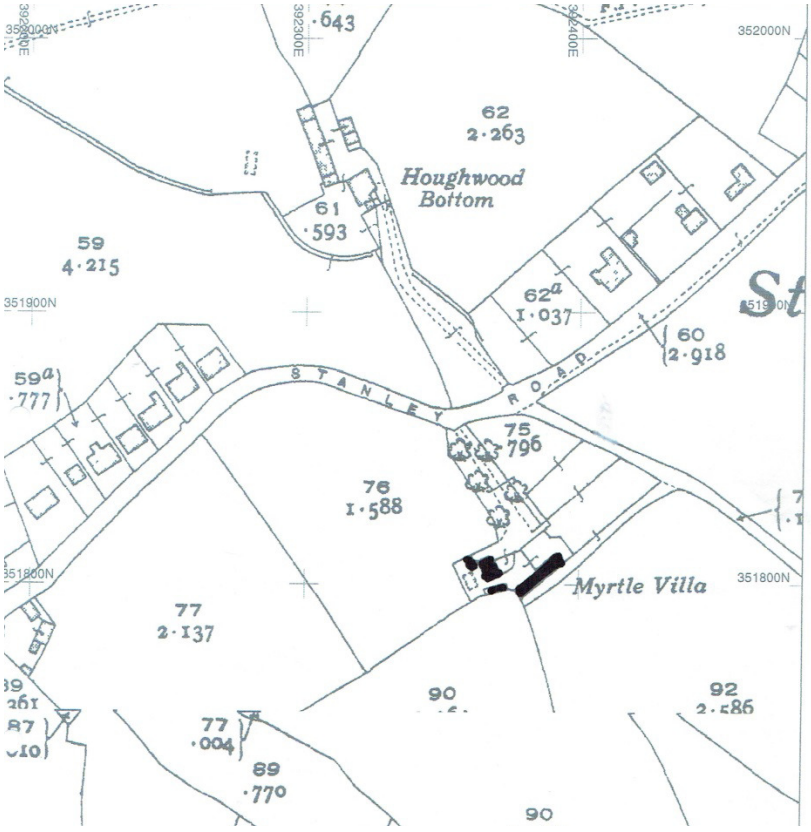
The 1924 OS plan
Showing how Myrtle Villa has developed

The trees shown on plan are a row of Horse Chestnut which line the driveway ,

the 3 to the West are now in Stonevilles Ownership (some have been removed because of disease).

The site can be seen with dividing boundary lines running SW to NE across the site, with riparian 'T' marks on the fences dividing the garden into three.

1.10



The 1937 OS Plan
showing Myrtle Villa

Showing increased residential development along Stanley Road forming the Residential Settlement known as Stanley Moor

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1.11 The current Context



1.12 Other than the Rose and Crown PH the land use in the vicinity of the site is exclusively residential. The remainder of land in the immediate surrounding area consists of pockets of open pastureland.

The majority of the dwellings in the vicinity are two storey, with the exception of the adjacent property which is a large two storey bungalow.

Dwellings are mostly large set within large plots. Plot sizes generally are in the range of 0.05 to 0.10 Ha Overall

This site is 0.23 Ha and is being split into three plots of 0.07 (706m^2) , 0.05 (507m^2) and 0.09 Ha (915m^2) plus retained driveway which access's all three plots. The plots have been sized to suit the topography levels of the site.

1.13 There are built up frontages along Stanley Road for 103m to the NW of the site, 148 to the SW, 260m to the NE, and 280m to the SW.

1.14 The age and style of the buildings in the area is mixed. There area a small number of late C19th dwellings, but the majority of the development has taken place since the 1920's and throughout the C20th.

Many dwellings were established between the 1920's and 1930's , with a few more being established in the 1960's around the Stanley road /Clewlowsbank junction.

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1.15 Materials used in the area are mostly red brick and white or natural rendered walls and clay tiled roofs.

There are some stone cottages with clay tiled roofs which date from the C19th and the larger Houghwood Bottam which is constructed predominantly in Stone with a terractotta coloured rendered gable.

There are some later C20th buildings which have been constructed in render with concrete roof tiles, which have had modern dormer window interventions.

1.16



The five bar entrance gate to the site on the Left, the stone boundary wall to its left will be altered to improve the visibility splay at the entrance of the site. The gateway will be moved back to provide a 5m set back to allow vehicles entering and exiting to stop to open and close the gate.

The entrance gateway to Stoneville to the right has a naturally curving entrance wall into the site .

1.17



Houghwood Bottom, immediately opposite the site.

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2.0 Planning Policy

2.1 The application site is located in an area indicated in the Development Plan as being in an area of open countryside that has been included in the North Staffordshire Green Belt. The proposal must therefore be judged against the policies contained within the Staffordshire Moorlands Local Plan. Its Green Belt policy is contained in Policy N2. This states that, except in the case of very special circumstances, there is a general presumption against inappropriate development in the Green Belt.

2.2 The proposal seeks approval for two modest three and four bedroom two storey dwellings and a modest two bedroom bungalow to meet local needs.

2.3 Exceptions to Green Belt Policy stated in Section 9 of the **National Planning Policy framework** include 'limited infilling in villages' and 'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant of in continuing use 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'.

This site would not take up open space, this is a former garden area with an existing access gate from Stanley Road, existing access drive to the former Myrtle Villa, and was previously divided into three garden curtilage areas. The access to each dwelling are already established, and the remnants of Myrtle Villa are still partly visible on site. The site is therefore considered to be a brownfield site with existing residential use.

2.4 The NPF asserts that good design is highly important and is a key aspect of sustainable development. High quality inclusive design is important for all development schemes. This goes beyond merely aesthetic considerations, the NPPF states that planning decisions should address connections between people and places and how well the new development is integrated into the natural built historic environment.

Staffordshire Moorlands Core Strategy 2014

2.5 Core strategy para 7.28 stipulates that new residential development in rural areas will be on a range of brownfield and greenfield sites targeted to support existing services and facilities and primarily on the edge of larger villages. This development will deliver a development on a brownfield site and free up three dwellings elsewhere in Stockton Brook and Stanley Moor.

2.6 Policy SS6b deals with housing in smaller Villages Stanley is assigned to this category.

Policy SS6c deals with housing in rural areas. This site sits outside the village of Stanley and would therefore come under policy SS6c. This development is on a brownfield site and will deliver 3 affordable units to local residents, who at present make repeated daily visits between their three individual dwellings. The policy allows for rural exceptions.

2.7 Core Strategy Policy H1: addresses the appropriate density for settlements of different types.

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Densities of between 20-30 dwellings per hectare are considered appropriate for rural areas. This development delivers 3 dwellings which equates to larger than average plot sizes which is commensurate with many of the plot sizes on Stanley road and Clewlows Bank.

As the plot is 0.23Ha to achieve a density of 20 dwellings per Ha would equate to 4.6 dwellings on this plot. However, as the plots in this area are large, three dwellings are not considered to be inappropriate, this would delivery plots equivalent to the original historic fencing/plot division on the site.

2.8 It would be the intention to build these three dwellings to Lifetime Homes standards, such that the family can grow into them as the family develops and changes. Provision of two two storey dwellings and one single storey dwelling allow for the older members of the family to occupy the bungalow and younger family units to occupy the dwellings. Over time it is likely that the younger Adults would move into the bungalow and the children then occupy the houses with their own future families.

The plots satisfy more than average amenity value.

2.9 The new dwellings would meet Secure by design standards and sustainable Design and Construction Requirements set out in policy SD1.

2.10 Core Strategy Policy DC1 requires all development to be well designed and to reinforce the local distinctiveness and character of individual settlements. Proposals such as this scheme, should all aim to create an attractive, accessible and safe environment and addresses the principles of active and sustainable design required by the policy.

2.11 Policy DC3 Landscape and Settlement Setting calls for the protection and enhancement of the local setting by resisting development that would be detrimental to the character of the local or wider landscape or setting of the settlement.

The appropriateness of this development within the landscape is addressed in detail in section 3 and 4 of this statement and an analysis of the setting and appropriateness of dwellings for this section in section 1.

2.12 Policy R2 states that only sites allocated for Housing development in the Site Allocations DPD would be acceptable, the exceptions to this would be Affordable housing in accordance with policy H2. This site delivers three units for Local needs on a brownfield site the two applicants currently own. The site would not be suitable for uses other than residential.

2.13 The proposals would not result in construction of isolated homes, but add to an existing group of dwellings sited along Stanley Road, being the main thoroughfare between Stockton Brook and Stanley and Bagnall Villages.

2.14 Core Strategy S011 intends to ‘reduce the need to travel’.
By siting three dwellings to be occupied by a family group on the same site will help to reduce daily car travel between members of the family .

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The site is located on a local highway network and therefore complies with policy T1. The proposal would not generate more traffic on the local highway than is already occurring, traffic would be reduced.

2.15 Para 8.4.7 of the Core Strategy refers to the Government 's aspirations that all new dwellings be built to Lifetime Homes standards as set out in 'Delivering Lifetime Homes, Lifetime Neighbourhoods'. In 2012 the HBF and CABE streamlined the 'Building for Life' Code, this is a beneficial 12 point tool in guiding the development of proposals.

2.16 **Sustainable Location:** the site sits immediately off Stanley Road a tributary connecting Leek Road Stockton Brook with Stanley Village and this site is in a tributary known as Stanley Moor.

- The site is 0.4miles from Leek road, the main route between Leek and Stoke on Trent.
- Greenways Primary School 0.7miles
- Endon High School 1.1 miles
- Holden Lane High School is 2.2 miles
- Rose and Crown Public house 0.2miles
- Greenway Hall Golf Club 0.3miles
- Stockton Brook Post Office 0.5 miles
- Stockton Brook Scout and Guide HQ 0.5 miles
- Endon Methodist Church 1.4 miles
- Scraggs operate no 44 Bus to Stanley on Mon to Saturday which travels on Stanley Road passing the site.

2.17 **Landscape Views and Topography**

Much of the site is screened from the wider landscape by existing mature vegetation to all plot boundaries. These provide a visual screen from the Road, the Farm Track and the adjacent Residential Dwelling. There are three areas where there is a break in the boundary which provide a view out from the site, but ultimately filter views into the site from the surroundings.

2.18 The views into and out from the site are important to the character of the site and its setting. The site itself slopes from South to North down towards Stanley road, the upper portion of the site (the setting for the bungalow) is more gently sloping.

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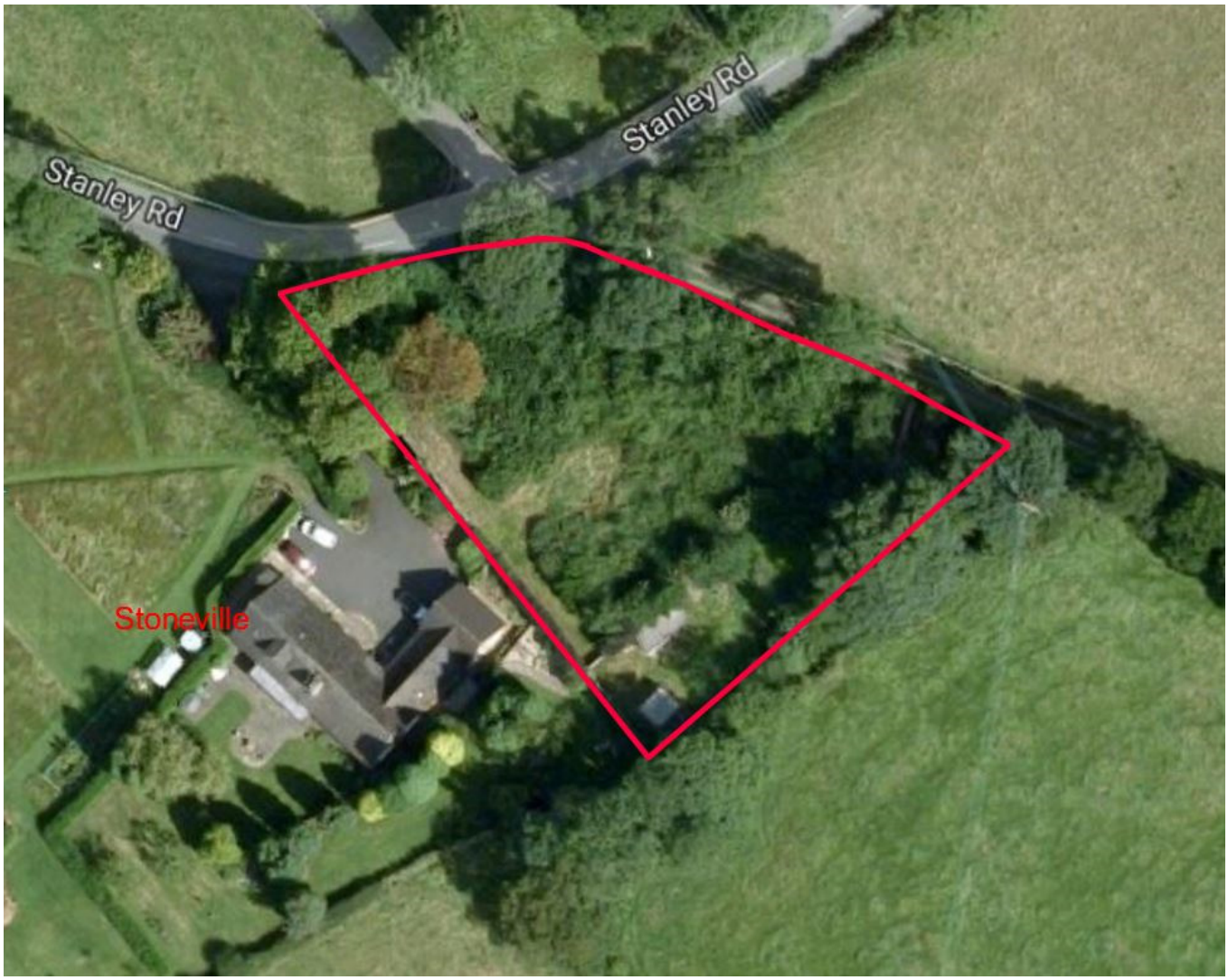
3.0 **Use**

3.1 The land is a currently unoccupied with two unused outbuildings, shed and garage.

3.2 Our clients were the original owners of Stoneville and Mr C Salmon and Mr A Salmon retained the ownership of this former garden area when Mr and Mrs C Salmon sold Stonville to downsize, and moved to a smaller bungalow elsewhere on Stanley Road.



Google Earth image of site

3.3 Mr and Mrs Salmon's children have now grown up and have families of their own and Mr and Mrs C Salmon are ageing. The intention is that three modest dwellings are built on the site to allow Mr A Salmon and family, Mrs Harvey (ne Salmon) and Family and retired Mr and Mrs C Salmon to live adjacent to one another, which would allow interaction with grandchildren, Mr and Mrs Salmon care for their Grandchildren to allow their Son and Daughter and Family time away

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3.4 The arrangement would also allow Mr Salmon and Mrs Harvey the ability to care for their Parents in in immediate proximity, and avoid excessive travel or the need for their parents to move into a care home.

3.5



Site Photos as Existing

4.0 **Amount**

4.1 The outline application proposes the erection of three dwellings on the site, 1no. single storey, 2no. two storey dwellings.

4.2 The two outbuildings marked on drawing AS(0)02 Rev A Site Plan as Existing are of low quality construction and are to be removed as part of this application.

4.3 The single storey dwelling is to be positioned at the top of the site due where the site levels are raised. The dwelling is to be accessed from the existing driveway and face out of the site , across the deepest part of the existing garden towards the farm access track.

4.4 The second dwelling is to be positioned in the middle of the site where site levels drop and will face towards the bottom of the farm access track and Stanley Road beyond. The dwelling will also be accessed from the existing driveway to its rear .

4.5 The third dwelling is to be positioned towards the bottom of the site facing out towards Stanley Road and Houghwood Bottom. The dwelling will also be accessed from the existing driveway to its rear side.

4.6 Siting the dwellings on the site stepping up from Sandy road serves to limit the overall impact on Stanley Road , the dwelling to the bottom of the site would be partially visible through the trees and hedgerow and appear as a single additional dwelling.

The remainder of the dwellings are screened from the road by dense tree and hedgerow growth , with limited gaps in the boundary , providing partial but truncated long distance views as can be seen

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in the above photographs.

4.7 The dwellings will be screened from Stoneville, by the existence of a well established hedge, 1.8m high fence and a line of existing Horse Chestnut trees.

There are two Horse chestnut trees on this site, one at the bottom of the site adjacent to the Gated Access and One a couple of metres up the driveway that are diseased and are to be removed by a tree surgeon. Other than this all of the remaining boundary trees and hedgerow are to be remain.

5.0 Appearance and Materials

The application is considered to propose a development that reflects the character of the area in which the site is located.

Whilst this is an outline application some indication of the intended appearance of the new dwellings can be given.

All materials proposed for the new dwellings will be selected to be in keeping with the surrounding rural setting and would be agreed as part of a reserved matters application to agree the detailed plans and elevations for the dwellings. The materials pallete should be simple and reflective of examples found locally. It is also key to note that these core strategy seeks to promote not preclude contemporary design solutions using traditional materials.

5.1 Access and Parking:

Vehicle access will be gained from the existing gateway off Stanley Road. This will be moved back to form a 5m deep driveway recess to allow vehicles arriving and leaving to park to open and close the gate. The existing walling to Stoneville already curves to provide a vehicle splay in the direction of Leek Road. It is intended that the stone boundary wall be rebuilt on the upside of the site to provide a vehicular splay in the direction of Stanley to allow a clear view when leaving the site.

All parking will be on site and off the existing private driveway.

Vehicle travelling to and from the site will be severely reduced by the three branches of the family living together on the one site. Currently there are multiple car journeys per day between Grandparents and family members to deliver and collect the children before School, to School and From School, and Clubs and Societies, and then back to their Parents in the evening to sleep. Journeys between family members would be omitted.

5.2 Buildings for Life Assessment

Buildings for Life 12 is a government endorsed assessment standard for well designed homes and neighbourhoods. Local communities, authorities and developers are encouraged to use it to guide discussions about creating good places to live.

The Guidance is produced by the Buildings for Life Partnership (CABE at the Design Council, House Builders Federation and Design for Homes), as the industry standard for well designed homes and neighbourhoods.

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5.3 i **Connections**: Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones: whilst also respecting existing buildings and land uses along the boundaries of the development site?

The proposals utilise an existing driveway and site entrance gateway and so will not affect existing land uses and boundaries to the development site. The site is located on a main road link between existing villages and 0.4 miles from a major tributary. The scheme is appropriate at the boundary to the site , setting back the dwellings from the outer perimeter boundaries offering a transition between the built residential environment and the wider rural landscape.

5.4 ii **Facilities and Services:** Does the development provide (or is it close to) community facilities such as shops, schools, workplaces, parks, play areas, pubs or cafes?

We have demonstrated in clause 2.16 how the scheme is within walking distance of shops and a Post Office, service and community facilities in Stanley, Stockton Brook and Endon. There are two primary schools and a High School within walking distance of the site. A local bus route between Hanley and Stanley Village runs up Stanley Road passing the site entrance, and bus routes to Endon and Leek run along Leek Road, which is 0.5m away.

5.5 iii **Public Transport**: Does the scheme have good access to public transport to help reduce car dependency?

The no 44 Bus route between Hanley, Stoke on Trent and Stanley Village runs past the site entrance gateway. The no 18 bus also runs along Leek Road between Leek through Endon , Stockton Brook , Sneyd Green and Hanley, providing links and connections to destinations beyond. The local school bus route also runs along Leek road.

5.6 iv **Meeting Local Housing**: Does the development have a mix of housing types and tenures that suit local requirements?

The development offers a mix of housing types, a 2 bed bungalow, 3 bed dwelling and 4 bed dwelling which would accommodate the needs of the intended occupants.

This reflects the local area and the current mix of family dwellings. The council do not have a demonstrable five year supply of housing and this is historically under supplied. This scheme will meet some of the shortfall for rural allocations.

5.7 v **Character**: Does the scheme create a place with a locally inspired or otherwise distinctive character?

As this is an outline application we are not submitting details of the specific architectural elevations to be used. However, it is intended that the dwellings will be constructed to reflect styles in the local area. The study of the local area identifies materials which can be delivered on the site to ensure that the built form would reflect the local vernacular.

5.8 vi **Working with the Site and Its Context**: Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

This scheme has been developed to carefully consider the existing site levels, landscape and

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natural features. The dwellings have been carefully sited and orientated to take advantage of existing site topography. Care has been taken to orientate the dwellings to allow views from the site through gaps in the landscape boundary providing linkages with adjacent built form.

The siting of the dwellings in the positions indicated best utilise the existing driveway to the former Myrtle Villa and site each dwelling behind the other stepping up the topography and thereby limiting the impact when viewed from Stanley road. There are very restricted views into the site due to the mature hedges and trees on all of the perimeter boundaries.

The scheme retains all of the mature landscaping with the exception of two horse chestnuts which are diseased and need to be removed.

5.9 vii **Creating Well Defines Streets and Places:** Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

The layout seeks to limit the provision of too much additional tarmac. An existing driveway is used and accesses to the dwellings take the shortest route of this reflecting existing garage areas and turning heads that exist on the site.

The active frontage to the site will be limited to one dwelling. Unit two is turned at an angle to address the topography and the single storey bungalow occupies the highest part of the site and is accessed via the existing driveway head to the former Myrtle villa.

5.10 viii **Easy to Find Your Way Around**: Is the scheme designed to make it easy to find your way around?

A simple layout has been selected to utilise the existing driveway and make it easier for visitors to the site to find each dwelling. The access to each dwelling will be off the main driveway and form a parking courtyard with garage access , and limited impact on the main existing garden area .

5.11 ix **Streets for All:** Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

No new streets are to be created as part of this development.
The existing driveway is narrow and enters the main highway through an existing five bar gate. The driveway will limit the speed of cars leaving the site. The existing gateway will be set back five metres from the highway and the left boundary altered to form a curved visibility splay up the existing road. A curved visibility splay already exists down Stanley road.

5.12 x **Car Parking:** Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

It is intended that three parking spaces per dwelling be allocated plus garage . This will allow for existing occupant cars and a space for visitors to each dwelling. Parking on site will be obscured from the road due to the layout of the driveway and parking areas being obscured from Stanley Road and the adjacent public access track by the dwellings themselves , and mature landscape.

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5.13 xi **Public and Private Spaces**: Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

The existing public footpath running along the East boundary to the site will be unaffected by this scheme. Visitors and Service personnel will access the site through the existing entrance gateway and driveway and would be able to find their way to each dwelling easily and simplistically from the driveway , visitors routes would therefore be defined by the existing linear driveway. This is bounded by a planted and fenced border to the West and a planted border and mature hedge and shrubs to the east.

The access driveway would be improved as part of the development.

Gardens to each dwelling would effectively be to the front of each dwelling and be large gardens to the outer edges of the site as shown on the proposed site block plan. The rear of the properties would provide a parking courtyard with access to each dwellings garage and the main driveway and linkages between each dwelling, creating a private and shared /visitors hierarchy.

Existing vegetation and enhancements to mature boundaries with the introduction of fenced and hedged boundaries between the dwellings will help to re-establish native planting on the site and enhance the ecology of the area.

5.14 xii **External Storage and Amenity Space Is there adequate external storage space for bins and recycling as well as vehicles and cycles**?

The illustrative site block plan shows how it is intended to layout the site, the parking courtyards will provide suitable spaces for refuse and recycling to be stored and spaces for vehicles, cycles and access to amenity space.

Each dwelling is equivalent to and above the average plot density in the local area and so the site can be considered to provide more than adequate amenity space.

Vehicle parking areas are adequately provided and provide the ability for these to be well overseen by the adjacent dwelling.

5.15 xiii **12 Point Conclusion**: it is considered that the broad parameters set out in this outline application make a considered and collective effort to deliver the criteria set out in the Building for Life 12 tests.

BSP
For bpArchitecture
20 September 2017

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