Planning Statement incorporating Design & Access Matters

Proposed Dwelling on land off Basford View
Cheddleton Leek Staffordshire ST13 7HJ

Prepared by

MAC
ARCHITECTURAL DESIGN LTD
Moorland House, Moorland Road,
Burslem, Stoke-on-Trent,
Staffordshire ST6 1JD

August 2020

1 Description of the Proposal

1.1 The application seeks planning permission for the erection of a single affordable dwelling together with a detached garage with a 20% discounted market sale price to be controlled in perpetuity by a section 106 agreement.

1.2 The submitted Site Plan shows how the dwelling would be positioned centrally on the site, with the garage positioned in the south west corner of the site.

1.3 An area of hard standing to provide parking and turning provision is indicated to the front of the dwelling and garage.

1.4 The garage would be located 6.2m south west of the dwelling where it would replace 2No. existing concrete sectional garage which have a similar footprint and volume. It is proposed that the existing vehicular access from Basford View is to be utilised.

1.5 The dwelling would have level access/and the incorporation of Lifetime Homes standards to ensure accessible and inclusive affordable housing provision.

It would also be provided with an air or ground source heat pump and benefit from good sustainable design, Low U-values and use of renewables will offset against the construction throughout its lifetime to achieve high levels of thermal and energy performance to create an economical and environmentally sustainable dwelling.

2 Planning Policy

2.1 The site can readily be regarded as being located within a village. The settlement of Cheddleton is somewhat sprawling and includes within it the residential estate on the former St. Edwards Hospital site to the northwest, the residential development extending eastwards along Cheddleton Heath Road to the north the industrial estate immediately south of the site, and the extensive residential development that extends beyond.

2.2 A survey of the Cheddleton Parish Housing Needs carried out by Staffordshire Moorlands District Council identified a shortfall in affordable dwellings within the village.

2.3 A new affordable dwelling in this location is supported under policy R2 where it meets an essential local need.

2.4 The Staffordshire Moorlands Strategic Housing Market Assessment (SHMA) confirms that there is a very significant demand for the provision of affordable housing throughout the District.
The SHMA confirms in paragraph 6.67 that: "Deducting the current available stock of affordable housing (step 3.5) results in a net backlog of 552 dwellings for Staffordshire Moorlands (based on the Housing Register approach). Annualised over 17 years this equates to a backlog of 27 dpa".

2.5 This statement confirms that the Staffordshire Moorlands already has a substantial backlog of affordable housing against its housing needs. The SHMA goes on to assess the annualised need for affordable housing throughout the District with Core Output 6 being particularly telling. It confirms that the Local Authority has an affordable housing need that ranges between 224 and 432 dwellings per annum to meet its full affordable housing need.

2.6 To put that figure in context, the total number of completions (open market & affordable housing combined) within the District has averaged just 178 per annum over the last three years. The delivery of a minimum of 224 affordable dwellings will therefore never realistically be achieved. Any proposals for affordable housing, such as the dwelling proposed in this application, will therefore make a valuable and important contribution towards addressing the identified affordable housing need.

2.7 These conclusions are reinforced within paragraph 7.40 of the SHMA, which confirms that: "An assessment of the amount of net annual affordable housing need identified as a proportion of the total housing requirement suggests that, in quantitative terms at least, theoretically Staffordshire Moorlands would need between 68% - 95% of its total annual housing Objectively Assessed Need (OAN) to comprise affordable housing if it is to meet all of its affordable housing need (even using the most optimistic assumptions concerning the level of affordable housing need).

2.8 The key conclusion on the need for affordable housing within the SHMA is set out in paragraph 8.16, where it is stated that:

"Ultimately, the affordable housing target to be established by SMDC is a decision to be made through the emerging Local Plan. The Council will need to establish a balance between housing need requirements and viability of delivery. This study has demonstrated that the quantitative need for affordable housing in Staffordshire Moorlands is considerable. In particular, affordability and the supply of both market and affordable housing must be tackled to prevent the problem from becoming more acute".

2.9 A review of the Local Authority's Annual Monitoring Reports demonstrates that the Local Authority's has delivered a total of 352 affordable dwellings over the last 5 years. This falls considerably short of its identified need which equates to 1,120 – 2,100 dwellings. An abnormally high figure for the period 2014-2015 is attributable to a joint venture programme between Staffordshire Moorlands District Housing and Your Housing Group to build affordable housing units across the Staffordshire Moorlands on sites owned by the Council (The Ascent Program). Of the 225 dwellings completed during that period, only 25 were located within the rural areas. The remainder were consolidated in Leek, Biddulph and Cheadle. The poor delivery of affordable housing against identified needs increases the weight that can be attributed to the delivery of an affordable dwelling on this site.

2.10 At a more local level, the Cheddleton Parish Housing Needs Survey (2015) provides additional background information in respect of housing needs within the local community.

2.11 Presently, the council cannot demonstrate a deliverable 5 year supply of housing land, therefore this application for housing development should be considered within the context of the presumption in favour of sustainable development (and all other relevant policy considerations) within the National Planning Policy Framework
This means granting permission unless there are substantial and demonstrable adverse effects which outweigh the benefits of the scheme or specific policies in the Framework indicate that development should be restricted.

2.12 Examples are given within the National Planning Policy Framework of the relevant restrictive policies for proposed development within the Green Belt. Paragraph 145 of the

National Planning Policy Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

2.13 Paragraph 145 of the NPPF then goes on to list the types of development which are exceptions to inappropriate development.
Three exceptions are

A. "limited infilling in villages"
B. "limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)
C. "limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continuing use(excluding temporary Buildings) which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

2.14 This proposal is for a single dwelling and can be judged to represent limited small-scale development providing affordable housing on previously developed land.

2.15 The site is surrounded on three sides by existing development all being less than 6 metres away from the site boundary.
A steel framed storage building lies to the south, to the north is a row of 5No. terraced dwellings and to the east is a further single dwelling.

2.16 This proposal is considered to be infill development nestling in a gap of existing development and the removal of the leylandii hedge would improve the openness of the Green Belt.

2.17 It is considered that the application site is situated in a sustainable location as it is located within easy cycling and walking distance of many local services and facilities within Cheddleton and is served by a shop, dental surgery, hairdressers, public houses, a veterinary surgery, off license, and two churches.

<u>3. Public Transport</u>
3.1 Cheddleton is provided with a regular bus service operating with the Leek-Cheddleton-Cellarhead-Hanley bus passing through the village so the development would therefore not result in the creation of an isolated dwelling in the context of paragraph 79 of the National Planing Policy Framework.

4. Sustainability Statement and Climate Change Mitigation

4.1 The development will seek to introduce measures to ensure that it is sustainable in both construction and operation and will also introduce green technologies to reduce impacts on the environment, including flooding and climate change.
Solar photovoltaic cells would be installed on the south facing roof of the garage;

4.2 Rainwater harvesting, and greywater recycling helps to conserve valuable water resources and reduce the impact of extreme weather events. In addition, rainwater harvesting can reduce the risk of localised flooding in heavy storms by diverting water from roofs and other areas into storage tanks. This process helps to reduce the volume of surface water from around the building discharging directly into the sewer network.

4.3 Electric car charging facilities would also be incorporated into the dwelling to further enhance the sustainability credentials of the project.

5. Design & Access Matters

Use
The application is for the development of the site for residential purposes

Amount
The application is for the erection of a single dwelling.

Scale
The application proposes the erection of a one and half storey 3 bedroomed house.
The proposed dwelling has a footprint of 10.6m x 7.4m (78.5 sq.m.) and the proposed garage has a footprint of 6.4m x 5.6m (36sq.m.).
The dwelling would have a ridge height of 6.7 metres and eaves height of 3.5 metres.

Landscaping
The existing leylandii hedge on the south boundary will be replaced with a new native hedge which will enhance the openness of the Green Belt and additional landscaping will be carried out to enhance the development in accordance with an approved landscaping scheme.

Appearance
The proposed design has been influenced by the surrounding properties whilst utilising sustainable materials which will harmonise with the surroundings with the front elevation facing in a south western direction.

Access
The dwelling would be developed to exceed the standards set out by the Building Regulations Approved Documents, including provisions for accessibility and movement in and around the premises.

6. Conclusion

6.1 The application comprises a sustainable form of development which would result in minimal harm to the Green Belt or the surrounding landscape and assist in meeting the Councils meeting targets for the delivery of affordable housing.

It is considered that the proposal would meet the Development Plan policies as an appropriate form of infill development without being detrimental or harmful to the site or surrounding wider area.

It is therefore requested that the Council grant planning permission subject to a legal agreement and any necessary planning conditions.