

Design and Access Statement

New Dwelling
Foxt Road,
Foxt,
Stoke on Trent
ST10 2HN

Introduction

This Statement has been in support of draft proposals for a residential development of the above site to provide a detached dwelling and garage. The existing site is currently a greenfield site and forms part of a larger agricultural field and access track owned by the applicant.

The purpose of this development is to provide a new residential property on a market sale, rent home on a self build basis. The scheme supports the Council's long term strategy of providing additional housing to support rural communities.

Site Context

The site is currently within an agricultural field set adjacent to domestic properties on the North side of Foxt Road in the village of Foxt, which is classed as a smaller village by the Local Authority. There are reasonable local public transport links to Leek and Cheadle. The application site is currently farmed as grassland by the applicant.

There are no trees within or in close proximity of the site or on the site boundary. The field where the dwelling is sited has an approximate area of 0.083 Hectares, and the applicant owns a significant amount of land beyond this. Foxt benefits from several local facilities including a public house, a church and a village hall. The site is not in a Flood Zone, washed over by a Green Belt designation and has no heritage value.

The site is relatively level with good access from Foxt Road opposite the village church. The site is bordered on either side by 2 sites of recently approved domestic dwellings with retained agricultural land to the rear. The site is not considered to be of any significant ecological value and therefore no ecological study has been undertaken. There should be no adverse impacts on existing or potential Wildlife Sites in the wider area and no buildings are being affected by the scheme which would affect wildlife.

Property Design

The application seeks full planning permission to construct a new dwelling with associated infrastructure and parking space. The new dwelling will have its own services and will connect into the existing main sewerage system which runs adjacent to the site.

The development will seek to preserve or enhance the character of the local area whilst providing much needed accommodation in a rural area. The proposed design will seek to respect the traditional built features of the rural setting. The proposal is for a Two-Storey family home with 4 bedrooms, a Kitchen, Dining Room, Lounge, WC, Utility, 2 Bathrooms & store. The design considers adjacent dwellings and will minimise overlooking to ensure privacy is maintained.

The proposal links to existing context and character of Foxt in terms of appearance and materials, designing and laying out suitable and acceptable garden land and external amenity space. The property will benefit from private garden and amenity space with suitable planting, lawned areas and pavings, with new boundary treatments and will provide a private, safe and secure area for residents.

The property will have parking in line with planning guidance and the proposed access road will limit direct access directly onto the highway. There will be little impact on traffic flow as the existing access has good visibility along in both directions and

the traffic generated by the proposed dwelling will be limited compared to the traffic already using the highway. On-site parking and turning facilities will be provided so that all visiting traffic will be able to leave and enter in a forward gear.

The property is not in a flood zone and does not have critical drainage problems as far as the appellant is concerned. Surface water from the roof and hard surfaces associated with the buildings will be drained to soakaways.

Planning Policy

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".

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.

As the site is located within the Special Landscape Area conserving and enhancing the natural environment is paramount.

Local Planning Policy

Staffordshire Moorlands District Council – Policy Guidance

The Development Plan for the area comprises:

Staffordshire Moorlands Local Plan (Adopted 1998)

The Core Strategy (Adopted March 2014)

The Core Policies for guiding development are identified as being;

Policy SS1 Development Principles underpins the whole Core Strategy and sets out criteria which will be applied to all development proposals, and accordingly should be attributed weight.

Policy SS1a set out the model policy for the Presumption in Favour of Sustainable Development, as set out in the paragraph 14 of the Framework.

Policy SS2 – Future Provision of Development states: Provision will be made for 6000 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands (excluding the Peak District National Park) during the period 2006 to 2026.

Policy SS3 – Distribution of Development states development will be located in accordance with the Spatial Strategy and will be distributed between the towns and rural areas.

Policy SS6 (Development in Rural Areas) The rural areas comprise of the following development categories:

Larger villages Smaller Villages Other rural areas. In total these will provide for around 1,680 new dwellings and 7.2 hectares of employment land between 2006 and 2026

Policy R2 (Rural Housing): states Other than sites allocated for housing development in the Site Allocations DPD, only the specific forms of housing development will be permitted in the rural areas outside the settlement and infill boundaries of the town and the villages. Development in the rural areas like the other parts of the District will need to be of a scale and nature appropriate to the character and role of each area within its hierarchy.

The key issues for consideration:

The Principle of development in particular whether the proposed development is appropriate development in the Special Landscape Area

Whether there are any reasons to approve the application which 'outweigh' the general presumption against development in this type of location, namely the need to address the shortage of deliverable housing land supply in the District particularly in rural communities;

Sustainability of Development again in particular within rural communities

The need to deliver housing across the District not only to meet local need but also to meet housing targets.

The LPA state in the Core Strategy that the annual development rate for the period 2013 -2016 will have to increase significantly in order to complete 1,100 dwellings over the whole (Plan) period.

Policy H1 New Housing Development

The proposal complies with the key principles of Policy H1;

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

Residential development and redevelopment on unidentified (windfall) sites will be permitted

SS6b - Smaller Villages Area Strategy

These settlements shall provide only for appropriate development which enhances community vitality or meets a local social or economic need of the settlement and its hinterland. The Council and its partners will achieve this through the following actions:

Meet local community, social or economic need by: Enabling new housing development which meets a local need, including affordable housing (in accordance with policy H2); Allowing for rural exceptions housing in appropriate locations on the edge of settlements (in accordance with policy H2).

Rural Policies - Spatial Objectives SO6.

To maintain and promote sustainable regenerated rural areas and communities with access to employment opportunities, housing and services for all.

R1 - Rural Diversification All development in the rural areas outside the development boundaries of the towns and villages will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside, promotes the sustainable diversification of the rural economy, facilitates economic activity, meets a rural community need and sustains the historic environment. The development of this area of land will not have a negative impact on the local economy.

R2 - Rural Housing

Other than sites allocated for housing development in the Site Allocations DPD, only the following forms of housing development will be permitted in the rural areas outside the settlement and infill boundaries of the town and the villages: Affordable housing which cannot be met elsewhere, in accordance with Policy H2. A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.

However, the policy text states that the key issue surrounding residential development in the countryside is that it is essential for the LPA that all applications for planning permission for new dwellings in the countryside are scrutinised thoroughly to avoid new isolated homes in the countryside unless there are special circumstances in accordance with paragraph 55 of the NPPF.

The applicant contends that this site is not isolated as it lies within the curtilage of an existing group of buildings and is within walking distance of the facilities and services within the village of Foxt.

Highways and Access

This is not an isolated site in the countryside but is on the edge of an established village. The access and egress onto the plot will be of a similar standard to existing neighbouring property with adequate turning space within the property boundary to allow forward access onto the road. There is good visibility in both directions in this location and the speed limit of 30mph is appropriate given the width and design of the road in this location.

No new access roads will be required, and the construction traffic required to create the plots would be able to access the site using the existing access. Pedestrians will continue to be able to use existing verge/pavement areas. There are no known Public Rights of Way affecting the site.