Planning Statement

Client: Mrs M Keeling

LOCATION:

No10 Battlesteads
Alton
Staffordshire
ST10 4BE

PROJECT:

Outline Planning Application - 3No new dwellings

Prepared by Nigel Forrester MCIOB

Description of Application

The proposal is an outline application for the construction of 3No detached dwellings within the domestic curtilage of No10 Battlesteads, Alton.

The application seeks to determine the principle of development, including access and layout with scale, appearance and landscaping being determined under reserved matters.

The site is accessed off the Battlesteads, Alton.

The site is currently domestic garden comprising mainly a grassed area and a number of evergreen/coniferous trees.

Part of the site was, for a while, formerly used for business purposes (EMK Drilling and Blasting Ltd.) but this use ceased in October 2001 when the business was sold, since which time the entire site has been used solely as a domestic garden

The proposal would be to provide 3No, two storey dwellings, potentially comprising 3 or 4 bedrooms .

Planning Statement

It is acknowledged that the proposed site is outside of the designated Alton development boundary and that this is likely to be the planning authorities primary consideration

However:

The LA have a significant need for housing sites and do not have the five year housing supply which the National Planning Policy Framework requires.

The Council's own Core Strategy identifies Alton as a 'large Village' which is considerable sustainable and that it is the large villages that must accommodate the bulk of new housing within the rural areas. This policy seeks to increase the range of available housing and to allocate a range of deliverable housing sites primarily within the built up areas in locations across the villages, where developments relate well to the built environment and can be assimilated into the landscape.

The proposed site, although currently a domestic garden, is historically, in part, a brown field site with a well documented commercial previous use (see SMDC planning files). Commercial use of the site ceased in October of 2001 since which time the site has been used solely as a domestic garden.

The site is physically and visually well connected to the village and must be considered to be a sustainable one within the context of the village of Alton.

There is clear record (recent/current planning history) both of applications and subsequent appeals for housing within the village of Alton but outside the village development boundary being held to be compliant with the NPPF and acceptable in principle.

The NPPF states that if the local planning authority cannot demonstrate a five year land supply relevant policies for the supply of housing should be considered as being not up to date. Permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF or specific policies in the NPPF which indicate development should be restricted. In this case the benefits of supplying housing in a large "sustainable" village weigh heavily in favour of the application. The proposal is policy compliant.

The site has an existing, suitable and safe means of access.

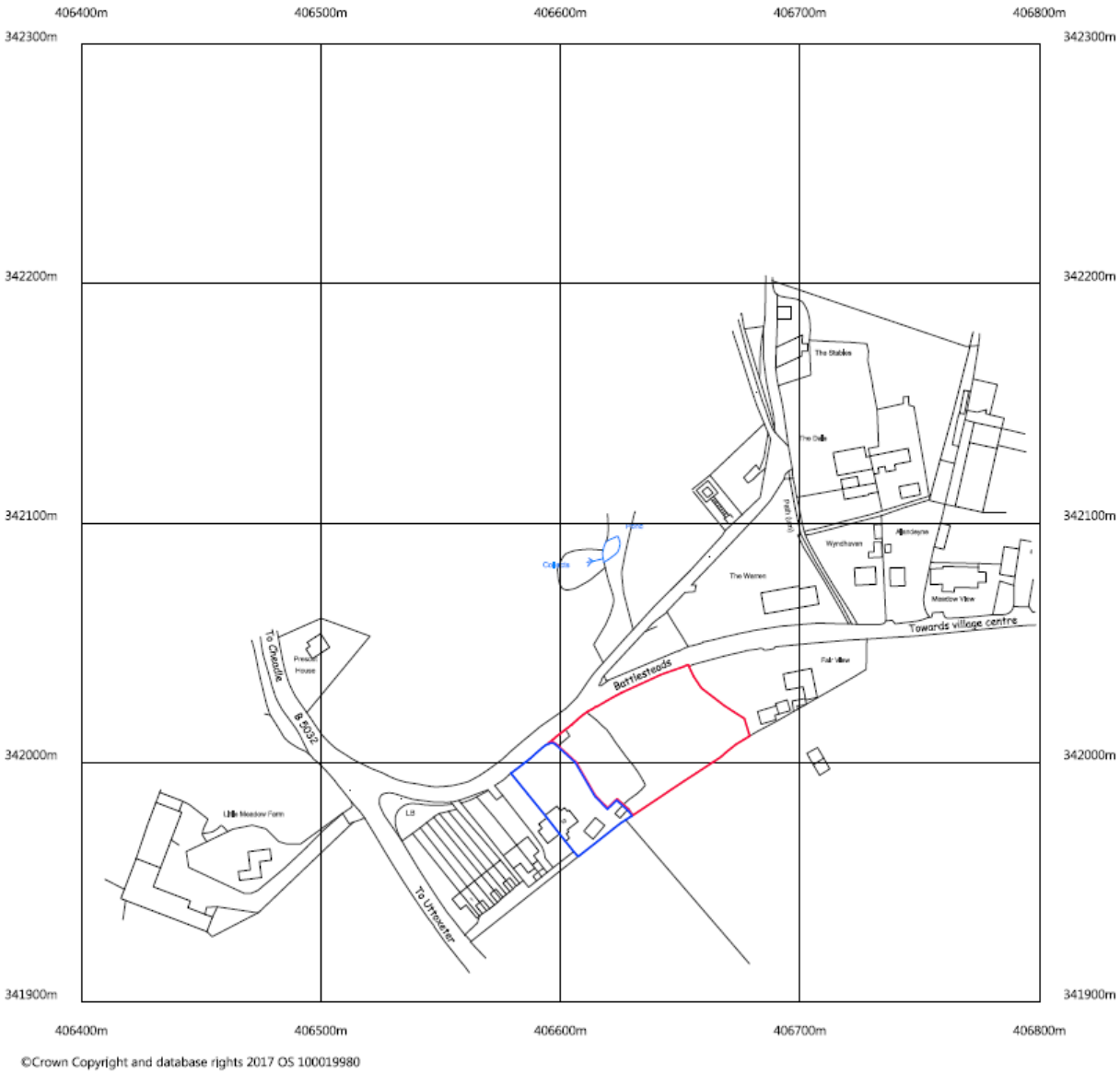
The site is free from any known technical, ecological or legal constraint preventing development and it is within single ownership. All of these things together make it very suitable for the delivery of development.

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This proposed development lies outside the development boundary but is nether-the-less quite definitely within the visually definable built up village settlement. The site is effectively an infill site and the development of this site in the manner proposed by this application would conform to the character and flow of the immediate built environment. It does not extend the external perimetre of the village settlement - pushing out into the surrounding countryside unlike other recently approved development which is also outside of the development boundary. It is strongly contested that this development is well related to the settlement, is compliant with local and national planning policy, helps meets the chronic housing needs in a sustainable large village location and therefore should be supported.



The Site



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LOCATION PLAN Scale 1/1250

Location plan