

DESIGN & ACCESS STATEMENT

In respect of

The Land off Churchill Road, Cheadle, ST10 1DJ

On behalf of

Mr D Oakes



Prepared By

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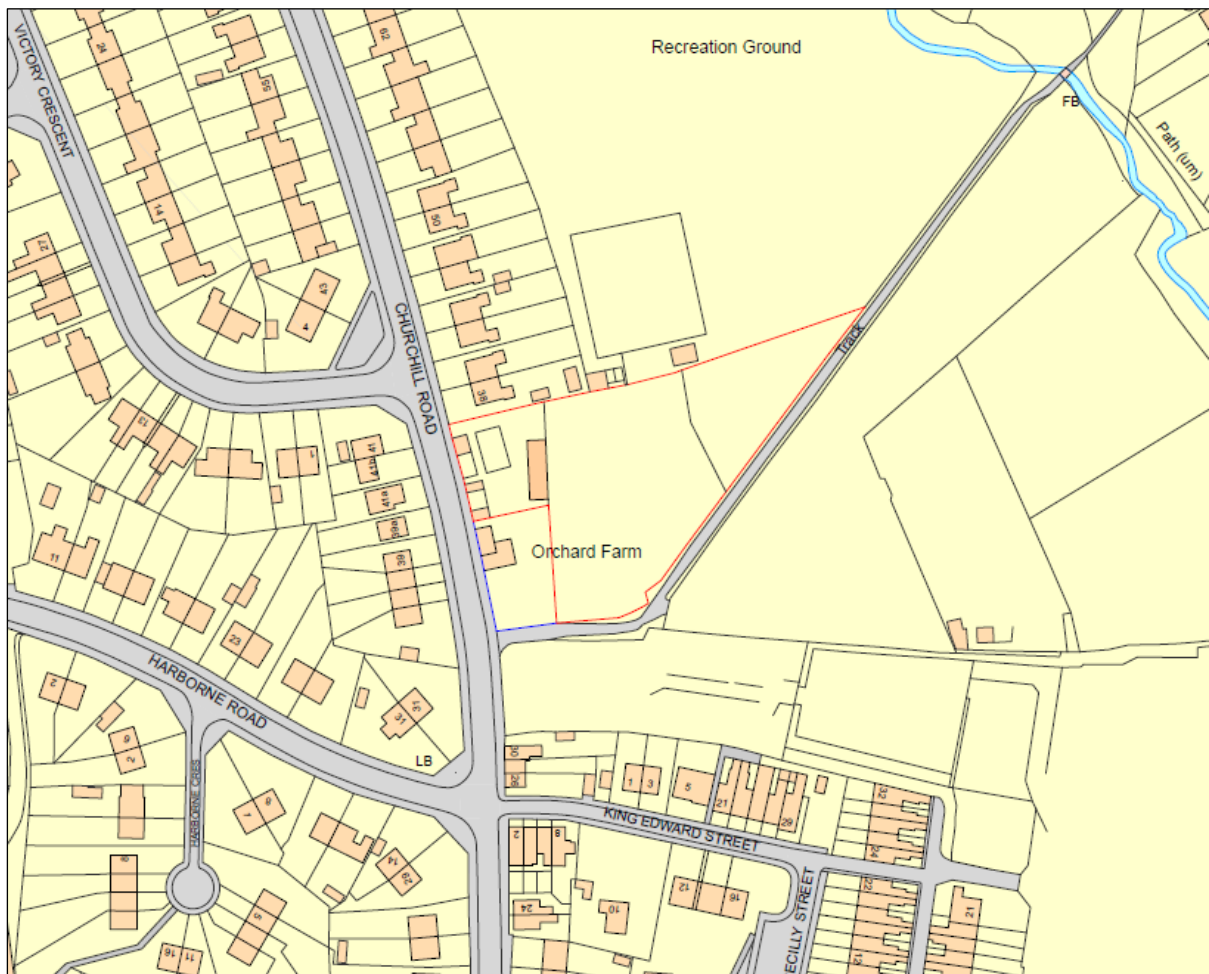
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1.0 Introduction

This statement accompanies our clients' application for outline planning permission in respect of a small residential scheme on the outskirts of Cheadle. The purpose of the document is to assess the application in terms of physical, social, economic and planning factors.

2.0 Site Location

The proposed development site is located off Churchill Road, Cheadle. The proposed site sits within a predominantly residential area, with existing residential housing to the North, South and West of the proposed site.



The proposed development will sit neatly within the area and enhance the residential status of the surrounding area, utilising a site which is currently unutilised and falling into disrepair, the proposal will enhance the visual impact of the locality.

3.0 The Property

The development site comprises 0.46 hectares of land and comprises a hard-core parking area, land laid to grass and an existing building to the Churchill Road elevation which has become dilapidated/ruin and in a state of uneconomical repair. The entirety of the site forms the development site for this application. The site boundary is as edged red on the enclosed site plan.

Cheadle is one of the district's most sustainable settlements, and is described as a Service Centre in the emerging preferred options Local Plan. The town is well served with all necessary amenities including a variety of retail options, schools, open space and leisure opportunities, as well as sustainable transport options.

4.0 Proposals

This application seeks outline planning permission for the construction of a residential development of up to 16 dwellings (see attached drawings). Consent is being sought for outline permission to demonstrate the principal of approval. All other matters are reserved for later approval.

5.0 Design Principles

It is intended that high quality and sympathetic design be utilised with sustainable design measures to enhance the sustainability of the properties looking forward to future ongoing use.

5.1

Construction will meet the highest level of sustainable design that can be achieved using recycled materials where possible and all additional materials required will be locally sourced in so far as possible.

It is anticipated that this falls in line with the 'Sustainable Development' element which runs through the NPPF and Staffordshire Moorlands Core Strategy.

5.2

In order to illustrate how the site could be developed, an indicative site plan has been submitted, illustrating density of the proposed residential housing, this density is in line with policy outlined in Staffordshire Moorlands Core Strategy of 40 dwellings to 1 hectare in accordance with **Policy H1**.

5.3

Before we could consider the capacity of the site we felt it important to account for any natural constraints which may be applicable to the site.

5.4

A Preliminary Ecological Appraisal was carried out by Richard Castell Ecological Services in October 2018, the report is submitted as additional documentation to the application.

5.5

To the north of the site is a playing field offering open green space. A public footpath runs along the south and east boundary adjacent to the site.

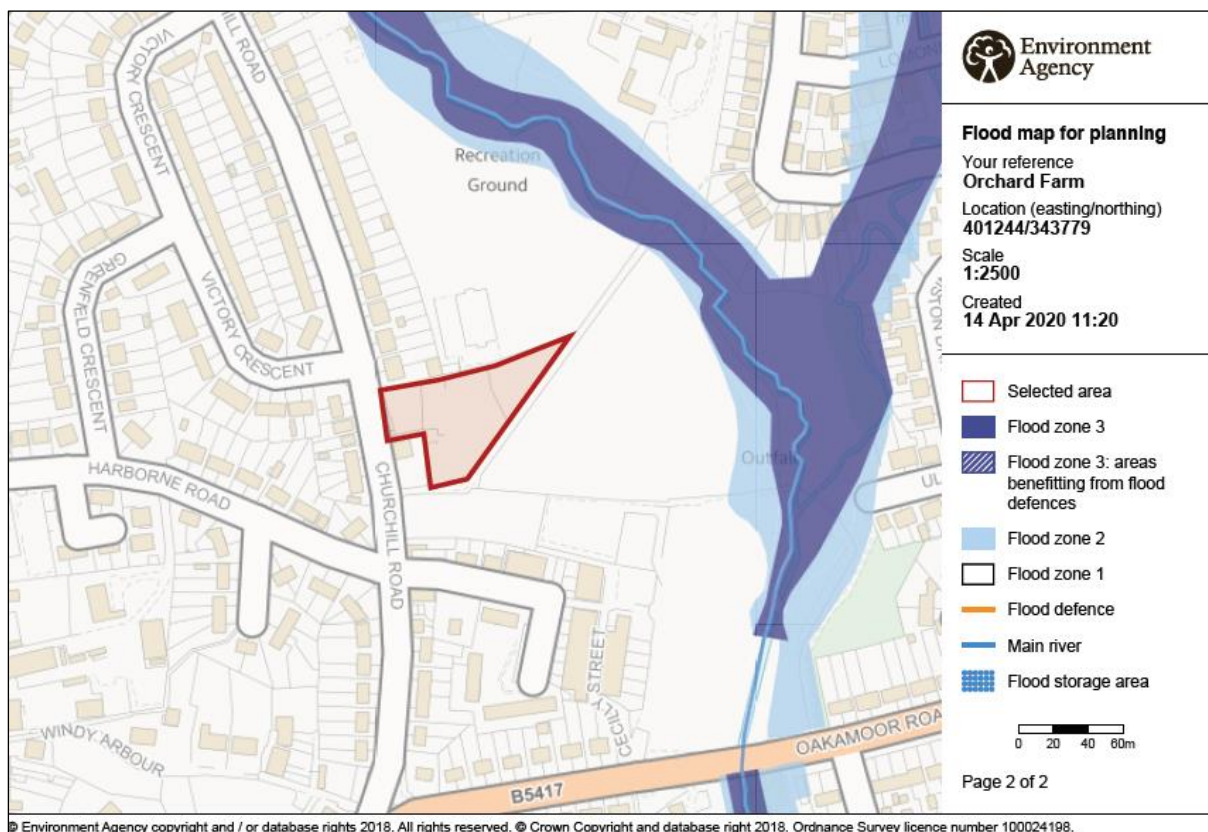
5.6

It was suggested in the Draft Sustainability Appraisal Report produced in July 2017 prepared by the Council, the site was suitable for a housing cavity of 16 dwellings.

6.0 Drainage

6.1

In terms of flood risk, it has been confirmed by the Environment Agency that the application site and adjoining highway all fall within flood zone 1. This is illustrated in the Environment Agency Flood Map shown below.



6.2

It is proposed that foul drainage will discharge in the mains system.

6.3

In terms of surface water, drainage from the site will be covered by sustainable SUDS techniques. Full details will be provided at reserved matters.

7.0 Landscaping

7.1

At present the site is bounded by a mix of fencing and mixed species hedgerows. It is intended that the hedges will be retained where possible.

7.2

The dwellings can be designed and positioned as to minimise any overlooking intrusion or visual impact on existing properties and could use materials which are sympathetic to the surrounding landscape. The indicative site layout achieves a minimum separation distance of 22 metres.

7.3

At the detailed planning stage, when landscaping is fully considered, the opportunity will be taken to consider additional tree planting to provide an appropriate and natural settlement edge, helping the development blend with its surroundings.

7.4

In light of the above, we believe the impact of this proposal on the landscape quality is minimal.

7.5

Detailed matters of site design and layout will be fully considered as part of any subsequent reserved matters application.

8.0 Highway & Access

8.1

Approval for access is being sought by a new access off Churchill Road as indicated on the indicative site layout, it is proposed the access will be gained at the position of the existing access from Churchill Road.

8.2

The adjacent highway which allows access to the proposed site has excellent visibility in both directions and is within the 30mph speed limit, photos below.



Looking North on Churchill Road



Looking North on Churchill Road

- 8.3** It is proposed a new access will be provided to Orchard Farm via the proposed new estate road access.

9.0 Planning History

9.1

An Outline Planning Application for residential development was submitted in 2006, validated on the 23rd May under reference 06/00518/OUT, the application was refused permission for the following reason on the 18th July:

1. The Council has already exceeded its Structure Plan requirement for the provision of new dwellings in the District for the plan period 1996-2011. Additional residential development is not therefore required across the District to meet this requirement. Government guidance also seeks to give priority to the re-use of previously developed land in preference to the development of greenfield sites. This proposal involves the development of a greenfield site and due to the Council exceeding its Structure Plan requirement there is no over-riding need or justification to develop this greenfield site for housing. The proposal would therefore be contrary to PPG3 (para. 22) and Policy H1 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.

9.2

An Outline Planning Application for 10 dwellings was submitted in 2007, validated on the 25th April under reference 07/00619/OUT_MJ, the application was refused permission for the following reasons on the 25th July:

1. The Council has already exceeded its Structure Plan requirement for the provision of new dwellings in the District for the plan period 1996-2011. Additional residential development is not therefore required across the District to meet this requirement. Government guidance also seeks to give priority to the re-use of previously developed land in preference to the development of greenfield sites. This proposal involves the development of a greenfield site and due to the Council exceeding its Structure Plan requirement there is no over-riding need or justification to develop this greenfield site for housing. The proposal would therefore be contrary to PPS3, Policy H1 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and Policy CF2(C) of the Regional Spatial Strategy (RSS).

2. The proposed development by virtue of its regimented and cramped layout would be out of character with existing properties within the locality. Furthermore, it would provide an unsuitable standard of private amenity space to the detriment of the amenities of the future occupiers of the proposed dwellings by reason of loss of privacy and overbearing effects. The proposal is thereby contrary to Policy B13 and Appendix 3 "Space about Dwellings" of the Adopted Staffordshire Moorlands Local Plan.

3. Insufficient information has been submitted with the application in order to assess adequately the impact of the proposed development on nature conservation interests concerning the affect upon the habitat of protected species, namely bats. In particular, adequate surveys of the site for existence of bats were not submitted. In the absence of this information, it has not been possible to demonstrate that the proposal would comply with Policy N24 of the Adopted Staffordshire Moorlands Local Plan and PPS9: Biodiversity and Geological Conservation.

9.3

This site is not allocated formally as a site for residential within the emerging local plan, which is currently in consultation

9.4

However has been promoted through site suggestion from the SHLAA as site CH009 and was included in the options consultation July 2015 and the preferred options consultation 2016. The site was not taken forward into the preferred options local plan due to:

- Land availability unknown
- Site located within settlement boundary so could deliver housing without a formal allocation.

10.0 Planning Policy

10.1

The Local Plan for Staffordshire Moorlands is currently in consultation and with the inspector; however, the submission version 2018 policy is to be considered.

As part of the examination process the Inspector held a series of hearings at Moorlands House, Leek between Tuesday 9 and Tuesday 23 October 2018 and 4 and 5 February 2020.

Inspector Mark Dakeyne BA (Hons) MRTPI has been appointed to undertake an independent examination into the soundness of the plan and to subsequently issue a report with his conclusions. The Inspector has set out his advice following the hearings on 4 and 5 February 2020 in a letter dated 27th February 2020.

10.2

The current Development Plan for Staffordshire Moorlands comprises the Council's adopted Staffordshire Moorlands Core Strategy

10.3

In addition to the NPPF, this Statement sets out the other key material consideration which needs to be taken into account in determining the outline planning application on the land off Churchill Road, Cheadle.

10.4

In respect to Staffordshire Moorlands Core Strategy (2014) the following policies are relevant to the consideration of this proposal:

Policy SS2: Future Provision of Development

Policy SS3: Distribution of Development

Policy SS5c: Cheadle Area Strategy

Policy H1: New Housing Development

Policy H2: Affordable Housing

Policy DC1: Design Considerations

Policy SA1: Creating distinctive, sustainable, self-supporting settlements

10.4.1

Policy SS 2 seeks that "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.” Therefore, this proposal will assist in meeting this target.

10.4.2

Policy SS 3 sets out that 22% of new homes should be built in Cheadle, this proposal therefore meets this policy by increasing the number of deliverable homes.

10.4.3

In accordance with **Policy SS5c**, the site will increase the range of available and affordable house types, especially for first time buyers and families; allocating a deliverable housing site within an urban area with the proposed site on land adjacent to urban areas. The proposed site further conforms with good accessibility to services.

10.4.4

The site is considered to meet the sustainable objections outlined in accordance with **Policy H1**, while mention should be made to the extent the proposal meets the local housing market needs providing housing which is priced at a lower level, which caters for first time buyers, families and locals working in and around the area, with the design and tenure of proposed units.

10.4.5

In accordance with **Policy HS2** the proposal will meet the level of affordable housing once specified, taking into consideration development viability and other contributions.

10.4.6

In accordance with **Policy DC1** the proposal will meet policy stating, “All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council’s Design SPD.” The proposed development will meet this policy by developing a site which will be in keeping with the surrounding area, while also providing housing which fits the greatest need of modest 2/3 bedroomed properties which provides housing for local workers, first time buyers and young families.

10.4.7

The Council’s adopted LDF Core Strategy Policy SA1 proposes that development approach will base strategy on focusing development in the market towns of Leek, Cheadle and Biddulph.

10.4.8

The Staffordshire Moorlands Core Strategy (4.4) identifies provision for development in Cheadle stating Cheadle (...) “will become a more sustainable settlement, better able to meet its own needs, enhancing and enlarging its role as a significant service centre for the local population and those in its rural hinterland. This will have been achieved through a focus on growth in housing”.

10.5

By any assessment it is clear that the application site can be judged to be a sustainable location for new housing development, having regard for the NPPF. Local facilities and

services are accessible and the proposed development whilst small, can help meet the housing needs of the local community and support its future economic well-being.

10.6

The development will result in a financial contribution, with provision of local infrastructure through a Community Infrastructure Levy payment (CIL) however this will be at the discretion of the Council.

Policy **SS 12** of the emerging local plan states:

Planning Obligations and Community Infrastructure Levy Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions. Standard formulate will be applied when applicable. The Developer Contributions SPD will provide further guidance on how contributions will be calculated.

Provision will be required for subsequent maintenance where contributions are secured for facilities which are predominantly for the benefit of users of the development concerned.

Subject to an assessment of development viability and further consideration by the Council, infrastructure requirements related to the cumulative impact of development in Staffordshire Moorlands will generally be supported by the Community Infrastructure Levy. The Infrastructure Delivery Plan that supports the Local Plan provides further clarification on infrastructure needs and sources of funding.

The Infrastructure Delivery Plan will be reviewed regularly to ensure that it remains up-to-date. In implementing this policy regard will be had to economic viability considerations, consistent with meeting the Local Plan objectives.

Based on the indicative layout the development of this site could result in £36,680 being generate by CIL contributions assuming a build out of 1048m² chargeable at £35 per m².

11.0 Sustainability Statement

11.1

In accordance with the provisions of the NPPF, the site meets the 3 pillars of sustainability.

11.2

The economic role is met through the provision of much needed housing of both open market and affordable units. Furthermore, the provision of this additional housing will seek to support local services and encourage their growth. The proposal will also be liable for CIL payments at the Councils discretion which can seek to plan contributions towards local infrastructure improvements.

In the medium to long term, future occupants of properties on the site will rely on local services and facilities, which will help to safeguard their retention and potentially encourage new services in the village. The proposals would also boost the local labour supply, broadening the choice of suitable candidates for local employers.

11.3

The social role is met by providing a mix of housing of a standard, size and tenure appropriate to the community.

The proposed site layout consists of 5 2-bedroomed terrace properties, 10 3-bedroomed terrace properties and 1 3-bed detached property. It is deemed that this type of housing is appropriate for the area.

The proposals will provide a significant contribution towards the Council's housing requirement, and will provide high quality homes to meet an identified need. The site is located close to the town centre and adjoining residential areas thereby encouraging community cohesion, and ensuring that new residents do not feel isolated. The proposals would therefore contribute positively towards the vitality of the local community, increasing its population with new residents that can support and enhance local services and partake in social and community activities.

The proposals provide a mix of housing types to meet the needs of the community. The proposals are therefore socially inclusive.

11.4

In relation to the environmental role, the site is greenfield and within the development boundary. It was acknowledged within the local plan consultation that the site was of 'low visual importance'.

Cheadle has been identified by the Council as a service centre as has been identified for significant growth over the Local Plan period. It is therefore clear that the Council is highly supportive of new development in Cheadle.

Cheadle has a large number of facilities and amenities, including shops, supermarkets, schools and leisure facilities, alongside numerous employment opportunities provided by major employers such as JCB and also smaller companies. Cecilly Mill is located close to the centre of the town and therefore the majority of facilities and amenities are within walking distance of the site, all of the main employment areas of the town are also readily accessible by foot, or by cycle.

The application site is located between existing built development and the proposed housing allocation to the south. The proposals would therefore be viewed in the context of existing and proposed housing development, and would not encroach into the surrounding countryside.

12.0 Deliverability Statement

12.1

This site has been promoted through site suggestion from the SHLAA as site CH009 and was included in the options consultation July 2015 and the preferred options consultation 2016. The site was not taken forward into the preferred options local plan due to:

- Land availability unknown
- Site located within settlement boundary so could deliver housing without a formal allocation.

12.2

The site is now at a stage where it is entirely deliverable.

12.3

There are no known land ownership, or any other constraints, that would delay development of this site.

13.0 Conclusion

13.1

This application is for outline planning permission and seeks to establish the principle for residential development land off Churchill Road, Cheadle. Detailed matters of scale, access, layout and appearance and landscaping are reserved for subsequent approval.

13.2

The indicative site layout which has been submitted in support of the outline application shows how the site could be developed for 16 units, comprising 15 terrace and 1 detached dwelling'.

13.3

Staffordshire Moorlands Council urgently needs to increase the supply of developable housing land in the County by granting planning permission for suitable sites in suitable locations.

13.4

The Staffordshire Moorlands Core Strategy Plan sets out the proposed Development Strategy for Cheadle, stating that Housing development in Cheadle will be increased from 42 dwellings/annum to 60.5 dwellings/annum, 1080 dwellings are to be built in the period to 2026.

13.5

The five-year supply stated in the SHLAA documents 40 dwellings per hectare or more in or on the edge of town centres, the proposed site is 0.46 hectares, therefore the proposed 16 units falls inline with this policy.

13.6

The application site can be judged to be a sustainable location for new housing development, having regard to the NPPF. Local facilities and services are accessible and the proposed development, whilst small scale, can help meet the housing needs of the local community and support its future and economic and social well-being.

13.7

The scale of the proposed development is considered appropriate for the settlement, taking into account its role, function and location. It would be consistent with the general nature and character of Cheadle it would form a small-scale addition to the built up area.

13.8

The site is a sustainable edge of town location for future housing development. It would be served by, and would help to support existing facilities within the town and surrounding area. To include offering housing for local workers for example JCB.

13.9

The development of the site would make use of an underused and underutilised area of land and form a logical extension to the existing housing to the North, South and West of the proposed site. It will not undermine the emerging Local Plan or existing Core Strategy.