Supporting Design & Access Statement

9th March 2020

Client: Ms Baker

Project: P203 – Land Opposite 11 Sprink View, Under The Hill, Biddulph Moor, Staffordshire, ST8 7RR

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1 INTRODUCTION

1.1 This design statement has been prepared by Epoch Architecture Ltd to support an outline planning application for the construction of 1no. new dwelling on land opposite 11 Sprink View, Under The Hill, Biddulph Moor, Staffordshire, ST8 7RR.

1.2 Planning permission is sought for the construction of 1no. two-storey detached dwelling.

1.3 The application consists of a series of supporting drawings and documents as follows;

Drawings;

Epoch Architecture	P203 – 200 Existing Block Plan
	P203 – 201 Proposed Block Plan
	P203 – 202 Location Plan

Documents;

Epoch Architecture	P203 – Supporting Design & Access Statement



Image 1 – Application site edged red

2 SITE DESCRIPTION AND HISTORY

2.1. The application site is located within the green belt outside of the development boundary of Biddulph Moor. The site is adjoined by residential development to the East South and West and the wider green belt to the North. The site is accessed via an existing access point off Under The Hill which is a class D adopted highway.

2.2. The site area edged red is 800 square meters.

2.3. The site was previously part of the Provender Mill to the East. This upper part of the site was granted planning permission in 2017 for a new residential dwelling on the grounds of previously developed brownfield land.

2.4. The site within this application has previously contained structures and the ruins of these can still be found on the Western boundary of the site. These consist concrete bases from buildings /structures along with a brickwork chimney. Along the South boundary is a corrugated coal and log store of around 5 square metres footprint. An historic OS plan dated 1954-55 can be found in appendix A of this document. The plan clearly shows a large structure on this part of the site orientated along a North-East – South-West axis along with the original mill building. Unfortunately the volume of this structure is unknown and no record can be found. It does however indicate that this area of the site has been subject to previous development.

2.5. To the North and South boundaries the site is enclosed with an old dry stone wall. Immediately beyond the South site boundary is an unmarked public right of way which leads down to Hurst Bank. The North and east boundaries are enclosed by timber post and rail fencing.

2.6 The natural topography of the site falls from East to West with an approximate fall of 2 meters.

2.7. Local stone is the predominant building material in older pre 1900 properties in the area. Rockfields farm 30 metres West of the site and the recently approved Provender Mill are of extensive brickwork developments. While further along Under The Hill to the South, a mix of brick, render and stone properties can be found.

3 PLANNING HISTORY

3.1 No planning history could be found for the application site on the SMDC portal for the area edged red. The site did form part of the previous Provender Mill site for which the following planning history was located;

3.2

SMD/2017/0074 - Proposed erection of dwelling and new vehicular access – **Approved 22/06/2017.**

SMD/2018/0018 - Erection of dwelling on brownfield land. 1st Revision of Approved Plans SMD/2017/0074 – **Approved 16/03/18.**

DOC/2019/0008 - Discharge of conditions 3, 4, 5, 6 and 7 relating to SMD/2018/0018 – **Discharged in part.**

DOC/2019/0066 - Discharge of condition 7. Ref SMD/2018/0018 – **Awaiting Decision.**

NMA/2019/0025 - Non-material amendment to SMD/2018/0018 for an additional window, porch, chimney, alterations to the landscaping details including amendments to the external stone steps. – **Awaiting Decision.**

4 PROPOSALS AND DESIGN PRINCIPLES

4.1. It is proposed to provide 1no. new dwelling on the site as can be seen on the enclosed proposed drawings. The dwelling are shown has a footprint of circa 100 square meters. It is proposed to set the property into the hillside, running a floor level through to the northern end of the property.

4.2. All main habitable windows to the property would face North and West to protect the amenity of nearby properties. As can be seen on the enclosed plans, distances are in accordance with the space about dwellings supporting planning guidance. However design detail can be dealt with via a reserved matters application, should this outline application be approved.

4.3. The site is not within the development boundary but within a loose cluster of development at the North East end of Under The Hill. The development of the former Provender Mill site to the East and the existing development at Rockfields Farm to the West make this site a natural infill plot. The proposed orientation and scale relates well to the surrounding buildings and the site itself, with more than sufficient private amenity space provided, along with parking for vehicles.

5 ACCESS

5.1. It is proposed to construct a new safer vehicular access to the site along the South boundary – further to the North East than the existing.

5.2. The proposed access position will provide and acceptable level visibility along Under The Hill to both the North East and South West. Visibility splays off 50 meters can be achieved in both directions and these are demonstrated on drawing number P203 – 201.

5.3 It is also proposed to create a parking space for no. 11 Sprink View which is also in my clients ownership. This property does not currently have any parking provision.

6 TREES

6.1. There are no existing trees on the site of sufficient size or quality to meet the requirements of a tree survey and implications assessment under BS 5837.

6.2. An existing hedge is located along the North boundary and this is indicated on the existing and proposed plans.

7 ECOLOGY

7.1.The site is assumed to have low ecological value to protected species.

8 PLANNING POLICY AND PRECEDENTS

8.1. The NPPF permits certain forms of development within the green belt, limited infilling or the partial or complete re-development of previously developed land being deemed acceptable. The proposal site is not located within the development boundary however the site is located within a loose cluster of development in the wider settlement of Biddulph Moor. Nevertheless, we refer to The Court of Appeal judgment Julian Wood V The Secretary of State for Communities and Local Government and Gravesham Borough Council (2015) which determined that the village in paragraph 89 of the framework, need not be the same as the settlement boundary, depending on the situation on the ground. It is respectfully requested that the Local Authority give due consideration to this case and the situation 'on the ground' in determining this application.

8.2. SMDC Core Strategy; SS6C - Policy SS6C of the Staffordshire Moorlands Core Strategy development plan document states that strict control will continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by Government policy. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 145 of the Framework establishes that certain forms of development are not inappropriate in the Green belt.

8.3. As confirmed previously the site does not fall within the defined Biddulph Moor development boundary, which the council shall assert, it cannot be regarded as falling within a village for the purposes of paragraph 145 of the Framework. We draw your attention to the previously quoted court of appeal judgement; Julian Wood V The Secretary of State for Communities and Local Government and Gravesham Borough Council (2015).

8.4. Policy SS6C states that outside of the development and infill boundaries of the towns and villages, these areas will provide only for development which meets an essential local need. Accordingly, the proposal would conflict with policies SS6a and SS6c. However, such conflict should be given limited weight given the acute housing land supply position and current position with regards to the emerging local plan.

8.5. The council is unable to demonstrate a 5 year supply of housing in a local plan that is adopted. In such circumstances the framework states that where the policies which are most important for determining the application are out of date, that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Adherence to the aforementioned policies would further prevent the councils ability to address the housing supply deficit. Nevertheless the Court of appeal case quoted was not successful on the basis of a lack of housing land supply, but the particular situation on the ground with reference to infilling.

8.6. Although the site is located outside the defined Biddulph Moor development boundary, the site is well located to the range of facilities present within the settlement, including a village store, post office, public house, school and transport links. Future occupiers would therefore be able to access these nearby facilities on foot. The proposed dwelling would make a small contribution to the housing requirement.

8.7. It is our view that in the context of paragraph 11 of the Framework, the adverse impacts of development would not significantly and demonstrably outweigh the benefits.

9 CONCLUSION

9.1. It is our view that in the context of paragraph 11 of the Framework, the adverse impacts of development would not significantly and demonstrably outweigh the benefits.

9.2. There is evidence enclosed to indicate that the land has been previously developed. However the volume of the existing structure cannot be confirmed. The development at Provender Mill (part of this site prior to sub-division) has a surplus volume of 216m3 as confirmed under application ref: SMD/2018/0018. It is requested that the local authority consider this along with all other evidence and supporting documents provided as part of this application.

9.3. The proposed development would not adhere to the development plan. However, in this instance material considerations, namely the Framework, indicate that the application should be determined other than in accordance with the development plan policies where these policies are out-of-date. It is therefore respectfully requested that the application be approved.

Appendix A
Historical Map 1954-55