Planning Statement
(Including a Design and Access Statement)

Compiled to support the Detailed Planning Application for

Two New Semi Detached Bungalows at Turners Pastures, Cheadle

1st September 2019

Overview

1.1 This statement is to accompany the detailed planning application to construct two new, two bedroomed, single storey dwellings at a site at Turners Pastures in Cheadle

1.2 The site is a vacant area of land within a development of 37 bungalows recently constructed by the applicant under permission reference SMD/2015/0050

1.3 As a result of the previous development adjacent, the subject site has good, compliant access and services are already installed. A flood risk assessment compiled to support this previous development by Peak Associates applies in this case as the proposed finished floor level exceeds the recommended minimum finish levels contained within page 7 of that report.

1.4 Of the bungalows built on the surrounding site, nineteen were sold as market housing, four retained by the applicant as low cost market rental housing and twelve were allocated and rented out as low cost social housing. The social and rental units are managed and maintained by the applicant, including full garden and ground maintenance and monthly window cleaning

1.5 The bungalows previously constructed were sold or rented rapidly, many off-plan. The estate agent acting for the applicant noted particular demand from potential occupiers with limited mobility, either through age or disability. A copy of the assessment of demand from these particular potential occupiers produced by the Estate Agent is submitted as an additional document to this Planning Application.

1.6 Recognising this demand, the applicant has designed the two units that are the subject of this application

specifically for low mobility and disabled occupiers. Specifically, these units are designed with;

- Step free access
- Extra wide external and internal doors for wheelchair users
- Accessible wet room showers with counter-levered washbasins, grab rails and extra space for wheelchair users
- Specially designed kitchens
- Mid level and switches
- A small second bedroom for use by overnight carers if required
- Extra wide paths to front doors
- Allocated disabled parking bays

1.7 The applicant intends to retain and rent out these units to restricted mobility occupiers, maintaining the grounds and cleaning windows etc. in the same manner as has already been the norm for other retained bungalows in the wider development

1.8 Local Authorities are currently expending significant resource on Disability Access Grants to provide adaptations to housing stock to permit residents with restricted mobility or disabilities to live independently. Here, the applicant is providing such specially configured accommodation at no cost to the public purse.

1.9 This proposal allows for the provision of two, two bedroom semi detached dwellings, making best use of the site in accordance with local and national planning policy

2.0 Planning policy

2.1 The adopted 2014 Staffordshire Moorlands Core Strategy states

"Adapting to changes in population structure Significant rise in older persons requires a better understanding of the aspirations and needs of people aged 60 and over, providing opportunities for people to work beyond the traditional retirement age, meeting changing housing needs, and developing services which maintain people's social contact and independence and provide choice."

2.2 These units are specifically designed for older persons or the disabled as described in 1.6 (above)

2.3 *"There is an identified under supply of mid-sized units such as semi-detached and terraced dwellings and also a need for more smaller apartments, and an oversupply of detached properties and a need to address the mismatch in supply between the high levels of owner occupation and low levels of social housing and private rented housing as well as a need to provide greater choice in terms of both tenure and price."*

2.4 These units, as proposed, are low cost market rental housing that address the mismatch in supply identified here

2.5 *"The Development Capacity Study assessed the infrastructure and accessibility of all settlements with a population of 1,000 or more. This indicated that in Leek and Cheadle infrastructure and accessibility is not expected to act as a constraint on future expansion."*

2.6 These units, occupying as they do a site in Cheadle are appropriately served by local infrastructure

2.7 ***SA1: Creating distinctive, sustainable, self-supporting settlements***

7.4 In accordance with the proposed development approach, the strategy is based on focusing development in the market towns of Leek, Cheadle and Biddulph which will accommodate the bulk of District's housing

Cheadle's role in the District as a significant service centre and market town on the other hand has scope to be enhanced and strengthened with the priority being to expand its housing market area and range of community provision

7.17 ... development will be concentrated in the urban areas where there is the greatest potential for the re-use of previously developed land and to minimise the need to travel by being located close to existing services, jobs and public transport. However, whilst the priority will be on using brownfield and underused sites, the strategy recognises the need to allow for development of some greenfield sites and also peripheral expansion in order to enable the housing and employment requirements to be met, particularly in areas such as Cheadle where the growth aspirations cannot be met within the existing urban area

2.8 These units, occupying as they do a site in Cheadle are appropriate in terms of location of new housing supply within the district

2.9 *7.23 The strategy also seeks to address the needs of a changing population by increasing the provision of suitable accommodation and services for older people and catering for smaller households in the towns and by providing for the needs of younger people and families in the rural areas.*

2.10 These units address the needs of older people and smaller households in the towns

2.11 *7.27 The rate of housing development in Cheadle will be increased from a past average of 42 dwellings/annum to 60.5 dwellings/annum reflecting the need to strengthen Cheadle's role in the District, bring forward infrastructure improvements through development and create a more self-sufficient town.*

2.12 This proposal assists the delivery of the increased target for supply in Cheadle

2.13 ***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

2.14 The presumption in favour of development applies in this case

2.15 ***SS2 - Future Provision of Development***

Provision will be made for 6000 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands (excluding the Peak District National Park) during the period 2006 to 2026. Sufficient deliverable land will be identified to provide at least 5 years of development at all times.

8.1.33 The hierarchy is as follows*): Towns – these are the largest settlements comprising of Leek, Biddulph and Cheadle which accommodate half of the Districts population. The spatial strategy seeks to*

focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Development Boundary within which development of an appropriate scale and nature will be allowed

2.16 The Cheadle location of this proposal conforms with this policy

2.17 ***SS5c - Cheadle Area Strategy***

The Council and its partners will seek to expand the role of Cheadle as a significant service centre and a market town. This will be achieved through the following actions:

1. Expand the housing market area and community provision by: increasing the range of available and affordable house types and higher market housing, especially for first time buyers and families; allocating a range of deliverable housing sites both within the urban area and, on land adjacent to the urban area..

8.1.52 Cheadle is the smallest of the District's market towns and has suffered from under-investment in its infrastructure and town centre and a lack of housing opportunities.

8.1.55 In order to deliver the housing requirements for Cheadle set out in Policy SS5 it is estimated that after deducting past completions since 2006 and current commitments, there will need to be a minimum of 1080 additional dwellings provided on new sites. Some of this development will take place in the urban area on a mixture of brownfield and greenfield sites distributed around the town including infill development, redevelopment and conversions

2.18 The proposal delivers against this policy

2.19 ***SO4. To provide new housing that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands***

H1 New Housing Development New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in policy H2, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies in SS5 and SS6. All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified local housing market needs and the strategy for the area having regard to the location of the development, the characteristics of the site and the economics of provision. In addition: Housing for special groups, particularly for older people, should meet a genuine and proven local need and demand and be of a scale and in a location which is appropriate to its needs. Housing proposals of 10 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure on the site. The final mix will be negotiated with the developer based on local housing needs as informed by the Strategic Housing Market Assessment and other relevant factors such as available supply and market demand. All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. This will generally be within the range of 40 dwellings per hectare or more in or on the edge of town centres. Residential development and redevelopment on unidentified (windfall) sites will be permitted up to an indicative maximum scheme size of 9 dwellings within the Development

Boundaries of the towns and larger villages, and up to an indicative maximum scheme size of 5 dwellings within the Infill Development Boundaries of the smaller villages.

2.20 These smaller, low cost market houses deliver to this policy. In terms of target densities outlined above, If the 1.086Ha site covered by the previous planning permission is considered, the additional units here described increase the density of development from 35 dwellings per Ha. to 37 dwellings per ha., closer to the target densities for edge of town development described.

2.21 *8.4.6 Housing for special groups will also be needed to meet the future increase in elderly persons across the District and the needs of those with a learning or physical disability*

2.22 These homes are specifically designed to meet the needs of special groups including the elderly and disabled

2.23 The Housing White Paper

"*places additional responsibility on housebuilders and Local Authorities for the delivery of new homes and building sites out more quickly"*

2.24 These dwellings, if approved within normal timescales and without complex conditions will be completed and available for occupation by the end of 2020

3. Proposed New Dwellings

3.1 Layout

3.2 These compact dwellings are arranged in the form of two, semi detached, two bedroomed bungalows with kitchen/dining/ living space, wet-room/W.C.

3.3 Design Proposal

3.4 In design, scale, materials and appearance they are to match previously constructed.

3.5 Landscaping

3.6 These units will be landscaped to front with an attractive mix of low maintenance hard landscaping and planting to match existing, and laid to lawn to the rear. The Applicant will be responsible for regular grounds maintenance of all areas

3.7 Any additional paving will be constructed in water permeable block paving.

4.0 Environmental Considerations

4.1 These dwellings will be exceedingly efficient in terms of heating and energy use. As semi detached , party walls have net zero heat loss. Energy efficient combi-boilers and central heating afford the latest energy efficient comfort.

4.2 As new buildings, these will be constructed to exceed the energy efficiency requirements of current building regulations

5.0 Access

5.1 These units have been specifically designed to cater for older people and those with limited mobility.

5.2 The units have step free access to front and rear. Accommodation is provisioned entirely on the ground floor. Extra wide internal doors and wheel chair accessible showers within step free wetrooms. Other specific measures are outlined in section 1.6 (above)

5.3 All works will be carried out in compliance with Part M of the Building Regulations.