

Planning, Design and Access Statement

Erection of 4 detached
bungalows

At

Land adjacent to Ash Lea,
Barnfields Lane, Kingsley

February 2023

Document Control Sheet

Project	Erection of 4 detached bungalows at Land adjacent to Ash Lea, Barnfields Lane, Kingsley
Client	Mr J Jeffery
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Project Lead	Richard Pigott

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Produced by:

Planning & Design Practice Ltd
3 Woburn House
Vernon Gate
Derby
DE1 1UL

www.planningdesign.co.uk

Contents

1	INTRODUCTION	3
2	SITE DESCRIPTION AND PLANNING HISTORY	4
	Site Location	4
	Planning policy designations	4
	Relevant Planning History	5
3	THE PROPOSED DEVELOPMENT	6
4	PLANNING POLICY CONTEXT	7
	National Planning Policy Framework	13
5	KEY PLANNING ISSUES	17
	Principle of the Development	17
	Meeting the housing needs of the area	20
	Impact on the character and appearance of the area	20
	Impact on living conditions	21
	Impact on highway safety	21
	Impact on trees and ecology	21
6	CONCLUSIONS	22

1 INTRODUCTION

- 1.1** Planning & Design Practice is a multi-disciplinary practice spearheaded by chartered town planners, architects and heritage specialists. The practice operates across England and Wales and has a long track record of success.
- 1.2** Full planning permission is sought for the erection of 4 detached bungalows at land adjacent to Ash Lea, Barnfields Lane, Kingsley.
- 1.3** The report has been structured to provide an introduction to the site and its planning history; details of the proposed development; an examination of the planning policy context followed by a detailed discussion of the key planning issues.
- 1.4** Also submitted to accompany the report are the following:
- Planning application forms, certificates and declaration;
 - Site Location Plan;
 - Topographical survey;
 - Proposed site plan;
 - Proposed floor plans and elevations;
 - Coal Mining Risk Assessment;
 - Tree Survey; and
 - Preliminary Ecological Appraisal.

2 SITE DESCRIPTION AND PLANNING HISTORY

Site Location

- 2.1** The application site is an agricultural field which is bounded by 'Ash Lea' to the northeast, 'Barnfields Bungalow' to the southwest, other open agricultural land to the west and Barnfields Lane to the east. Barnfields Lane is a residential street in the western part of Kingsley.



Figure 1 - Aerial view of the site (Source: Google Maps)

Planning policy designations

- 2.2** The site is located outside of the settlement boundary for Kingsley within the North Staffordshire and Stoke-on-Trent Green Belt.
- 2.3** The site is within Flood Zone 1, meaning it is at the lowest risk of flooding.
- 2.4** There are no listed buildings on or in close proximity to the site.

Relevant Planning History

Planning ref	Proposal	Decision
SMD/2020/0233	Erection of 2 Detached and 4 semi-detached bungalows	Withdrawn June 2020
SMD/2016/0307	Erection of 4 detached bungalows with garages	Refused August 2016
SMD/1978/0334	Building of 3 detached dwellings	Refused
SMD/1979/0698	Site for Dwelling	Refused

3 THE PROPOSED DEVELOPMENT

- 3.1** This is a full application for four, three bedroomed detached bungalows. The four dwellings would be identical, albeit they would be set out as 'handed' pairs.
- 3.2** Three of the dwellings would have a single garage and one would have a double garage, all of which would be sited at the back of the site. Plots 1-3 would share an access onto Barnfields Lane between the two trees and Plot 4 would have its own access to the southwest of the ash tree.

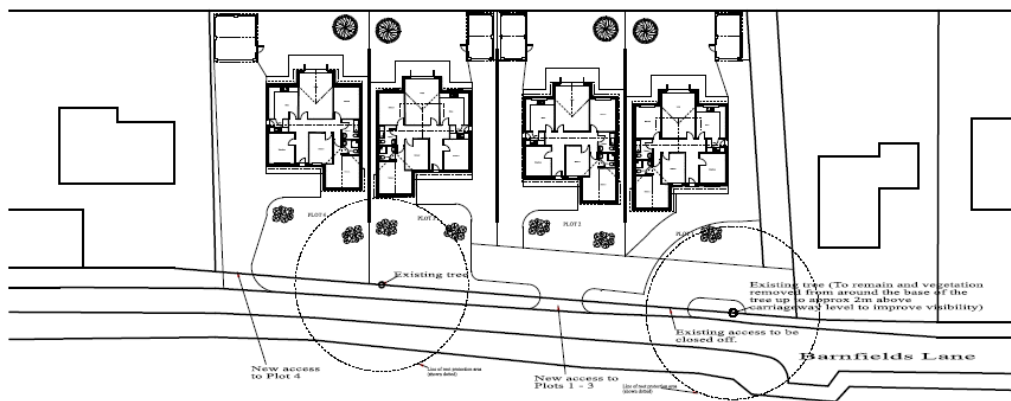


Figure 2 - Proposed site layout plan

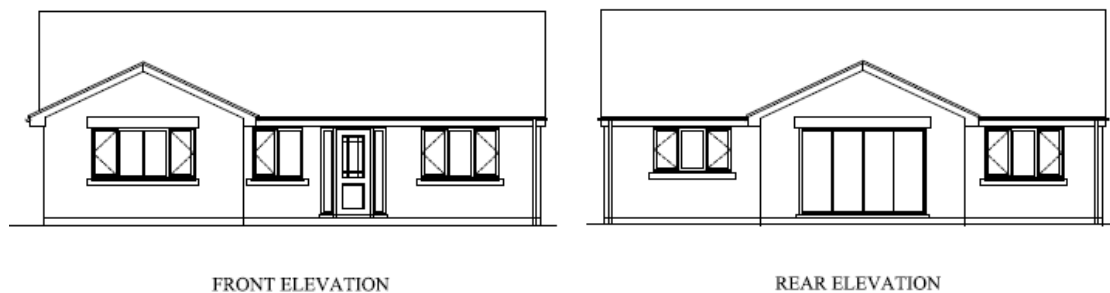


Figure 3 - Proposed floor plans and elevations

4 PLANNING POLICY CONTEXT

4.1 The purpose of this section is to set out the relevant planning policy background which is pertinent to the site and proposed development, as well as identifying any key studies or reports which will assist in the determination of this application.

4.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.3 The development plan consists of the Staffordshire Moorlands Local Plan, which covers the plan period of 2014 to 2033 and was adopted in 2020. Other material considerations include the National Planning Policy Framework ('the NPPF') and the Staffordshire Moorlands Design Guide SPD adopted in 2018, which identifies the overarching principles in securing good design. Other relevant guidance includes the Council's Space About Dwellings SPG (1998), which contains guidance intended to protect the amenities of existing and future residents when residential development is proposed.

4.4 Staffordshire Moorlands Local Plan (2020)

4.5 'Policy SS 1: Development Principles' states *"The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:*

- *A mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities;*

...

- *A healthy, safe, attractive, active, well-designed and well-maintained environment;*
- *Development which maintains the locally distinctive character of the Staffordshire moorlands, its individual towns and villages and their settings; ..."*

4.6 Policy SS 2 'Settlement Hierarchy' sets out a settlement hierarchy for the district, the purpose of which is to direct the majority of new development to the towns (Leek, Cheadle and Biddulph) and then in descending order of priority to the 'Larger Villages' (of which Kingsley is one), the

‘Smaller Villages’ and the ‘Other Rural Areas’. Of the Larger Villages, it states “these are the most sustainable settlements in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. These settlements will be defined by a Development Boundary. It is recognised that there is a significant range amongst these villages in terms of their size and facilities and it is proposed therefore that the scale of development in each area should be relative to their current size and infrastructure capacity.”

- 4.7** Policy H1 ‘New Housing Development’ seeks to facilitate the provision of sustainable, decent and affordable housing for all sectors of the community. Parts 1-3 of the policy relate to the types of housing that will be sought. Of particular relevance to the application is Part 4, which advises as follows:

4) Housing development on sites not allocated for such purposes in Policy H 2 will be supported as follows:

- a) Within the development boundaries of the towns and larger villages, residential development and development on unidentified (windfall) sites will be permitted, subject to compliance with the Spatial Strategy and wider Local Plan policies
- b) Outside of the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial Strategy will be supported, provided that:
 - The development will adjoin the boundary of a larger village and be well related to the existing pattern of development and surrounding land uses, or;
 - The development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development; and

c) In all cases the development will not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside.

5) In the other rural areas in the open countryside, only the following forms of housing development will be permitted;

- a) Affordable housing which cannot be met elsewhere, in accordance with Policy H 3.
- b) 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.
- c) Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.
- d) The conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
- e) Proposals to redevelop previously developed land provided it is not of high environmental value.
- f) The subdivision of an existing residential dwelling provided it is not in an isolated location.

6) When development is located in the Green Belt, national Green Belt Policy will apply.

The Council will closely monitor the delivery of residential windfall sites and affordable housing to ensure that it is meeting expected levels.

- 4.8** Policy SS3 'Future Provision and Distribution of Development' states *"Provision will be made for at least 6080 additional dwellings (net of demolitions) to be completed in the Staffordshire Moorlands during the period 2014 to 2033 - an annual average of 320 homes per year. Sufficient deliverable land will be identified to provide at least 5 years of development at all times. The Council will monitor the annual development rate and manage supply to ensure that future provision will continue to adequately meet identified needs and reflect development potential."*
- 4.9** Policy SS4 'Strategic Housing and Employment Land Supply' states *"In order to meet the housing requirements identified in Policy SS 3, sufficient land will be identified to accommodate at least 3763 additional dwellings."* This states that 25% is allocated to Rural Areas, with a net figure of 698 dwellings required. Small sites will be allowed an infill provision of 30 dwellings per year, with a total provision of 330 dwellings.
- 4.10** Policy SS8 'Larger Villages Areas Strategy' sets out the key aims and objectives for the Larger Villages and reads as follows:

These settlements shall retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas and also for employment needs of a scale and type appropriate to each settlement having regard to infrastructure capacity and character. The Council and its partners will achieve this through the following actions:

1. Retain and enhance their role as rural service centres by:
 - Enabling appropriate development which supports and increases the range and quality of community facilities available to the rural areas;
 - Protecting community facilities where loss would be deemed to reduce the community's ability to meet its day to day needs
 - Improving connections by public transport to surrounding smaller villages and market towns.
2. Meet housing requirements by:
 - Increasing the range of available and affordable house types, including for first time buyers and families;
 - Allocating a range of deliverable housing sites with good accessibility to services and facilities
 - Supporting the development of housing windfall sites within the village boundaries, subject to wider Local Plan policies
 - Allowing for rural exceptions housing in appropriate locations on the edge of settlements (in accordance with Policy H 1). This will be additional to the housing provision for the rural areas
 - Giving consideration to limited infilling on the edge of settlement boundaries, subject to the criteria set out in Policy H 1.
3. Meet limited employment needs by:
 - Enabling small-scale new employment development;
 - Improving and intensifying the use of existing employment areas and, where appropriate, expanding them.
4. Ensure that new development reflects and enhances each village's special character and heritage by:

- Giving priority to the reuse and regeneration of existing redundant, underused or surplus sites and premises for new development;
 - Ensuring that development is of a suitable scale in relation to the role and function of the villages as set out in the Spatial Strategy
 - Supporting the use of Neighbourhood Plans and Village Design Statements to guide future development
 - Protecting and enhancing the setting of individual settlements
 - Supporting the implementation of the Green Infrastructure Strategy and Local Green Spaces
 - Protecting and enhancing the setting and historic character of the village, including heritage assets
 - Ensuring development of site UT019 in Upper Tean is sensitively designed to enhance the Conservation Area and proposals include mitigation measures including appropriate screening of the southern boundary as set out in the Council's Landscape, Local Green Space and Heritage Impact Study
 - Ensuring development of site WA004 in Waterhouses is sensitively designed and includes heritage masterplanning and provision of a landscaping plan including submission of landscape and visual impact assessments to address recommendations set out in the Council's Landscape, Local Green Space and Heritage Impact Study.
5. Supporting the mixed-use development of the Blythe Vale site at Blythe Bridge in line with policy DSR 1.
- Any development proposal that might have the potential to affect a European or Ramsar Site must itself be subject to appropriate assessment.

- 4.11** Policy DC1 'Design Considerations' states *"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 Guide SPD"*
- 4.12** Policy T1 'Development and Sustainable Transport' states *"The Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy."*
- 4.13** Policy T2 'Other Sustainable Transport Measures' advises *"In line with priorities set out in the NPPF and the Integrated Transport Strategy, and through working with partner organisations, the Council will encourage and support measures which promote better accessibility, create safer roads, reduce the impact of traffic, or facilitate highway improvements."*

National Planning Policy Framework

- 4.14** The updated National Planning Policy Framework was published in July 2021. The framework sets out the Government’s planning policies for England and how these should be applied.
- 4.15** Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.16** Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) 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;*
 - b) 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*
 - c) 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.*
- 4.17** Paragraph 11 (d) states that planning decisions should apply a presumption in favour of sustainable development by “*approving development proposals that accord with an up-to-date 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*”.
- 4.18** Paragraph 60 states that “*To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward*”

where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

- 4.19** Additionally, Paragraph 61 states that *“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.”*
- 4.20** Paragraph 62 – *“Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”*
- 4.21** Paragraph 65 – *“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.”*
- 4.22** Paragraph 68 – *“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, 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, deliverable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*
- 4.23** Paragraph 74 states that 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 set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old.

4.24 Paragraph 78 – *“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”*

4.25 Paragraph 79 – *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”*

4.26 Paragraph 130 sets out the importance of achieving well-designed places;

“Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit...”

4.27 Paragraph 149 of the Framework states as follows: *“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long

as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

5 KEY PLANNING ISSUES

Principle of the Development

- 5.1** The site, in planning policy terms, lies within the Green Belt but immediately adjacent to the settlement boundary of Kingsley which is classed as a 'Larger Village' in the Local Plan settlement hierarchy under policy SS2.
- 5.2** In terms of policies relating to housing delivery, policy SS10 of the Local Plan seeks to avoid the erection of new dwellings within the rural areas unless it is in accordance with one of the permissible types of residential development listed under policy H1. Part 4 of policy H1 states that, inter alia, *"b) Outside of the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial Strategy will be supported, provided that: The development will adjoin the boundary of a larger village and be well related to the existing pattern of development and surrounding land uses...."*. The site clearly meets this requirement as it immediately adjoins the boundary of the village.
- 5.3** Part 6 of the policy states that *"When development is located in the Green Belt, national Green Belt Policy will apply."* Paragraph 149 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. There are exceptions to the policy, including limited infilling in villages. The Framework defines neither limited, or infilling. Case law¹ has determined that whether or not a proposed development constitutes limited infilling in a village for the purposes of the Framework is a question of planning judgement and this should include an assessment of the position on the ground in the relevant case.
- 5.4** There can be no question that the site is located in a village given the designation of Kingsley as a 'Larger Village' in the Local Plan settlement hierarchy. As to the question of infilling, the site is located immediately adjacent to a continuous row of development to the northeast which extends all the way up to the junction of Barnfields Lane and the A52. To southwest of the site there is a single property, Barnfields Bungalow, on the same side of the lane (albeit this is a two storey

¹ Wood v Secretary of State for Communities and Local Government, Gravesham Borough Council [2014] EWHC 683 (Admin) and Julian Wood v The Secretary of State for Communities and Local Government, Gravesham Borough Council [2015] EWCA Civ 195

property). On the opposite side, slightly offset from Barnfields Bungalow, Barnfields Farm is located.

- 5.5** Whilst the size of the gap between Ash Lea and Barnfields Bungalow is generous (around 60 metres), the size of the plots for the four dwellings proposed would not be out of character (either in terms of plot width, plot depth, or dwelling footprint) with dwellings on the same side of the road. Each case should be determined on its own merits and, as stated, the Framework does not define limited infilling. Given the locality, the character of the existing dwellings and their relative size, and the layout of the proposal, it is considered that the scheme constitutes limited infilling in a village and would not be inappropriate development in terms of the Framework, and as such, would not conflict with local planning policy. Since the proposal constitutes limited infilling in a village, a consideration of openness is not necessary.
- 5.6** It should be noted that a precedent for a similar type of development exists in Kingsley only 250m northeast of the site in respect of an *“Outline application with details of access & layout (all other matters reserved) for demolition of agricultural building and erection of 2no. detached dwellings”* which was approved at Diglake, Sunnyside, Kingsley in December 2018 (planning ref. SMD/2018/0554). In the officer report it was noted as follows: *“The site is just outside the development boundary of Kingsley and lies in the Green Belt where new buildings, including houses, are normally deemed to be inappropriate and therefore harmful to the Green Belt. However, the limited criteria which exceptionally allow development in the Green Belt, as outlined in the NPPF, includes “limited infilling in villages”. There is no specific definition as to what constitutes “infill” but the site lies between two dwellings on the edge of a village and there is a gap of 70 metres between the dwellings and a gap of 30 metres between the actual property boundaries. I consider that in this case, the provision of two dwellings on the site would amount to acceptable “infill” development which would not harm the openness of the Green Belt.”* The relative locations of the two sites are shown below.



Figure 4 - Aerial image showing the application site and the 'Diglake' site

- 5.7** The officer's conclusion on the above application read as follows: *"The proposal would not be inappropriate development in the Green Belt and represents acceptable village "infill". The proposal would provide dwellings in an area of undersupply in a sustainable large village location and would not lead to any adverse impacts which would outweigh the social, economic and environmental benefits of the scheme that are in line with the sustainable development aims of the NPPF. The proposal would comply with the local Core Strategy and Local Plan policies as well as being in line with para.11 of NPPF."* It is considered that a similar approach to the question of limited infilling in the Green Belt would lead to the same conclusion on the application site.
- 5.8** The site is sustainably located within the village such that residents will not be reliant on the private motor car to access everyday services and facilities. There are also bus services to larger settlements nearby including Cheadle, Uttoxeter and Stoke-on-Trent.

- 5.9** Furthermore, given the council's housing land supply shortfall, planning permission should be granted unless: i) the application of policies in the 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. These site-specific factors will be discussed below.
- 5.10** For all of the above reasons, the proposal is considered acceptable in principle in regard to Local Plan policies surrounding limited infill development. As such, the policy complies with Local Plan Policies SS1, SS8 and paragraph 147 of the Framework.

Meeting the housing needs of the area

- 5.11** The Council acknowledges that it is unable to demonstrate a 5-year housing land supply. The most recent published figure was 4.21 years as at 1st April 2021. In terms of the number of dwellings, this equated to a supply of 1,777 dwellings for the period 2021-2026 against a requirement of 2,108 and clearly constitutes a significant shortfall. As nearly 2 years have passed since April 2021, it is likely that the housing land supply figure has deteriorated further.
- 5.12** The supply in 2021 included a number of single dwelling plots in Kingsley which had planning permission but which had yet to be built at that date. Whilst some of these dwellings will now be completed or under construction, there remains a significant shortfall of suitable housing in Kingsley to meet the needs of existing and future residents, particularly bungalows which cater for the needs of older residents and would allow them to downsize, thus freeing up larger houses for younger people and families. The proposed scheme will provide four high-quality bungalows. The design and layout of the site have been focused on integrating with the established character of Barnfields Lane, whilst responding to the requirements of modern housing.
- 5.13** For the reasons outlined above, it is considered that the proposal will help to meet the housing needs of the area in line with Local Plan Policy H1.

Impact on the character and appearance of the area

- 5.14** The proposal is for 4 identical bungalows (2 handed) in a traditional 'bungalow' design, brick under an interlocking tiled roof. Windows and doors are indicated to be uPVC. Local Plan Policy H1, amongst other things, requires that 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. The designs are considered to be reflective of existing bungalows on Barnfields Lane and are therefore respectful of their context. They will sit comfortably when seen in the context of existing dwellings on Barnfields Lane and make a positive contribution to the character and appearance of the area.

Impact on living conditions

- 5.15** The Council's Space about Dwelling standards are met such that there would be no adverse impact on neighbouring properties or indeed future occupiers of the units. Overall, no issue is raised on design grounds and there is considered to be compliance with Policy DC1 of the Core Strategy and the NPPF.

Impact on highway safety

- 5.16** Access is proposed at 2 points onto the track which forms an extension to Barnfields Lane. The layout incorporates safe access points and avoids the root protection areas of the two mature frontage trees. The proposal therefore complies with relevant local policies relating to highway safety.

Impact on trees and ecology

- 5.17** The application is accompanied by a tree survey which confirms that the root protection areas of the two mature trees on the site frontage will be unaffected by the proposal.
- 5.18** The Preliminary Ecological Appraisal (PEA) finds that no habitats of conservation concern were located on the site itself. Therefore, the proposed scheme of works will not impact upon any rare or valuable habitats and no evidence of any protected species was found on the site.

6 CONCLUSIONS

- 6.1** Full planning permission is sought for the erection of 4 detached bungalows at land adjacent to Ash Lea, Barnfields Lane, Kingsley.
- 6.2** Given the locality, the character of the existing dwellings and their relative size, and the layout of the proposal, it is considered that the scheme constitutes limited infilling in a village and would not be inappropriate development in the Green Belt in terms of the National Planning Policy Framework, and as such, would not conflict with local planning policy.
- 6.3** The site is sustainably located within the village such that residents will not be reliant on the private motor car to access everyday services and facilities. There are also bus services to larger settlements nearby including Cheadle, Uttoxeter and Stoke-on-Trent.
- 6.4** Furthermore, given the council's housing land supply shortfall, planning permission should be granted unless: i) the application of policies in the 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.
- 6.5** The development will provide suitable access to the highway network and will ensure acceptable living conditions for new and existing residents of Kingsley.
- 6.6** The proposal does not raise any other significant planning concerns. It is therefore concluded that the proposal complies with relevant policies in the Development Plan and that there are no other material considerations that count against the proposal. It is respectfully requested that planning permission be granted.



PLANNING | ARCHITECTURE | HERITAGE

Planning & Design Practice Ltd

www.planningdesign.co.uk

info@planningdesign.co.uk

Tel: 01332 347371

Derby

3 Woburn House
Vernon Gate
Derby
Derbyshire
DE1 1UL

Macclesfield

Waters Green House
Waters Green
Macclesfield
Cheshire
SK11 6LF

Matlock

Cromford Creative
Cromford Mills
Mill Lane, Cromford
Matlock
DE4 3RQ

Sheffield

32 Gilbert Street,
Park Hill,
Sheffield
S2 5QY