

**DESIGN & ACCESS STATEMENT
FOR
2 NEW DWELLINGS
AT QUARRY BANK/MAIN ROAD,
HOLLINGTON,
STOKE-ON-TRENT.
ST10 4HQ
FOR
MR. JOHN SIMS**

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1.0 Introduction

- 1.1 This Design and Access Statement is submitted in support of an application to Staffordshire Moorlands District Council for the construction of 2 Detached Two-Storey dwellings within the curtilage of an agricultural field at Quarry Bank/Main Road, Hollington, Stoke-on-Trent. ST10 4HQ.
- 1.2 The site is wholly owned by the applicant, and has been so for over 50 years.

2.0 Site Location and Context Assessment

- 2.1 The site is currently within an agricultural field within the village of Hollington. The applicant seeks to erect these dwellings although the family use it to keep horses and chickens, it is not viable as an agricultural business.
- 2.2 There are established trees adjacent to the site and there will be protection measures put in place to safeguard them if necessary, during construction works. Where paving is laid over any root protection area, this shall be of 'no dig' construction and to be formed of Terram Geocell Confinement System or similar base.
- 2.3 The village benefits from a few local facilities including a public house, a church, and a village hall.
- 2.4 The site is not in a Flood Zone and has no heritage value.

Proposal

- 2.5 The Applicant wishes to construct a 2 Detached Houses with 3 bedrooms on land as shown on the Location Plan.
- 2.6 There are a few buildings on the site, and these would remain.

3.0 Design Component

- 3.1 The application seeks outline planning permission with all matters reserved, except for access to construct 2 news dwelling with associated infrastructure and parking spaces.
- 3.2 The application site comprises part of an existing agricultural field and accordingly it is not considered to be of any significant ecological value and therefore no ecological study has been undertaken.
- 3.3 Appropriate timing and methods of site clearance and construction site management and so forth together any appropriate external lighting will mitigate any adverse impacts on the site's potentially extremely limited fauna.
- 3.4 There should be no adverse impacts on existing or potential Wildlife Sites in the wider area and no buildings are being refurbished or demolished which would affect wildlife.
- 3.5 The new dwellings will have their own services and will connect into a new septic tank.
- 3.6 Scale – the proposal is for Two-Storey homes with 3 bedrooms.
- 3.7 Layout – the site will be laid out in consideration of the site and its location will not affect any other properties.

- 3.8 Appearance – The proposals would be built to a high standard with materials of high quality and finish. As there is no distinct style to the area, details will need to be agreed with the Planning Department at a detail application stage. Laying out suitable and acceptable garden land and external amenity space, thereby ensuring that the development is physically and visually well contained will be agreed at detail application stage.
- 3.9 Landscaping, surfacing and boundary treatment: the property will benefit from private garden and amenity space e.g., surrounding garden areas will have suitable planting, lawned areas and pavings, with new boundary treatments and will provide a private, safe, and secure area for the future residents.
- 3.10 Hard surfaces will be designed to have minimal visual impact.
- 3.11 The Applicant will comply with the LPA's design guidance.

Sustainability Issues

- 3.12 The Local Context: the area in which the proposal is intended to be situated is an existing agricultural field which is used for horses and chickens.
- 3.13 The Built Form: this will comply with current energy efficiency standards.
- 3.14 Waste and Recycling: external space will be provided for the storage of the recycling bins provided by the Local Authority.
- 3.15 There are reasonable local public transport links to Cheadle and Uttoxeter.
- 3.16 The completed development will generate normal household waste – a mixture of recyclable and non-recyclable materials. The amount of the different waste types will be typical for dwellings of this size, normally requiring one regular and one recycling collection every two weeks. The proposed dwelling will have space for storage that will enable recycling separation before collection.

4.0 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.
- 4.2 The Development Plan comprises of the recently adopted Staffordshire Moorlands Local Plan (September 2020) which replaces the former Core Strategy Development Plan Document and supporting evidence documents. The most relevant policies of the adopted Local Plan are considered to be policies
- SS1 - Development Principles
 - SS1a - Presumption in Favour of Sustainable Development
 - SS9 - Smaller Villages Area Strategy
 - SS10- Other Rural Areas Area Strategy
 - DC1- Design Considerations
 - DC2 The Historic Environment
 - DC3 Landscape and Settlement Setting
 - H1 – Housing
 - NE1 Biodiversity and Geological Resources
 - T1 - Development and Sustainable Transport

4.3 KEY PLANNING ISSUES

The key issues for consideration in assessment of this application are the principle of development, the design of the dwellings and its impact on the character and appearance of the area, impact on residential amenity and the effect of the proposal on highway safety.

LP Policy SS1 'Development Principles' states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands and 'development should be undertaken in such a way that protects and enhances the natural and historic environment of the District and its surroundings both now and for future generations ...'.

LP Policy SS9 'Smaller Villages Strategy' states 'all development will be assessed according to the extent to which it provides for high quality, sustainable housing ... and the strategy for the area having regard to the location of the development, the characteristics of the site ... All housing should be the most appropriate density compatible with the site and its location, with the character of the surrounding area ...'.

Policy DC3 sets out measures to protect and enhance the local landscape and setting of settlement. In detail, Policy DC3 'Landscape and Settlement Setting' states 'The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by: 1. Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement and important views into and out of the settlement as identified in the Landscape and Settlement Character Assessment; 2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character Assessment.' Overall, it is considered that the scheme reflects and respects the character and appearance of the application site and the wider surroundings within which it will be viewed. It is therefore considered that the proposal accords with Local Plan policies DC1 'Design Considerations' and DC3 'Landscape and Settlement Setting' and Section 12 of the NPPF.

Planning Context and Design Guidance NPPF - Design Policy and Guidance "Presumption in Favour of Sustainable Development"

The NPPF introduces a presumption in favour of sustainable development and encourages Local Planning Authorities to: "approach decision-taking in a positive way to foster the delivery of sustainable development" It goes on to state that it expects Local Planning Authorities to: "*look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible*".

Para 11 – 16 sets out the Governments position on the presumption in favour of sustainable development.

In paragraph 14 the presumption in favour of sustainable development is identified as being at the heart of the NPPF and should be seen as a golden thread running through decision-taking. This means that development proposals which accord with the development plan should be approved without delay. Alternatively, where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole;

The following paragraphs within the National Planning Policy Framework are relevant which relate to good design 56- 61 and 64.

In relation to residential development, the NPPF sets out the Government's key housing objective, which is to significantly increase the delivery of new homes to allow everyone to have the opportunity to live in high-quality, well-designed homes, which they can afford.

To achieve this, the government will:

Significantly increase the supply of housing;

Deliver a wide choice of high-quality homes that people want and need;

Widen opportunities for home ownership; and

Create sustainable inclusive and mixed communities in all areas, including through regeneration and renewal of areas of poor housing.

5.0 Access

5.1 Vehicular access will be from the existing road which currently has an access point to the site.

5.2 The works will incorporate current Building Regulation measures all as laid out in Approved Document M and associated legislation. There will be a ramped access to the dwelling and all ground floor doors will be of such a width to allow wheelchair access.

5.3 There are no known Public Rights of Way affecting the site.

6.0 Supplementary issues

6.1 Please read the correct small village policy.

6.2 Approval for 9 new dwellings has been granted for a site directly opposite this application site, and works have already commenced on this (SMD/2018/0045 – Granted on 11th September 2018).

6.3 Part of the land has previously been used as a Quarry

6.4 The Neighbourhood plan for Hollington is in its final stages of completion.

7.0 Commentary

7.1 This application should therefore be considered in the context of the presumption in favour of sustainable development.

7.2 In the circumstances, it is respectfully requested that as the planning application accords with adopted local and national policy that permission be granted.