HUNTER ARCHITECTS

Imagining your future.
Designing for life.

1ST FLOOR,
KENNEDY HOUSE
31 STAMFORD STREET
ALTRINCHAM
WA14 1ES

T: 0161 926 9039

www.hunterarchitects.co.uk

Planning Statement

Proposed Development of up to four two-bedroom single storey dwellings and associated works

Land off Clewlows Bank, Bagnall.

June 2021

Ref: 1924
Rev: B

RIBA
Chartered Practice

RTPI
Chartered Town Planner

Hunter Architects and Planners and hunterarchitects are trading names of HAPC Ltd. Company Reg No. 06241656.

Contents

1. Introduction
2. Site & Surroundings
3. Planning History
4. The Proposal
5. Planning Policy Framework
6. Scheme Assessment
7. Conclusion

1. INTRODUCTION

1.1 Hunter Architects & Planners have been appointed to submit for planning permission for the development of 4 single storey dwellings and associated works on land of Clewlows Bank in Bagnall. The description of development is as follows: *Proposed development of up to four two-bedroom single storey dwellings and associated works.*

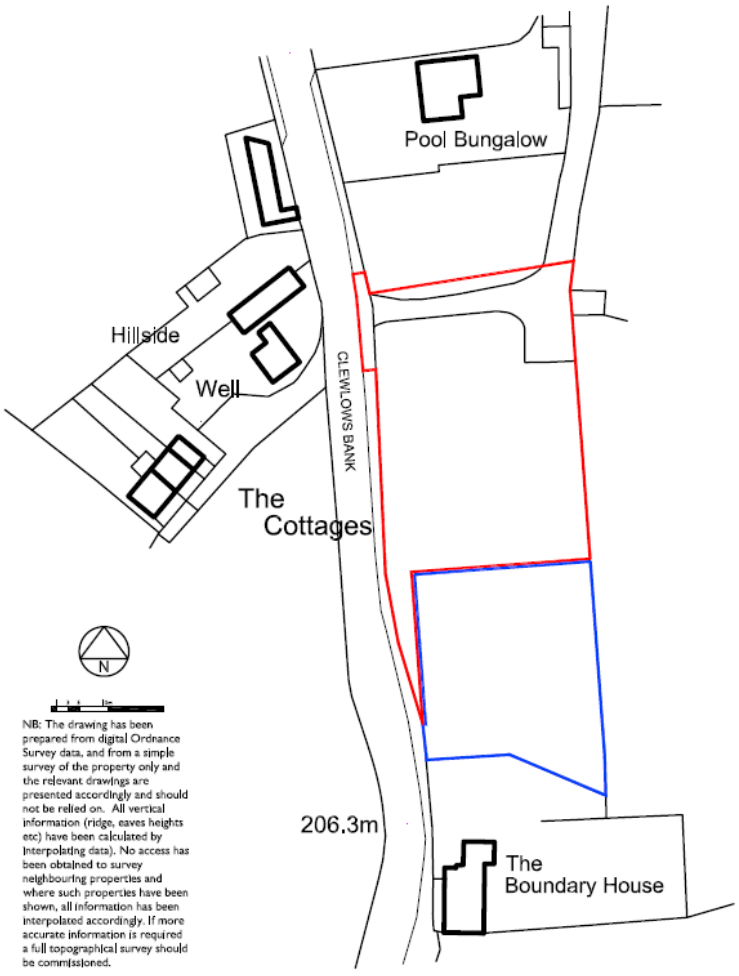


Figure 1: Location Plan

1.2 The proposed development would involve the erection of up to four two-bedroom bungalows. The application seeks permission for an outline application, including access and an indicative site plan, the proposed dwellings would be single storey market rate units.

1.3 This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site and to provide justification for the proposed works, in the context of the local surroundings, in order to support Staffordshire Moorlands District Council in the determination of this proposal and demonstrate that the proposed works comply with the policies of relevance within the Development Plan. The report is structured in the following format:

- Section 2: Site & Surroundings
- Section 3: Planning History
- Section 4: The Proposal
- Section 5: Planning Policy Framework
- Section 6: Scheme Assessment
- Section 7: Conclusion

2. SITE & SURROUNDINGS

2.1 The application site is a generally rectangular plot of land, located off Clewlows Bank and is accessed from an existing access point at the edge of the site, adjacent to the detached dwelling, The Boundary House.

2.2 The application site has varied site levels, sloping generally along with the contours of the road as well as down to the east boundary. The site is bounded by a drystone wall along the western boundary, separating the site from the pavement and road and with fences and natural boundary features for the remaining boundaries.

2.3 The immediate surrounding area comprises detached residential dwellings to the north and south of the site and open countryside, with rolling agricultural fields dominating to the west and east. There is a variety of residential dwellings of varying ages in the immediate area and Bagnall village. They have mixed facades, generally in either brick or render with tiled pitched roofs.

2.4 The Environment Agency maps illustrate that the application site is not within a known flood risk area.

2.5 The site is located a short distance away from the recognised settlement boundaries of Stanley Moor and Bagnall although is located outside of the boundaries.

2.6 The site is located within Green Belt, but it is not within a Conservation Area or any other special Local Plan designation.

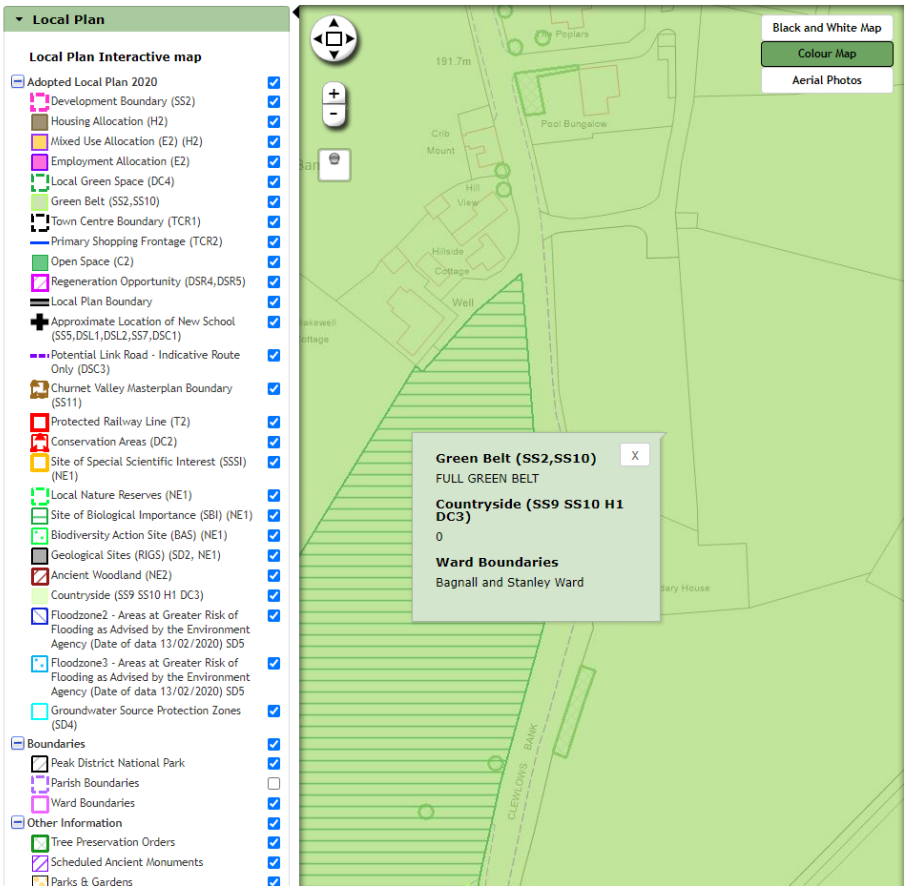


Figure 2: Policies Map

2.7 The policies map highlights the following policies pertinent to the site are: Adopted Local Plan Policies: SS2, SS9, SS10, H1 and DC3.

3. PLANNING HISTORY

3.1 The planning history for the site has been researched and a summary of the relevant applications are provided below.

3.2 The applications are as follows:

Application number	Location	Proposal	Decision	Decision date
SMD/1978/1560	Land Adj To Fair Haven, Land Adj To Fair Haven, Clewlows Bank, Staffordshire Moorlands, Bagnall	Site for residential development	Planning permission - refused	26/03/1979
SMD/2006/1004	Land Adj To Fair Haven, Land Adj To Fair Haven, Clewlows Bank, Staffordshire Moorlands, Bagnall	Erection of a subterranean dwelling	Planning permission - refused	15/01/2007
SMD/2017/0508	Land Off, Clewlows Bank, Bagnall, Stockton Brook, Staffordshire	Outline application for the erection of up to 8no. Dwellings with some matters reserved except for access	Outline application - refused	12/12/2017
SMD/2020/0681	Land Off Clewlows Bank, Clewlows Bank, Bagnall, Staffordshire	Erection of affordable houses with associated access, landscaping and servicing	Planning permission - refused	12/01/2021

4. THE PROPOSAL

USE & AMOUNT

4.1 The proposal seeks the redevelopment of the site for up to four two-bedroom bungalows, with associated access, servicing and landscaping.

4.2 Hunter Architects & Planners are committed to providing high quality accommodation through robust designs, materials and specifications and this is reflected in these proposals. The proposal is consistent with the relevant current national and local government planning policies.

4.3 The aims:

- Significantly improving the natural and built environment by providing high-quality design and sustainable features in the building.
- To create a strong sense of place which local residents feel proud of.
- To create an interesting and appropriate relationship with the surrounding context.
- To develop the sense of safety using careful design to eliminate crime.
- To utilise modern forms of construction and contemporary architecture to create a unique development.

LAYOUT & SCALE

4.4 It is our belief that every new development has the potential to transform people's quality of life and enhance the environment. Design is now enshrined within National Planning Policy, with the planning system required to "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". The NPPF stresses the importance of good design and should give great weight to designs that help to raise the standard more generally in the area.

4.5 We believe that is it important for the new dwellings to reflect the existing context, history and previous uses on site. It is proposed that the dwellings should be informed by the local materials, unique location and history.

4.6 With regards to the scale and massing of the proposal, the area has a range of two storey properties with a variety of scales and massing. We propose that in the immediate vicinity, brick and render are predominantly the facing materials. The proposals seek to balance this variety and propose an appropriate development for the site.

4.7 The current application is submitted with indicative information only at this stage, with details provided as part of a subsequent application.

SUSTAINABILITY

4.8 We recognise that sustainability, in all its aspects, will be important to this development. These proposals seek to make a sustainable use of a currently underused site utilising sensitive and appropriate materials and to try and reduce the servicing and energy requirements, carbon emissions whilst utilising the provision of cycling and recycling storage among other things and in accordance with the Government policies.

4.9 We deal with the issues of sustainability and the environment as integral parts to projects. Our intentions are to harness the location of each site as part of an overall environmental strategy for the development, working with our clients at the earliest stages to ensure that projects are designed appropriately, efficiently and effectively from conception to completion.

4.10 Whilst it is appreciated that the site is not located within a recognised settlement boundary with the Staffordshire Moorlands Local Plan, the historic pattern of development within the area locates the site within the row of houses in Stanley Moor.

4.11 The application site is linked via a vast network of footpath, bridleway, restricted byways, all-user routes and land with open access. It is therefore suggested that far from being an unsustainable location, the site is within easy walking and cycle distance of Bagnall and Stanley Moor as well as Stockton Brook.

4.12 It is proposed that the site is in a sustainable location with easy, convenient pedestrian access to community facilities and wider transport options. There are adequate local services and facilities to meet the needs of future residents. The proposed occupants of the dwellings would be well integrated into the surrounding pattern of development and would not be totally dependent on private cars to meet their day-to-day needs.



Figure 3: Proposed Site Layout

ACCESS

4.13 No new access is proposed to a public highway, however the existing access track, to the north of the site is to be utilised and upgraded as part of the development, as set out in the planning application document, Highways Technical Note from SCP.

4.14 The Note concludes: "it is concluded that there is no highway or transport related reason to withhold planning permission for the scheme."

4.15 The previous application, for 8 and 4 dwellings, raised no objection from the County Highways officer, subject to a number of conditions and this application seeks similar principles.

4.16 The formal layout of the site is to be considered at a later date, the indicative site plan illustrates the site is more than capable of providing the necessary access, off-road parking, manoeuvring and servicing.

ARBORICULTURAL & LANDSCAPING

4.17 There are no trees on the site, other than the tree adjacent to the access and as such it is suggested there are no Arboricultural constraints or issues affecting the development.

4.18 Other than to facilitate the proposed dwellings on the topography it is not proposed that any substantial landscaping works are undertaken as part of the proposed development of the dwellings. Localised and aesthetic planting will be proposed to facilitate development and further details of this will be supplied as part of a detailed planning submission.

4.19 It is intended to create a mix of substantial boundary treatment between the existing road and the development but a limited treatment at the back of the houses towards the open countryside.

4.20 A Landscape and Visual Appraisal accompanies the application which concludes "The overall impact of development in this location on the openness of the Green Belt would be negligible."

ECOLOGY & BIODIVERSITY

4.21 An Ecology report has been undertaken by Elite Ecology which states "No designated sites that were revealed by the Ecological Data Search provided by Staffordshire Ecological Records fell on the proposed re-development site itself. Therefore, the proposed re-development will have no impact upon any local designated sites as the works are due to remain within the site boundary."

4.22 The report further states that "No habitats of conservation concern were located on the site itself. Therefore, the proposed scheme of works will not impact upon any rare or valuable habitats."

4.23 The report sets out site enhancement recommendations which will be incorporated into the overall proposals.

4.24 It is proposed that at the detailed stages, when the overall designs are known, full information to satisfy these requirements would be submitted, including a range of ecological enhancements, for bats and birds and restoration of the dry-stone wall along the western boundary.

5. PLANNING POLICY FRAMEWORK

DEVELOPMENT PLAN

5.1 In accordance with S.38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan of relevance comprises:

- Staffordshire Moorlands Local Plan 2020

STAFFORDSHIRE MOORLANDS LOCAL PLAN (2020)

5.2 Staffordshire Moorlands District Council adopted its Local Plan on 9th September 2020. Prior to this, the development plan comprised of Staffordshire Moorlands Core Strategy Development Plan Document (March 2014).

5.3 Policy SS 1 Development Principles states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services: a mix of types and tenures of quality, affordable homes to meet the needs and aspirations of the existing and future communities, development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings and that development should support high quality, sustainable environments.

5.4 Policy SS 2 Settlement Hierarchy states that regard should be had to the hierarchy to ensure that the appropriate scale and type of development is provided in each settlement and other rural areas.

5.5 Policy SS 3 Future Provision and Distribution of Development states that provision will be made for at least 6080 additional dwellings to be completed in Staffordshire Moorlands during the period 2014 to 2033 and that the Council will monitor the annual development rate and manage supply to ensure that future provision will continue to adequately meet identified needs and reflect development potential.

5.6 Policy SS 9 Smaller Villages Area Strategy identifies Bagnall as a smaller village. The policy states that smaller villages are vital to rural areas in providing local housing and rural employment needs and that appropriate development which enhances community vitality or meets a social or economic need of the settlement would be supported. Policy SS 9 states that to meet community, social or the economic need development should enable limited new housing development, including small infill schemes in accordance with Policy H1. Policy SS 9 allows for rural exceptions housing in appropriate locations.

5.7 Policy SS 10 Other Rural Areas Strategy states that other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. These areas will provide only for development which has an essential need to be located in the countryside, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

5.8 Policy SD 5 Flood Risk states that the Council will be guided to the areas with the lowest risk of current and future flooding.

5.9 Policy H 1 New Housing Development states that new housing development should provide for a mix of housing sizes, types and tenure and that all development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economic of provision. The policy further states that 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. Policy H 1 further states that housing development on sites not allocated for such purposes in Policy H 2 will be supported providing that outside of the development boundaries, limited infill residential

development of an appropriate scale and character for the spatial strategy will be supported providing that the development is well related to the existing pattern of development of a smaller village and would not create or lead to sporadic pattern of development and that it would not lead to a prominent intrusion into the countryside or have significant adverse impact on the character and appearance of the countryside.

5.10 Policy DC 1 Design Considerations states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. new development should be of a high quality and add value to the local area, incorporating creativity, detailing and material appropriate to the character of the area. Development should also be designed to respect the site and its surroundings and promote a positive sense of place and identity though its scale, height, density, layout, siting, landscaping, character and appearance.

5.11 Policy DC 3 Landscape and Settlement Setting states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement. Furthermore, supporting developments which conserve or enhance biodiversity qualities of landscape features including trees and hedgerows.

5.12 Policy NE 1 Biodiversity and Geological Resources states that the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development by ensuring development schemes have regard to measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate.

5.13 Policy NE 2 Trees, Woodland and Hedgerows states that the Council will protect existing trees, woodlands and hedgerows.

5.14 Policy T 1 Development and Sustainable Transport states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic.

NATIONAL PLANNING POLICY

5.15 The National Planning Policy Framework (NPPF) was published in 2012 and revised in February 2019. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

5.16 Part 3 Supporting a Prosperous rural economy of The National Planning Policy Framework (NPPF) states that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development. It is proposed that as the dwellings will help the local economy with construction works employing local trades people and materials, the proposals should be reviewed in this context as it is likely that the construction works will have a significant benefit to the local economy. Following construction, it is suggested that the inhabitants will also help to support the local economy and services.

5.17 Promoting sustainable development is a key component of the NPPF and a substantial weight is given to encouraging economic growth with planning authorities being required to apply the presumption in favour of sustainable development.

5.18 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:

a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.19 The NPPF sets out the Government's planning policies for England and how they should be applied. Paragraph 10 confirms that at the heart of the NPPF is a presumption in favour of sustainable development and should be pursued in a positive way by Local Authorities.

5.20 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. 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, grant planning permission unless:
    - Any adverse impacts of doing do would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole; or
    - Specific policies in the framework indicate development should be restricted.

5.21 The NPPF states that with regards to decision taking, that local planning authorities should approach decision taking in a positive and creative way, using the full range of planning tools available to them and should continue to look for solutions rather than problems. Paragraph 38 outlines that decision takers at every level should seek to approve applications for sustainable development where possible.

5.22 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

5.23 Paragraph 54 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

5.24 Paragraphs 59 and 60 of the NPPF states that LPA should plan for a mix of housing. The Revised NPPF elaborates on this requirement in paragraph 61 which states "the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require … families with children, …. and people wishing to commission or build their own homes".

5.25 Rural housing is specifically defined and discussed in the revised NPPF. Paragraph 77 states that local planning authorities should "... be responsive to local circumstances and support housing developments that reflect local needs".

5.26 Paragraph 78 states "…housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby".

5.27 Paragraph 130 states that Local Planning Authorities should not refuse planning permission for buildings because of concerns about incompatibility with existing townscape, if those concerns have been mitigated by good design.

5.28 Paragraph 145 clarifies LPA's should regard the "construction of new buildings as inappropriate in the Green Belt" although there are several exceptions including "limited infilling in villages" and "limited

affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)". As such the in principle, it is suggested that the NPPF clarifies that small-scale development is not harmful to the Green Belt.

6. SCHEME ASSESSMENT

6.1 The following section will consider the compliance of the proposal with the Development Plan policies and material considerations for the erection of up to four two-bedroom single storey dwellings and associated works. It provides an analysis of the main planning matters related to the principle of the proposed development.

PRINCIPLE OF PROPOSED DEVELOPMENT

6.2 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

6.3 In accordance with the NPPF three overarching objectives, it is considered that the proposals would make a positive, albeit small contribution to the housing supply with an economic benefit, through a labour chain demand required during construction as well as the longer term benefits brought by having 4 additional dwellings in the area. Furthermore, the proposals would create a high-quality built environment with accessible local services. The proposals would help to support strong, vibrant and healthy communities by ensuring that a sufficient range of homes are provided for. The proposed works would create a well-designed and safe built environment which would enhance and protect the natural and built environment. It is considered the proposed development makes a significant contribution to the economic, social and environmental aspects of the surrounding area and accords with the aims and aspirations of Paragraph 8 of the NPPF.

6.4 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision takes to approve applications that accord with the Development Plan without delay.

6.5 The development provides for a mix of housing types, as outlined in Paragraphs 59 and 60 of the NPPF.

6.6 The supporting Landscape and Visual Appraisal confirms that the overall impact of development in this location on the openness of the Green Belt would be negligible.

6.7 The proposed development is considered to comply with Policy SS 1 of the Local Plan as it would provide for a mix of housing types, adding variety and character to the surrounding area. The proposed development would provide homes, which would be affordable in that they are two-bedroom bungalows, to meet the needs and aspirations of the existing and future communities and is wholly compliant with the development principles outlined.

6.8 The application site is sustainably located in a suitable piece of land which has regard to the settlement hierarchy of the surrounding area. The form and scale of development is considered appropriate as it would provide small infill development which would provide for future provision of affordable in the context of market rate, much needed bungalows for local people and would contribute to the supply of local houses to meet an identified need. The proposed dwelling houses would contribute to enhancing the community vitality within the area and is should be considered appropriate limited housing development. The proposal is considered to accord with policies SS 2, SS 3 and SS 9 of the Local Plan.

6.9 The proposed development would provide housing built and designed to meet an identified need by providing a high quality and sustainable housing. The development would provide for a mix of housing

types which would be well related to the existing settlement, services and facilities. The proposal is considered to be compliant with policies SS 10 and H 1 of the Local Plan.

6.10 The site is not located in an identified Flood Risk Zone and the site is appropriate for development as outlined in Local Plan Policy SD 5.

6.11 The proposed development of four new single storey dwellings has been designed to positively contribute to the special character and appearance of the surrounding area and enhancing the local landscape character. The units would be of a high quality and would add value to the local area. The layout, massing and scale has been designed to be respectful to the site, retaining a large element of undeveloped land which avoids a prominent intrusion into the countryside. The proposed development has been sited on the northern boundary of the site, which limits the visual intrusion of the countryside and locates the proposed dwellings physically closer to other built forms. The choice of materials would be secured via condition, but would be of high quality, in keeping with the locale. The development has been designed having regard to the design considerations, landscape and settlement setting highlighted in Local Plan policy DC 1 and DC 3 and it is considered the works comply with these policies.

6.12 An Ecology report has been undertaken which states that the proposed redevelopment would have no impact upon any local designated sites within the local areas and that no habitats of conservation concern were located within the site. Recommendations and enhancements are proposed as part of the works which would be incorporated into the overall proposals at the detailed stages, when the overall designs are known, full information to satisfy these requirements would be submitted, including a range of ecological enhancements, for bats and birds and restoration of the dry-stone wall along the western boundary. No existing trees of hedgerows on the site would be damaged or removed as part of the overall development, these would continue to add to the vitality and biodiversity of the site and the surrounding area. It is considered that the application confirms with Local Plan policies NE 1 and NE 2.

6.13 The proposed works would benefit from the existing access arrangements on site from Clewlows Bank, with adjustments proposed to the existing access track to the north. The previous applications received positive comments from the Highways team, and it is considered that the proposal provides for safe, suitable and convenient access, with adequate space for manoeuvring vehicles, parking and servicing in accordance with the NPPF and Local Plan Policy T 1.

LOCATION

6.14 The proposals are located in a sustainable location and would "contribute positively to the social, economic and environmental improvement of the area". The site is not isolated, and it is located immediately adjacent to residential dwelling houses to the north, south and west, with more residential dwellings located to the north and south along Clewlows Bank and within the wider rural location.

6.15 The proposed dwellings would provide "a healthy, safe, attractive and well-maintained environment".

6.16 The scheme of high-quality homes which are in a sustainable location would be efficient and help to tackle "climate change and reduced carbon emissions." compared to the housing stock as a whole.

DEVELOPMENT IN THE GREEN BELT

6.17 The provision of up-to four homes would significantly and demonstrably outweigh the small loss of Green Belt land. A major issue for smaller villages is the loss of local population through lack of housing opportunities and the proposed development would seek to address this. It is therefore considered that the small loss of Green Belt land would be appropriate in this particular location as it would allow for an appropriate level of sensitive development which enhances the community vitality. Additionally, a large area of open land would be retained to the south of the proposed new units.

OPENNESS BETWEEN SETTLEMENTS AND ENCROACHMENT INTO THE COUNTRYSIDE

6.18 Only a small portion of the overall site is being proposed for development, which would provide a natural bookend for the row of properties along Clewlows Bank, the development would be undertaken in a way that generally "protects and enhances the natural environment of the District and its surrounding areas both now and for future generations." Views of the proposed dwellings would be screened when travelling along Clewlows Bank by the existing vegetation and the proposal does not include any features which are identified as eroding or encroaching into the countryside.

6.19 It is acknowledged that new build dwellings are not listed in the list of appropriate developments within the Green Belt, as defined by paragraph 145 of the NPPF. However, the Council state that the development is considered inappropriate and would be harmful to its openness. Paragraph 145 and 146 of the NPPF does not state that inappropriate development in the Green Belt is automatically classed as harmful to its openness. Paragraph 146 states that other forms of development have the potential to not be inappropriate in the Green Belt provided they preserve its openness. The scale and form of the proposed development is considered to preserve its openness and is a material consideration in relation to the planning balance, the proposals represent deliverable housing and it is considered would meet the very special circumstances definition.

6.20 The site is well screened by mature and semi mature hedges and trees along the western boundary, the views of the development would be a transient experience when travelling along Clewlows Bank and it is not considered the proposed development would have an impact on the openness.

RURAL CHARACTER OF THE AREA AND LANDSCAPE

6.21 The detailed design stage would "maintain the distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings" through sympathetic design and selection of materials.

6.22 The indicative information illustrates that the scheme would be well designed and reinforce local distinctiveness as well as being appropriate to the character of the area, the scale, density, layout, siting, landscaping and appearance of the site and wider area.

6.23 The proposed development would not have an unacceptable impact on the visual and landscape character or appearance of the site or wider area. It is proposed that the dwellings would sit well within the landscape. The proposed development would provide the opportunity for enhancement to the existing western boundary treatment and would therefore assist in enhancing the characteristic landscape features of this area.

6.24 In conclusion, the proposals achieve 'net gains' across each of the three objectives and on balance meet the objectives of sustainable development and as such the 'presumption in favour of sustainable development' applies meaning planning permission should be granted as there are no adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF when taken as a whole.

7. CONCLUSION

7.1 The proposed development of up to four new dwellings at Clewlows Bank is considered to be in keeping with the character and appearance of the surrounding area. The proposed dwelling houses have been appropriately sited and designed in terms of bulk, scale and massing which takes into account views, both short and long distance and the nearby residential dwellings.

7.2 The proposed development does not create or represent a form of encroachment into the open countryside and retains a significant amount of adjacent undeveloped land. Any views of the proposed development from Clewlows Bank would be a transient experience and passers-by would view the proposed dwellings in the context of existing nearby residential units. The scheme represents respectful development and on balance, considered to not cause harm to the open countryside or Green Belt.

7.3 It is also proposed that the NPPF's presumption in favour of sustainable development applies to this application and as such it is proposed that any perceived adverse impacts of the proposed dwellings do not outweigh the benefits of meeting housing and sustainability targets.

7.4 National Policy allows for limited infilling in villages within the Green Belt and this scheme demonstrates it does not have an impact on the openness of the Green Belt.

7.5 On balance, the proposed development of new, deliverable dwellings is considered to comply with the Development Plan and meet the objectives of the National Planning Policy Framework. The proposals are sensitive to the character of the existing built form, pattern of development and the surrounding area and the proposal reflects the aspirations of Staffordshire Moorland Council's and national Government policies and targets and therefore should be encouraged.

7.6 To summarise:

- The principle of the use is acceptable and sustainable and is not harmful, by definition, to the Green Belt
- The overall impact of development in this location on the openness of the Green Belt would be negligible
- The site is not an isolated site but sits within an historic settlement
- The proposed density, layout, scale and massing is suitable for the site, the surrounding properties and the neighbourhood services
- The orientation and massing of the proposals would not cause an unacceptable overshadowing or overlooking of the adjoining properties and respect the scale of the surrounding development
- The proposals in terms of design and layout are sympathetic to the area and the adjoining properties and character of the area and will create a safe and secure place for the occupants and wider community
- The overall proposal will make a positive contribution to the area, street scene and would accord with planning policies
- The proposal creates an accessible, appropriate, legible, and contextual development
- The site ecology has been understood and enhanced as part of the proposal

7.7 It is therefore respectfully requested that the application is approved. In the event that Staffordshire Moorland Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.

Appendix A – Photographs of the site and surrounding area








UPVC Fascias - Soffits & Gutters











