

FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR 67 HOMES

PLANNING STATEMENT

LAND WEST OF CHEADLE ROAD, UPPER TEAN

ON BEHALF OF KEEPMOAT HOMES

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

Prepared by: Pegasus Group



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DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of Keepmoat Homes Limited (the "**Applicants**") and supports an application for full planning permission at land west of Cheadle Road (the "**Site**").

1.2 The Applicants are seeking full planning permission for residential development. The description of development is as follows:

1.3 *"Full planning application for residential development of 67 houses with a mix of two and two and a half storey dwellings, consisting of new access to Cheadle Road, new public open space, sustainable urban drainage, landscaping, pumping station and associated works."*

1.4 This Planning Statement sets out the planning merits of the development when considered against NPPF, relevant Development Plan policies and material planning considerations. It draws on supporting documents provided as part of the extensive application package and should be read in conjunction with them.

1.5 The material submitted in support of this application is as follows:

- Application Forms, Notice, Certificates
- Site Location Plan – Drawing No. A1013_02 Rev A – Produced by Geoff Perry Associates
- Proposed Site Layout Coloured – Drawing No. A1013 09 Rev B - Produced by Geoff Perry Associates
- Facing Materials Plan Drawing No. A1013 03 Rev A – Produced by Geoff Perry Associates
- Enclosures Plan Drawing No. A1013 04 Rev A – Produced by Geoff Perry Associates
- Occupancy Plan Drawing No. A1013 05 Rev A – Produced by Geoff Perry Associates
- Refuse Plan – Drawing No. A1013 07 Rev A – Produced by Geoff Perry Associates
- Parking Plan – Drawing No. A1013 08 Rev A – Produced by Geoff Perry Associates
- Massing Plan – Drawing No. A1013 09 Rev E – Produced by Geoff Perry Associates

- House Type Brochure Drawing No. A1013_08 – Produced by Geoff Perry Associates
- Street Scenes Drawing No. A1013 22 – Produced by Geoff Perry Associates
- Accommodation Schedule Base 2
- Energy and Sustainability Assessment – Produced by AES Sustainability Consultants Ltd
- Transport Assessment – Produced by Pegasus Group
- Heritage Statement - Produced by Pegasus Group
- Planning Statement - Produced by Pegasus Group
- Landscape and Visual Appraisal – Produced by Pegasus Group
- Illustrative Landscape Masterplan - Produced by Pegasus Group
- Design and Access Statement– Produced by Geoff Perry Associates
- Sustainable Drainage Statement – Produced by Travis Baker
- Engineering Appraisal – Sheet 1 of 2 – Produced by Travis Baker
- Engineering Appraisal – Sheet 2 of 2 – Produced by Travis Baker
- Network 1 and Network 2 – Produced by Travis Baker
- Arboriculture Statement – Produced by Cheshire Woodlands
- Viability Report – Produced by Lambert Smith Hampton
- Archaeology Desk Based Assessment Report No 2225 – Produced by Archaeology Warwickshire
- Preliminary Ecological Appraisal – Produced by FPCR
- Tree Protection Plan Drawing No C2/10778-P-TP and Survey Schedule Ref CW/10778-SS-1 – Produced by Cheshire Woodlands

1.6 This Planning Statement sets out the content of the application for full planning permission. It will then assess the merits of the planning application against prevailing planning policies at both the national and local level, as well as addressing any other material considerations. It will also bring together additional supporting information accompanying the planning application.

1.7 The Statement is structured as follows:

- Section 2 – The Site & Background
- Section 3 – Planning History
- Section 4 –Pre-Application
- Section 5 – The Proposal
- Section 6 – Planning Policy
- Section 7 – Planning Assessment
- Section 8 – Summary and Conclusions

2.0 SITE AND BACKGROUND

- 2.1 The Application Site ('the Site') is shown on plan A1013_02 Rev A, accompanying this submission which extends to approximately 3.6ha and consists of a roughly rectangular area of open land located to the west of Cheadle Road and south of Breach Lane. The River Tean forms its western boundary.
- 2.2 The site consists of open land, the eastern portion being laid down to grass whilst the western portion contains substantial areas of trees and other landscaping. A public right of way traverses the north of the site providing a link between Cheadle Road and Breach Lane.
- 2.3 The Site is located within the village of Upper Tean. Upper Tean is a medium sized village with a range of facilities including St Thomas' Primary School, food shop, takeaway facilities and some employment.
- 2.4 The majority of the Site falls within Flood Zone 1, at a low risk of fluvial flooding. However the western part of the site is located within Flood Zone 3 adjacent to the River Tean. The western part of the Site is defined by a variety of woodland and planting.
- 2.5 Immediately to the north of the site is the Anchor Public House which is Grade II listed.
- 2.6 Also abutting the northern boundary is Ivy Cottage, a small residential dwelling. A Severn Trent Water pumping station adjoins the northern boundary.

3.0 PLANNING HISTORY

3.1 Outline planning permission (reference: SMD/2013/1007) was refused for the development of up to 70 dwellings, public open space and ecological area on 09/06/2014.

3.2 Outline planning permission (reference SMD/2015/0424) was granted for the development of 67 dwellings, public open space and ecological area with some matters reserved (except access) on 15/06/2016. The permission has now expired.

3.3 Planning permission SMD/2015/0424 shared many similar characteristics to the new application now being submitted. In particular:

- A single point of access was proposed onto Cheadle Road.
- The hedgerow to Cheadle Road was to be retained and augmented with additional tree planting.
- New built development was predominantly confined to the eastern portion of the site with the western part of the site being retained as open space, the location of SuDS, as an ecology area and location for a play area.
- A smaller development parcel was shown on the northern part of the site where a farmyard type court design was proposed.
- The existing footpath was shown retained and incorporated into the development.
- Housing fronting streets linked by joined up streets.
- Areas at risk of flooding were kept as open space

3.4 In this previously consented scheme, the Section 106 Agreement included obligations relating to the following matters:

- Affordable Housing
- Travel Plan Monitoring Fee
- Public Open Space / Ecological Area
- Legal Administrative Costs

3.5 In particular the above planning permission established the principle of residential development on the site and confirmed that the site could accommodate 67 dwellings whilst taking into account constraints including landscape and heritage impact.

4.0 PRE-APPLICATION

- 4.1 Pre-application discussions have been held with the Council to consider the principle of housing development, ecology, landscape, heritage and design matters. This included 2 pre-application meetings with Staffordshire Moorlands District Council on 19/08/2021 and 09/09/2021.
- 4.2 19/08/2021 – Officers present from the Council included the Planning Case Officer and Open Space Officer/ Leisure Officer. Discussions focussed on principle of housing, housing mix, open space design and sustainable construction.
- 4.3 09/09/2021 – Present was the Planning Officer, Tree and Landscape Officer, Heritage Officer and Staffordshire Wildlife Trust dealing with ecology. Discussions focussed on layout, relationship with the Listed pub, landscape design, biodiversity and trees.

Emerging Checkley NDP 2021-2035

- 4.4 A Regulation 14 consultation for the emerging Checkley Parish Council Neighbourhood Development Plan took place between February and March 2022. The Applicants responded to the consultation to support the emerging Plan and provide details of the proposed scheme which is considered to accord with the policy framework for the Parish.

Public Consultation with the Parish

- 4.5 Representatives from the Applicants, along with David Onions from Pegasus presented the draft proposals for the scheme to a meeting of Checkley Parish Council on 19th April 2022. The meeting was held to inform the Parish Council of the intention to submit a full planning application, present an overview of the proposals, seek feedback and answer questions.

4.6 Issues raised and discussed with members of the Parish Council included the following:

Changing the play provision to one which was more natural in terms of materials etc was supported.

The proposal will need to avoid areas at risk of flooding.

New homes should have EV charging points and be energy efficient.

Maintaining the hedge and landscape belt to Cheadle Road was important.

Consideration should be given to improving the bus stop on Cheadle Road and providing a place for school children to wait for the bus.

Maintaining the nature conservation value of the site is important.

5.0 THE PROPOSAL

5.1 This application seeks full planning permission for:

5.2 *"Full planning application for residential development of 67 houses with a mix of two and two and a half storey dwellings, consisting of new access to Cheadle Road, new public open space sustainable urban drainage, landscaping, pumping station and associated works."*

5.3 The proposed development comprises of 67 dwellings. The accommodation schedule is set out on Drawing No A1013 01 Rev C.

Housing mix

5.4 There will be nine house types as detailed in the accommodation schedule within Drawing No. A1013 01 Rev C. The mix is as follows:

2 bed – 21 dwellings (31%)

3 bed – 36 dwellings (54%)

4 bed – 10 dwellings (15%)

Layout

5.5 The layout plan provided (A1013 01 Rev E) broadly shows development in a similar location to that shown on the previously approved outline Illustrative Masterplan related to permission SMD/2015/0424. In particular, the new layout proposes development on the same areas of the site as the outline permission, avoiding areas of flood risk and maintaining the western position of the site as open space.

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- 5.6 Access arrangements follow that previously approved with a single point of access onto Cheadle Road. Parking provision is based on a mix of frontage parking and garages and to the side of dwellings.
- 5.7 Hedgerows and trees are wherever possible retained, with the majority of trees being on the west of the site which will be retained as open space. A new trim trail is proposed in the area of open space.
- 5.8 The development parcel located at the northern end of the site follows a similar form to that proposed in the earlier planning permission, showing new housing located around a courtyard in a form similar to a traditional farm with barns set around a central space. It retains a degree of separation from the listed Anchor Pub and is screened by existing vegetation.
- 5.9 Refuse bins will be stored within rear gardens and moved onto street frontings on collection days. Cycles can also be stored in rear gardens within sheds or in garages.

6.0 PLANNING POLICY

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan unless material considerations

6.2 The Statutory Development Plan at the time of the submission of this application comprises the Staffordshire Moorlands Local Plan 2014-2033 (Adopted September 2020).

Staffordshire Moorlands Local Plan (Adopted September 2020)

6.3 The policies in the adopted Local Plan that are relevant to the consideration for this outline planning application are:

- Policy H1 New Housing Development
- Policy SS2 Settlement Hierarchy
- Policy SS4 Strategic Housing and Employment Land Supply
- Policy SS8
- Policy SD1 Sustainable Use of Resources
- Policy SD2 Renewable/Low Carbon Energy
- Policy SD3 Sustainability Measures in Development
- Policy SD4 Pollution and Water Quality
- Policy SD5 Flood Risk
- Policy C2 Sport, Recreation and Open Space
- Policy DC1 Design Considerations
- Policy DC2 The Historic Environment
- Policy DC3 Landscape and Settlement Setting
- Policy NE1 Biodiversity and Geological Resources

6.4 Whilst the site is not specifically allocated for housing development, Policy H1 states sites not allocated will be supported within development boundaries subject to compliance with the Spatial Strategy.

6.5 Policy SS2 forms part of the Spatial Strategy and seeks to focus development

in Rural Area Larger Villages (of which Upper Tean is one), subject to the scale of development being suitable relative to their size and infrastructure capacity.

- 6.6 Policy SS4 Strategic Housing and Employment Land Supply sets out the Minimum Net Housing Requirement 2019 – 2033 (dwellings). 50 dwellings are allocated for Checkley Parish as a minimum.
- 6.7 Policy SS8 identifies that the Council's housing requirement within the rural areas will be met in part by supporting windfall sites within the development boundaries of the Rural Area Larger Villages and as such the proposal would comply with the overall Spatial Strategy set out in the adopted Local Plan.
- 6.8 Policy SS2 identifies that windfall development coming forward in development boundaries should be of a scale relative to the size and infrastructure of the settlement where it is located. Upper Tean has a range of facilities and good level of infrastructure and can readily accommodate an additional 67 dwellings. As result the proposal complies with Policy SS2.
- 6.9 In view of the above, the proposal is considered to comply in principle with the Development Plan.
- 6.10 Other Development Plan Policies of relevance are:
- 6.11 Policy SD1 requires, amongst other things, that major development must demonstrate consideration has been given to energy efficiency, water conservation, sourcing of construction materials and site orientation aspects of the development and where possible the feasibility of integrating micro-renewables.
- 6.12 Policy SD2 identifies the need to protect the amenity of residents and wider interests including the historic environment, and individual proposals should reflect local evidence regarding the feasibility of different types of renewable or low carbon energy.

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- 6.13 Policy SD3 states the Council will support further carbon saving or water saving measures in new developments but also makes clear that the policy does not set carbon reduction requirements beyond that expected in the Building Regulations.
- 6.14 Policy SD4 identifies that within ground water source protection zones, which covers the northern portion of the site, applicants should demonstrate how the site layout has sought to mitigate potential pollution to public water supply and a risk assessment may be required.
- 6.15 Policy SD5 requires where a water course is present on-site the Council will expect applicants to take opportunities to enhance natural river corridors and make space for water and all applications should incorporate sustainable drainage measures.
- 6.16 Policy H1 states new development should provide for a mix of housing sizes, types and tenure and that major developments, where a demand exists, should contribute towards self-build/custom build plots. This will be negotiated on a case-by-case basis.
- 6.17 Policy H1 also identifies that developments of 10 or more dwellings would be required to provide a mix of housing which will be negotiated based on housing needs informed by the SHMA and other factors.
- 6.18 Policy H1 also requires new dwellings to provide flexible accommodation by seeking to achieve adequate internal space in accordance with the Nationally Described Space Standards and delivered to meet accessibility standards set out in the optional requirement M4 (2) Part M of the Building Regulations and this will be determined on a site-by-site basis subject to considerations such as viability and design.
- 6.19 Policy H3 deals with affordable housing and states development should provide 33% affordable housing, of which 60% will be social/affordable rented and the remaining 40% intermediate/starter homes.

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- 6.20 Policy C2 deals with sport, recreation and open space and states developments of 10 dwellings or more would be expected to make a contribution towards provision of open space, sports and recreation facilities based on the standards set out in the Open Space Study and further guidance will be set out in the developer contributions SPD.

Design Policies

- 6.21 Policy DC1 sets out a number of criteria which must be met in order to deliver high quality design, sustainable construction and protect the amenity of the area.
- 6.22 Policy DC2 identifies that the Council will, where possible, enhance heritage assets and in particular include their setting in a manner appropriate to their significance and that all applications likely to affect heritage assets will require the submission of a heritage statement.
- 6.23 Policy DC3 states the Council will protect and where possible enhance local landscape and the setting of settlements by resisting development which will lead to intrusion into the countryside or have a significant adverse impact on the character or setting of the settlement.
- 6.24 Policy NE1 deals with biodiversity and geological resources. Amongst other things the policy expects all development, where possible, to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable developers will be required to ensure the impacts are appropriately mitigated with suitable compensation measures towards the loss of habitat used only as a last resort where there is no alternative. The policy also identifies supporting the objectives of the Staffordshire County Council Rights of Way Improvement Plan.

Material considerations

National Planning Policy Framework (NPPF) (July 2021)

- 6.25 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied.
- 6.26 **Chapter 2** of the NPPF defines three overarching objectives that are fundamentally at the heart of the NPPF and encourages local planning authorities (LPAs) to take a positive approach towards approving development **(Paragraphs 8, 11, 12)**.
- 6.27 **Paragraphs 7 and 8** identify that the over-arching objectives of sustainable development, being economic, social and environmental matters are interdependent and should be pursued in mutually supportive ways:
- 6.28 *"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;*
- 6.29 *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*
- 6.30 *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."*

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- 6.31 **Paragraph 10** identifies that at the heart of the NPPF is a presumption in favour of sustainable development.
- 6.32 **Paragraph 11** sets out how this should be applied. For decision-taking this means *"approving development proposals that accord with an up-to-date Development Plan without delay"* (paragraph 11c) or, where there are no relevant Development Plan policies, or those relevant are out of date, approving development unless material considerations indicate otherwise (paragraph 11d). The paragraph is clear that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. However, the presumption does not change the statutory status of the development plan as the starting point for decision making.
- 6.33 **Chapter 5** emphasises the importance of ensuring that a sufficient amount and variety of land can come forward where it is needed, to support the Government's objective of significantly boosting the supply of homes (**paragraph 60**).
- 6.34 **Chapter 12** recognises that good design is a key aspect of sustainable development and sets out that places should be well-designed, high quality, beautiful and sustainable to create better places in which to live and work.
- 6.35 **Chapter 15** states that planning applications should contribute and enhance the natural and local environment. Valued landscapes should be protected and enhanced, and the intrinsic character and beauty of the countryside should be recognised. Paragraph 174d sets out that biodiversity net gains should be provided for.

Neighbourhood Plan

Checkley Parish Neighbourhood Development Plan

- 6.36 The local community published Regulation 14 (Pre-submission) Neighbourhood Plan on 11th February 2022. The NP carries limited weight at present but will gain weight especially once examined. There is no current timetable for examination. The Options for Growth Report (January 2021) forms part of the evidence base for the NP. The report assessed 14 sites, of which 2 were in the principal settlement of Upper Tean but did not include the application Site. The document proposes an expansion to the Development Boundary of Upper Tean to include a site north of Tenford Lane.
- 6.37 The application site remains within the Development Boundary as proposed to be amended. No allocations were proposed in Upper Tean but the suggestion was to allow for incremental growth through revising the Development Boundary described above. There is nothing in the Regulation 14 Neighbourhood Plan or the supporting evidence base described above that would suggest the policy basis for development of the application site would be adversely affected.

Other relevant published documents

- Statement of Five Year Housing Land Supply February 2022
- SHMA

Statement of Five-Year Housing Land Supply February 2022

- 6.38 Staffordshire Moorlands District Council published an Updated Five Year Housing Land Supply report in February 2022 confirms that as at 1st April 2021, the LPA can demonstrate a supply of 4.21 years housing land supply.
- 6.39 With the Council not being able to demonstrate a five year housing land supply, there is a need to bring forward new housing as a priority. This planning

application will deliver 67 dwellings and will assist in meeting the housing need to achieve a five year housing land supply.

Strategic Housing Market Assessment (SHMA) 2017

- 6.40 The SHMA identifies the need for housing by size of unit over the plan period. It notes that the intention of the target is to rebalance the stock away from small terraced properties toward better quality, aspirational property types designed to reduce the high levels of net out migration to adjoining areas. There is also a need for good quality accommodation designed specifically for the growing older population. The need for accommodation is as follows:
- 6.41 1 and 2-bed accommodation – 60%.
- 6.42 3 and 4-bed accommodation – 40%
- 6.43 The SHMA makes clear that officers should take a flexible approach to applying this advice due to viability issues.

Design Guide SPD

- 6.44 Staffordshire Moorlands adopted a Design Guide SPD in February 2018. This sets out a number of themes aimed at producing good quality design. The approach of the SPD is not prescriptive but rather identifying elements of the local vernacular which can inform new designs.

Parking Standards

- 6.45 Appendix A of the Local Plan includes parking standards. It notes the following:
- Garages must be 3 m x 6 m.
 - Up to 3 bedrooms – 2 spaces within curtilage.

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- 4 or more bedrooms – 3 spaces within curtilage.
 - Up to 2 bedrooms in flatted developments – 1 space per dwelling plus 1 space per 4 dwellings for visitors.

7.0 PLANNING ASSESSMENT

Principle of development

- 7.1 The site is located within the Development Boundary of Upper Tean as defined in the adopted Local Plan. Whilst the site is not specifically allocated for housing development, Policy H1 states sites not allocated will be supported within development boundaries subject to compliance with the Spatial Strategy.
- 7.2 The Spatial Strategy is in part formed by Policy SS2 of the adopted Local Plan. This identifies a settlement hierarchy consisting of towns, rural area larger villages and rural area smaller villages. The towns consist of the existing settlements of Leek, Biddulph and Cheadle. The rural area larger villages are identified as the most sustainable settlements in the rural areas and generally have a good local infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. Policy SS8 identifies Upper Tean as one of the rural area larger villages.
- 7.3 Policy SS4 identifies that the rural areas should provide 25% of the district total net housing requirement (consisting of 698 dwellings).
- 7.4 Policy SS8 also identifies that for larger villages such as Upper Tean they should meet housing requirements by supporting the development of housing windfall sites within village boundaries. A range of deliverable housing sites should be allocated with good accessibility to services and facilities. Consideration should be given to limited infilling on the edge of settlement boundaries subject to the criteria set out in Policy H1.
- 7.5 In view of the above the proposal accords with the development strategy set out within the Local Plan. By virtue of the land being included in the development boundary of Upper Tean, windfall developments such as this are actively supported in meeting the Council's housing requirements.

Housing Land Supply

7.6 As set out earlier, Staffordshire Moorlands District Council cannot demonstrate a five year supply of housing land. It is clearly the Government's objective to significantly boost supply of homes and the NPPF makes clear that it is important that a sufficient amount and variety of housing land can come forward where it is needed. As set out above, in principle the development of the application site is supported in the Local Plan. The fact the Council cannot demonstrate a five year housing land supply makes it critically important that land such as this, which is compliant with the Local Plan Spatial Strategy, is brought forward for development as a matter of urgency. There are likely to be an increase in speculative planning applications for sites contrary to the spatial strategy of the Local Plan as a result of the lack of a five year land supply. Bringing forward sites such as the application site will help to alleviate the shortfall in housing land supply in a manner that is consistent with the adopted Development Plan. In view of these circumstances it is imperative that the proposal comes forward as a matter of urgency.

Mix of Accommodation

7.7 Policy H1 sets out, amongst other things, that new development will be assessed according to the extent it provides for high quality, sustainable housing which meets identified housing needs having regard to the location of the development, the characteristics of the site and the economics of provision. In particular, it states that housing proposals of 10 or more dwellings will be required to provide a mix of housing in terms of size, type and tenure onsite unless viability or other circumstances exist. The final mix will be negotiated with the developer based on housing needs as informed by the SHMA or successive document and other relevant factors such as available supply and market demand.

7.8 The Council's SHMA identifies housing needs in very broad terms along the following lines:

- 1 and 2 bed accommodation – 60%
- 3 and 4 bed accommodation – 40%

7.9 The planning application proposes a mix based on the following:

- 2 bed accommodation – 31%
- 3 and 4 bedroomed accommodation – 69%

7.10 The proposed mix includes 2, 3 and 4-bedroom dwellings albeit the split is different to that indicated in the 2017 SHMA. However, there are a number of factors which must also be taken into account when considering the mix proposed in the development. These are:

- The SHMA makes clear that a flexible approach should be provided to applying its mix due to viability issues.
- The SHMA also identifies that the intention of the target is to rebalance stock away from small terraced properties towards better quality aspirational property types designed to reduce the high levels of net migration to adjoining areas. The mix as proposed in the planning application is entirely focused towards this objective.
- The Council cannot demonstrate a five year housing land supply and it is imperative that the Council acts to remedy this situation. The housing mix proposed in the application is designed to meet with market demand and this will facilitate early delivery of the housing proposed .
- This planning application is subject to a Viability Assessment due to the abnormal costs associated with bringing forward this development . A shift towards smaller properties will make the viability position more difficult and further constrain the ability to bring forward housing on the site which will assist in meeting the Council's shortfall.
- In view of the above circumstances it has been clearly demonstrated that the proposed mix is appropriate bearing in mind the circumstances of the site including its viability issues, the need to bring forward new

housing aligned to the adopted spatial strategy, market demand and in particular the flexibility inherent in the SHMA itself.

Heritage

- 7.11 In heritage terms, the most sensitive area of this site is the 'courtyard' on the northern boundary, due to its relationship with the Anchor Pub Listed building. The design approach in the planning application follows that of the outline planning permission consisting of a group of dwellings focused around a central courtyard, an approach advocated by the planning officer in pre-app. Due to the sensitive design of this part of the site, the Heritage Assessment submitted with the planning application concludes that the proposal will not have any adverse impact on the setting of the Grade II listed Anchor Public House. The design approach in following that previously approved by the Council provides a suitable response to its context including the rural nature of Breach Lane. This approach retains the existing strong hedgerow to Breach Lane which will shield back gardens from the public realm as well as screening the new dwellings proposed within the application site. It is considered that this approach will retain the rural character of Breach Lane and avoid any adverse impact on the setting of the Anchor Public House.

Design

- 7.12 The proposed development reflects the earlier outline permission in limiting built development to the less constrained parts of the site. These areas of new built development consist of the eastern portion of the land adjacent to the edge of the existing settlement along with the smaller northern parcel. The proposed development envelope has been restricted to those parts of the site previously identified as being suitable for development.
- 7.13 Similarly, the approach to vehicle access has utilised the same single access location on Cheadle Road. All development traffic would utilise this site access. The internal road network has been designed to reflect the earlier outline permission. As with the previous planning permission the existing Public Right of Way is incorporated within the development site. This is located within a

green corridor running from Cheadle Road to Breach Lane. The Public Right of Way would be maintained within an open and landscaped space avoiding any areas of housing.

- 7.14 The proposed dwellings comprise of 2 and 2.5 storey houses with dedicated car parking spaces in line with parking standards and private garden space. The dwellings have pitched roofs with facing brickwork. The houses with dual frontages have been designed to respond and overlook both street frontages. Other dwellings have porches to break up facades and provide interest.

Transport

- 7.15 A Transport Statement and Travel Plan have been prepared by Pegasus Group.
- 7.16 The Transport Statement concludes that the site is located in an accessible location with a range of local services and facilities within walking and cycling distance of the site and there are a number of bus stops located along Cheadle Road providing access to Hanley, Cheadle and Uttoxeter.
- 7.17 A junction capacity assessment has been undertaken at the access which demonstrates it will operate with significant reserve capacity during both the AM and PM peak. The access arrangements are appropriate for the scale of the development and remain broadly consistent with those submitted as part of the previous SMD/2015/0424 planning application. The proposed access is therefore considered to provide safe and suitable access to the site.
- 7.18 It is forecast that the development proposals could generate up to 33 two-way vehicle movements associated with the residential development during the AM peak period and 31 in the PM peak period. This equates to around one additional journey every two minutes on average, which is not considered to have a material impact on the safety or operation of the local highway network.
- 7.19 It is concluded that there are no valid transportation reasons which should prevent the future residential development of the site.

- 7.20 The purpose of the Travel Plan is to:
- i. Increase residents' awareness of the advantages and potential for travel by sustainable modes of transport;
 - ii. Improve access to public transport information;
 - iii. To reduce single occupancy car usage for the development site through encouraging more sustainable travel modes, with a target reduction of single occupancy vehicle trips (as per the RTP);
 - iv. Set in place foundations and culture for a sustainable transport policy for the development, which will develop and grow with time to help reduce the transport impact of the environment; and
 - v. Promote a healthier lifestyle for future residents and the community.

Open Space and Landscape

- 7.21 As with the previous outline planning permission the western portion of the site will be retained as open space and made accessible to the public. The existing public Right of Way runs through this area in part. It is proposed to introduce a new trim trail. This approach has been agreed with the Council's Parks Department.
- 7.22 The design of the public open space will predominantly seek to retain existing vegetation including trees and hedgerows and maintain its interest as a nature conservation site. This area of open space will be able to be accessed by the wider public adding to the benefits associated with the new housing development. Additional planting, landscaping and other ecological features can be introduced to enhance the biodiversity of the retained open space. Currently the site is not publicly accessible. The open space will also be the location for some form of natural play which will also be available to the wider public.

Landscape

- 7.23 A Landscape and Visual Appraisal (LVA) has been produced by Pegasus Group to accompany the planning submission which considers the potential impact of the proposed development on both landscape character and visibility. Overall, the LVA concludes the scale and form of the proposed development is likely to result in only limited effects, and the potential landscape and visual effects are not likely to be significant. The proposed development is considered to be acceptable in landscape and visual terms.
- 7.24 An Illustrative Landscape Masterplan has been produced by Pegasus Group which identifies the key landscape features of the proposed development. Existing trees/vegetation are to be retained along the eastern and northern boundary. The proposed development will bring forward a wet woodland, native shrub, tree and hedgerow planting, street tree planting, specimen and ornamental shrub planting, a pond and reed bed, surfaced footpath amenity grass and trim trail equipment.

Arboricultural Statement

- 7.25 An Arboricultural Statement has been produced by Cheshire Woodlands.
- 7.26 It concludes, the removal of the low quality G1, A1 and part of H3 will not materially impact public views of the site and can be mitigated by new landscaping.
- 7.27 All retained trees, shrubs and hedges should be protected during demolition and construction in accordance with the Tree Protection Plan and Arboricultural Method Statement at Appendix 2 and in accordance with BS5837.

Archaeology

- 7.28 An archaeological Desk-Based Assessment has been conducted by Archaeology Warwickshire which has evaluated the potential for buried archaeological remains on site. A low to unknown potential has been identified for any remains predating the post-medieval period to exist within the site.

- 7.29 However, there is more evidence for post medieval remains to be present on site which will require further evaluation before development commences. It is therefore recommended that an archaeological evaluation be conducted, concentrated in the eastern half of the site related to the development area, in order to determine the significance of any surviving postmedieval remains.

Ecology

- 7.30 A preliminary Ecological Appraisal has been conducted by FPCR.
- 7.31 The assessment has concluded that the proposed development would be unlikely to have any adverse effect on any site afforded a statutory international or national nature conservation designation, nor would it have an adverse effect on any site afforded a non-statutory designation
- 7.32 The habitat survey determined that the eastern side of the site is formed by relatively species-poor neutral grassland.
- 7.33 No evidence of the presence of any protected species was recorded during the survey but the habitats forming the western side of the site were considered to be suitable to be utilised by certain species. Additional surveys are therefore recommended for Great Crested Newt, bats, and reptiles.
- 7.34 An ecology timetable has been prepared to show when the additional surveys will be conducted.

Viability Issues

- 7.35 The application is supported by a Viability Assessment produced by Lambert Smith Hampton. This follows the approach set out in the RICS Guidance which aligns with both the NPPF and the PPG as being the standard approach towards viability assessment.

- 7.36 The Viability Assessment identifies a number of constraints which impact on the viability of the scheme. In particular, £1.7 million worth of abnormal costs have been identified and in addition further costs associated with the need to divert overhead powerlines which cross the site.
- 7.37 The Viability Assessment has demonstrated that a 100% market homes development with all other Section 106 items excluded, is marginal in viability terms. This position will be reviewed by the Council but currently it appears that the scheme cannot provide either contributions towards affordable housing provision nor to additional Section 106 contributions.

Flood risk and Drainage

- 7.38 Part of the site falls within areas identified as being in zone's 2 and 3 with regard to flood risk which means that this land is at risk of flooding. The site layout has ensured that none of the site which is being developed for housing or associated access roads will be located in flood zones 2 or 3. This follows the approach of the earlier outline permission.
- 7.39 In addition, the layout includes new sustainable drainage features designed to prevent flooding of the development and control the flow of water from the site drainage system.

Energy Statement

- 7.40 This application is supported by an Energy Statement produced by AES Sustainability Consultants Ltd and confirms the proposed development will be designed and constructed to meet the revised Part L 2021 standards, equating to a circa 31% improvement over current regulatory standards, exceeding the requirements of current policy.
- 7.41 The proposed development will deliver a level of energy performance and a reduction in CO2 emissions significantly beyond the current Building Regulations standards whilst addressing a range of additional sustainable

design considerations through following a fabric first approach to demand reduction, combined with low carbon or renewable energy systems.

8.0 SUMMARY AND CONCLUSION

- 8.1 This Planning Statement has been prepared on behalf of Keepmoat Homes (the "Applicant") and supports an application for full planning permission at Land off Cheadle Road (the "Site").
- 8.2 The Applicants are seeking full planning permission for residential development. The description of development is as follows:
- 8.3 *"Full planning application for residential development of 67 houses with a mix of two and two and a half storey dwellings, consisting of new access to Cheadle Road, new public open space, sustainable urban drainage, landscaping, pumping station and associated works."*
- 8.4 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. As set out in the Assessment section of this Planning Statement, it has been established that the proposed development complies with the Development Plan and therefore should be approved without delay.
- 8.5 In addition, the Council cannot currently demonstrate a five year housing land supply. In such circumstances bringing forward a housing site which is consistent with the spatial strategy and other policies in the Local Plan and would deliver sustainable development is imperative if the Council are to address the current deficit. In such circumstances it further demonstrates the need for the proposal to be granted planning permission.
- 8.6 Much of the general layout and access arrangements in the new application follow that previously approved by the Council in the earlier outline planning permission. As circumstances have not materially changed since the grant of outline planning permission in 2016, there is no reason to withhold a planning consent now based on any of these factors.

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- 8.7 In bringing forward the proposal it has become apparent that there is a viability issue to address as part of the proposed scheme. A full Viability Assessment has been undertaken which meets with the policy requirements of the NPPF and guidance contained within the PPG. This has demonstrated that even a 100% market scheme cannot contribute towards affordable housing delivery nor any other Section 106 matters. Nevertheless, the proposal will still deliver a substantial area of public open space on land which is currently private, a new play area and nature conservation benefits. More particularly will also deliver new housing at a time when the District Council are unable to demonstrate a five year land supply.
- 8.8 The layout of the proposal follows that of the earlier outline planning permission whilst taking on board additional and updated technical information such as level differences, road design, flood risk and drainage considerations now that these have been developed in greater detail. The scheme will deliver a full SuDS drainage strategy which will provide betterment in terms of run off against the current green field rate. In addition, the proposal does not encroach into any area where there is currently a risk of flooding.
- 8.9 Overall, the proposal will deliver a high quality new residential development on a site included within the development boundary of Upper Tean. It will deliver economic benefits through increased patronage of existing facilities and through the construction process. Social benefits will accrue through the ability of local residents to gain housing accommodation in a location where they wish to reside and to utilise the new open space and play facility. In regard to environmental matters the proposal will deliver biodiversity enhancements including new areas of publicly accessible open space, will preserve and manage nature conservation interests and improve flood risk. Overall, the proposal will deliver sustainable development in a manner consistent with the Development Plan and it is therefore respectfully requested that planning permission is granted.