

PLANNING POLICY COMMENTS

Date: 15 December 2021

Application Number: SMD/2021/0694

Location: Land at Ash Bank Road Werrington

Proposal: Development of 75 new dwellings, new access, provision of green infrastructure and all associated works

Background / History:

The site is allocated for residential development in the Local Plan.

Policy Considerations:

National Policy

Para 2 NPPF 'Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.'

Para 11 NPPF 'Plans and decisions should apply a presumption in favour of sustainable development.....approving development proposals that accord with the development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) 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.'

Para 12 NPPF 'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development planpermission should not usually be granted.'

Para 47 NPPF 'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.'

Para 67 NPPF '.....planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

Para 73 NPPF 'Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement'.

Para 74 NPPF 'A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan...'

Staffordshire Moorlands Local Plan

Policies of particular relevance include:

SS2 Settlement Hierarchy It provides a framework to manage development in a sustainable way and to promote development in areas where services and facilities are available. The policy defines the settlement hierarchy for the plan area and the broad approach to development within each tier of the hierarchy. Development will be focused in market towns, with a moderate scale of development in larger villages. The spatial strategy focuses the bulk of rural development in the larger villages and limited development in the smaller villages. Outside these settlements development in other rural areas development is normally unacceptable or in the green belt inappropriate.

SS3 Future Provision and Distribution of Development: Details the future provision and distribution of development. Provision will be made for at least 6080 additional dwellings during the plan period, 25% of which will be located in the Rural Areas

SS4 Strategic Housing and Employment Land Supply: States to meet the housing requirements in SS3 sufficient land will be identified for at least 3763 additional dwellings. These will be met from sites allocated in policy H2 and windfall sites that accord with the spatial strategy and policy H1. Net housing requirement for the Rural Areas will be met from new allocations (totalling 330 dwellings) allocated in Policy H2 and a windfall allowance for small sites (30 per annum) that accords with the Spatial Strategy and Policy H1.

SS8 Larger Villages Areas Strategy: Seeks to ensure the role of the larger villages as rural services centres serving and supporting the immediate surrounding areas and smaller villages is retain and enhanced. The bulk of rural housing and employment requirement is focused in the larger villages having regard to the scale and type appropriate to each settlement.

SS12 Planning Obligations and Community Infrastructure Levy: Provision of infrastructure or reasonable costs to make the development acceptable in planning terms.

SD1 (Sustainable Use of Resources) – requires all applications for 10+ residential units to demonstrate that they have considered the energy efficiency, water conservation, sourcing of construction materials and site orientation aspects of the scheme and where possible, the feasibility of integrating micro-renewables. The degree of detail depends on the scale / complexity of the proposal.

SD2 Flood Risk -Sets out the approach to flood risk management and states the Council will follow a sequential approach.

SD3 (Sustainability Measure in Development) – The Council supports developers who propose exceeding the thermal efficiency or water conservation standards required by law for new buildings or extensions, at the time of the application. The Council also supports measures designed to improve the sustainability of existing buildings (such as improved thermal insulation, water conservation, or the installation of micro-renewables).

SD4 (Pollution & Water Quality) - Only permits proposals that are deemed (individually or cumulatively) to result in pollution (including air/ water/ noise/ vibration/ light/ ground contamination) if after mitigation, potential adverse effects are deemed acceptable. This may be achieved by the imposition of planning conditions or through a planning obligation.

H1 New Housing Development: seeks to ensure an appropriate range and type of housing is provided which meets identified need. The policy supports

- Where demand exists for self-build / custom-build plots, residential developments of 10 or more will make a contribution towards this need in agreement with the Council.
- Housing for special groups as identified in the SHMA particularly older people. ...should be of a scale and in a location which is appropriate to its needs.
- A mix of housing in terms of size, type and tenures on sites of 10 dwellings (or 0.5ha) or more including a proportion of affordable housing as set out in Policy H3 unless there are viability or other circumstances. With the final mix negotiated with the developer based on housing needs as informed by the SHMA and other factors such as available supply and market demand.
- Dwellings should provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.

H2 Housing Allocations: Allocations sites for housing to meet identified housing need. The new local plan allocates sites in the larger villages totalling 330 dwellings including land off Ash Bank Road Werrington.

H3 Affordable Housing: residential developments of 10 dwellings (0.5ha) or more shall provide 33% affordable housing affordable housing should normally be provided on site and be a mix of 60% social/affordable rent and 40% intermediate /starter homes unless alternative provision can be adequately justified and is agreed with the Council.

DC1 Design Considerations 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 developments designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.

DC3 Landscape and Settlement Setting- Provides protection for local landscape character and includes features, qualities and views that can make a valuable contribution to landscape quality.

C1 Creating Sustainable Communities - Only permit new development where the utility, transport and community infrastructure necessary to serve it is either available or will be made available by the time it is needed....

C2 Sport, Recreation and Open Space: Residential developments of 10 dwellings (or 0.5ha) or more will make provision/contribution towards provision of open space, sports and recreational facilities. Provision should be in accord with recommendations in Open Space Study, Playing Pitch Strategy and Indoor Sports Facility Assessment 2017.

C3 Green Infrastructure – Seeks to promote the development of green infrastructure through partnership working in line with the Council's GI Strategy.

NE1 Biodiversity and Geological Resources: details measures to conserve and enhance biodiversity and geological resources.

NE2 – Seeks to ensure the protection of existing trees and woodlands

T1 Development and Sustainable Transport – Seeks to promote development which reduces the reliance on the private car and reduces the need to travel

DSR3 Land off Ash Bank Road Werrington; Site specific policy for the sites off Ash Bank Road.

- A landscaping scheme to provide appropriate landscape and visual mitigation measures including submission of landscape and visual impact assessments having regard to the recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study. To include planting on the southern and south eastern boundaries;
- The development shall maintain the gap on the top part of the site WE003 fronting Ash Bank Road by retaining open space on this part of the site;
- Noise impact assessment to consider the impact of the HM Young Offenders Institute. Include mitigation measure regarding impact of noise on residential development;
- Access to WE003 should be from the eastern part of the site, should not form a crossroads with Oak Mount road. Access to WE052 would need to take account of the existing bus stop.
- Adequate visibility splays and access shall be provided in line with the requirements of the Highway Authority;
- A traffic assessment to consider the effect of traffic from the development on Ash Bank Road;

Evidence Base Documents

Green Belt Review November 2015

Considered both sites were suitable for release from the Green Belt. Regarding WE003 found the site was one of the few remaining gaps along the relatively built up A52 giving long distance views from Ash Bank Road the study therefore recommended that the development maintained the gap on the top part of WE003 and recommended retention of open space on this part of the site. This is reflected in the second bullet point of policy DSR3 and the relatively low density of the site.

Landscape, Local Green Space and Heritage Impact Study August 2016

WE003 recommended landscape mitigation measures to include planting on the southern and southeast boundaries to reduce the sites visual prominence and create a well-defined settlement edge. This is reflected in the site policy.

The Phase 1 Habitat Study (2015) and the Local Wildlife Assessment (2017)

Both sites are grassland with some trees. There are hedgerows on the smaller site. considered the trees on the site had potential to support bats and recommended a bat survey to establish if bats roost in the trees. If bats are found a mitigation plan will need to demonstrate how any negative impacts of the development on the bats will be avoided, reduced or managed.

Comments

- The Staffordshire Moorlands Local Plan was adopted on the 9th September 2020. It provides an up-to-date development plan with a five year supply of deliverable housing sites as confirmed in the Inspector's final report (June 2020).
- The site is allocated in the adopted Local Plan for residential development.
- The site specific policy DSR3 allocates the sites for approximately 75 dwellings 50 on WE003 and 25 on WE052 and details a number of policy criteria The relatively low density on WE003 reflects the policy requirement to maintain the gap on the top part of WE003. Whilst the principle of increasing the number of dwellings on this part of the site is acceptable it needs to be recognised why the density is relatively low and development should ensure the policy requirements are not compromised.
- Affordable Housing The application is for 100% affordable housing with no market housing is included. The proposal is for a mix of affordable rent and shared ownership and whilst it does not include any market housing it will provide housing for those on the social register and those needing help to buy a house. It is understood there have been discussions with the housing officer regarding the housing mix.
- A S106 agreement should consider the provision of affordable housing, open space and outdoor sports provision, education, highways and any other planning obligations in line with adopted Policy SS12.
- Self build Policy H1 states on sites of 10 dwellings (or 0.5ha) or more where demand exists for self build residential developments should make a contribution to meeting this need. It will be looked at on a case by case basis. The Council maintain a Self-Build Register which provides information regarding the demand for self/custom build housing in the District. The last published figures in the 2019-2020 AMR show there were 29 entries on the Councils Self Build Register.

Has any consideration be given to potential of the development to provide some self-build properties.

- Policy H1 states that the final mix should negotiated with the developer based on housing needs as informed by the SHMA and other factors such as available supply and market demand. Below is the ward based census data with a calculation of the percentages of dwellings for Werrington wards and the property size and type recommended by the SHMA. The application should bring the housing stock closer to the SHMA recommendations. In Werrington there is a high percentage of larger 3 or more bedroom dwellings 80% and a low percentage of smaller 1 and 2 bedroom properties 20%. The proposed housing mix is predominately 2 and 3 bed properties and would increase the range of these size properties in Werrington.

2011 census merged ward	All categories: Number of bedrooms	1-bed	2-bed	3-bed	4-bed	5 or more bed
E36005473 Werrington	1347	24	239	822	229	33
	100%	2	18	61	17	2

• SHMA recommendations	• Property type and size
• 1-bed flat / house / bungalow	• 60%
• 2-bed flat/house/bungalow	
• 3-bed house/bungalow	• 40%
• 4-bed house	