AMENDED STATEMENT
29 JUNE 2018

PROPOSED RESIDENTIAL DEVELOPMENT

LAND ADJ RAILWAY COTTAGES CRESSWELL

Based on the CABE Design and Access Publication 12 June 2006.

The statement covers the following aspects of the continuing design process, from initial concept to final design.

The statement is an assessment of the physical nature of the site and its surroundings, its social and economic affect on its immediate surroundings, how the proposal follows current planning policy and an evaluation of the design solution.

ASSESSMENT

The site is in the settlement of Cresswell and comprises of 0.6260 ha of vacant brownfield bounded by the railway on the southern boundary and mixed development to the north.

The scale of the proposals is modest following the pattern of the closest properties, and the scale of the proposals is clearly indicated on the submitted drawings.

The site is a previously developed site having formed part of the sidings close to the now historic junction of the LMs railway.

The proposed access to the site has full visibility across all the visible highway and across land fully controlled by the applicant.

The nature of the site is the southerly section is slightly undulating. As the site is fully serviced by existing foul drains it is not envisaged that these levels will have any adverse effect on the development proposal other that retaining easements to the existing drainage system for maintenance by United Utilities.

The design and construction of the houses will be in accordance with current energy requirements and it is envisaged that the specification will be enhanced to over and above current requirements, see section on sustainability.

USE

The proposals are for residential use.

AMOUNT

The application is for new residential development for 8 new detached dwellings comprising 3 detached 3 bed houses and one detached 4 bed house to the western section of the site and 4 detached 3 bed houses on the eastern area of the site.

The total number of dwellings is 8 and the combined floor area for the total site is less than 1000 sqm therefore this site as proposed falls outside the requirement for the provision of social or affordable housing provision.

LAYOUT

Parking and vehicle movements and requirements are directly associated with the proposals and the existing access to the highway.

Visibility lines are indicated on the layout plan.

Additional parking for residents is provided adjacent to the turning head and comprise of 13 spaces that will be utilized by new and existing residents.,

LANDSCAPING

To be determined by condition but an indicative layout is included in the submission.

ACCESS

Access details to the proposals have already been discussed.

HABITAT CONCERNS

The site has not situations that would require a Habitat study, but the applicant will accept a condition attached to any approval that may be granted.

EXISTING TREES AND HEDGEROWS

No adverse impact is being created on the existing hedges and trees, these will be protected throughout the construction works in accordance with BS5837:2012.

NOISE

A full and complete survey has been undertaken which demonstrates that the required levels of noise within the dwelling can be achieved.

SITE CONTAMINATION

A full and complete contamination survey has been undertaken and it demonstrates that there are no prohibitive levels of contamination present.

HIGHWAYS

Access for refuse lorries and fire engines has been achieved by the provision of a turning head within the development.

The site is within the 30mph zone on the approach to Cresswell.

FLOOD ASSESMENT

From the EA flood maps, the site is not impacted by flooding.



POLICY

Government policy namely The National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development.

NATIONAL PLANNING POLICY FRAMEWORK

The points below are direct extracts from the NPPF. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and

- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this document.

- Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, if there are not strong economic reasons why such development would be inappropriate.

  In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

  Or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting;

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reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

● the essential need for a rural worker to live permanently at or near their place of work in the countryside; or

● where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or

● where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or

● the exceptional quality or innovative nature of the design of the dwelling. Such a design should: – be truly outstanding or innovative, helping to raise standards of design more generally in rural areas; – reflect the highest standards in architecture; – significantly enhance its immediate setting; and – be sensitive to the defining characteristics of the local area.

SUSTAINABLITY

The site is situated within an established village structure. Paragraph 49 of the Framework advises 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, where the council has confirmed it is unable to do so. Policies which require housing development to be focused in certain areas are policies for the supply of housing and are therefore not up to date.

Paragraph 4 of the Framework confirms that for a decision taking the presumption in favour of sustainable development means granting planning permission if unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework when taken or where specific framework policies indicate development should be restricted.

There are three dimensions to sustainability; economic, social and environmental. These roles are mutually dependant and should be jointly sought to achieve sustainable development.

The proposal through the construction of new dwellings and the expenditure associated with an additional household in the area would provide economic benefits. The dwelling will also contribute to the shortfall in the housing supply of the area.

The dwellings would be constructed to Lifetime living Standards and as a minimum to Code 4 requirements.

This is clearly an economic, social and environmental need being met.

Principle of the Proposed Residential Development

Policy SS2 of the Core Strategy identifies that 28% of the District's housing development over the plan period will be distributed in rural areas. The application site provides a suitable location for housing and could deliver housing in line with Core Strategy policies such as Policy H1, DC1 and C1. In line with Policy SS4, this site would comprise a windfall site; under Policy SS4 it is assumed that in rural areas an allowance will be made for 30% of housing land to come from unidentified sites over the plan period.

This site will viably be able to accommodate a variety of residential types and tenures, including affordable housing in line with policies H1 and H2 of the Core Strategy. The scheme will be built to a high quality of design in accordance with Policy DC1 and will help to create a more sustainable community in line with Policy C1.

It is acknowledged that the proposals must be carefully considered in the context of policies SS6c and R2 of the adopted Core Strategy. In this regard, there are other material considerations which need to be considered in the determination of this application; namely the NPPF.

Paragraph 49 of the NPPF states that applications for housing should be considered in the context of the presumption in sustainable development and that 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.

The latest published information identified that Staffordshire Moorlands District Council are only able to demonstrate a 4-year supply of housing land. Given that the Council are unable to demonstrate a five-year supply of housing, paragraph 49 of the NPPF should be applied and it is therefore considered that the Core Strategy policies with 20 regards to housing supply (including Policy SS6c and R2) are not up-to-date. Little weight can therefore be attached to these policies.

Where the Local Planning Authority is unable to demonstrate a five-year supply of housing, paragraph 14 of the NPPF calls for decision takers to grant planning permission for residential development, unless the harm of doing so would significantly and demonstrably outweigh the benefits, in line with the NPPF's presumption in favour of sustainable development.

The Presumption in favour of Sustainable Development

It is considered that the proposed development constitutes sustainable development; performing well against all three dimensions of sustainable development as set out in paragraph 7 of the NPPF.

These three dimensions are as follows: • Economic • Social • Environmental.

The benefits of the scheme about each of these themes are set out in detail below.

Economic

The proposal through the construction of new dwellings and the expenditure associated with an additional household in the area would provide economic benefits. The dwelling will also contribute to the shortfall in the housing supply of the area.

Social

The proposal is in line with national planning policy which seeks to significantly boost the supply of housing (NPPF, Paragraph 47).

The Staffordshire Moorlands Core Strategy seeks for an additional 1540 new homes in the rural areas of the District by 2026. The proposal will assist in achieving this target by contributing up to 11 new dwellings within the rural settlement of Cresswell.

As well as boosting the much-needed supply of housing, the proposal also contributes to other strategic housing objectives by providing a mix of housing types.

The National Planning Practice guidance (published March 2014) advises Local Authorities to support sustainable rural communities and emphasises the importance of the role of housing in supporting the sustainability of rural villages and smaller rural settlements.

The existing residents of Cresswell are not well served by access to services and facilities. There are currently no existing shops and only limited facilities within the village; comprising Blythe Cricket Club, Draycott Racquet and Fitness Club and the recently reopened Isaak Walton pub. The existing bus service is minimal and there is limited pedestrian access from the village to existing facilities nearby.

The proposed residential development could help to ensure that crucial rural facilities and amenities can be viable within the village of Cresswell.

By providing additional housing in the settlement of Cresswell, this will help to create a critical mass, vital to ensuring the continued sustainability of the existing settlement. An increased population will support the provision of viable new local facilities and services and will, more importantly, ensure that they are retained for current and future residents.

Environmental

The site is not located in the Green Belt and is a previously developed brownfield site and any impacts are outweighed by the benefits of the scheme in terms of its social, economic and environmental contributions.

The proposed development will be in accordance with national and local standards in respect of the Code for Sustainable Homes and Lifetime Homes. As part of this, energy efficiency measures and other measures to minimise energy use will be encouraged. 7.40 The Sustainability and Energy Statement submitted in support of this planning application identifies in greater detail the principles of the approach to encouraging sustainability as part of the proposed development.

ENERGY CONSIDERATIONS

Government Policy is changing in relation to Energy Requirements for the future and the applicant is receptive to these needs. Consideration is being given to the use of ground heat pumps and solar heat tubes to preheat under floor heating to all sections of the proposals, and by providing insulation more than the current requirements. There will also be grey water storage situated under the parking bays enabling reuse of this natural resource and provide watering facilities for the gardens. The applicant has indicated that they would accept a condition on any approval for these proposals. This will be in line with emerging regulations from Central Government.

SITE STORM WATER DRAINAGE

To ensure that, for the disposal of surface water drainage, the development is undertaken in a sustainable manner and to minimise flood risk elsewhere because of the development it is proposed to employ the following measures to reduce the amount of surface water that is discharged into the existing storm water drainage system.

Surface water soak ways (Designed in accordance with BRE Digest 365). These will be constructed to the required BRE standards and will be subject to percolation tests in accordance with BRE Digest 365 to assess the suitability of the ground for soak ways before investigating direct connection to the main sewer.

Permeable paving on any new driveway/ paved area. Both the construction of the drives to the dwellings and the new private access road will be porous construction. Rainwater harvesting system and grey water recycling systems will be installed to each of the proposed dwellings.

Water butts may be employed if the house owners require them for garden watering; the use of Green Roofs is not applicable to this development.

SITE FOUL DRAINAGE

This will be connected to the existing foul drainage system.

DEP/2018/RAILWAY COTTAGES/CRESSWELL