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Design and Access statement for outline planning application for a detached dwelling at Edgefields Lane, Stockton Brook, Staffs. ST9 9NR

1. INTRODUCTION

This planning statement has been prepared to accompany an outline planning application for a detached dwelling on the eastern side of Edgefields Lane, Stockton Brook. The site lies to the South West of the dwelling known as The Manor House, No. 25 Willfield Lane, and to the North West of Heather Edge, Edgefields Lane.

The application is in outline form with all matters reserved for future determination. Accordingly, no details of the size or position of any buildings nor access are included with the application.

2. Site Description

The site is physically large enough to accommodate a dwelling and its garden plus off street parking and manoeuvring space.

The site has a lengthy road frontage to Edgefields Lane and adjoins residential curtilages to the side and rear.

The site lies within the Green Belt.

It does not lie within a Conservation Area nor within the curtilage of a listed building.

No protected trees exist on the site.

No planning applications have been made on the site previously according to publicly available records.

4. PRINCIPLE OF THE DEVELOPMENT

The site lies within the Green Belt but is located in close proximity to the village of Stockton Brook. Furthermore it adjoins other residential curtilages and the immediate area has a sporadically built up character. Houses of various sizes and styles lie around the site creating a recognisable cluster of development.

The application is in Outline with all matters reserved for subsequent approval. However the size of the site and its location that it is highly likely that matters of appearance, scale, siting and materials of the proposed dwellinghouse; its impact on neighbouring amenity; it's impact on highway safety can be satisfactorily addressed at the design stage.

<u>Planning Policy</u>

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development

SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
H1 New Housing Developments

National Planning Policy Framework

Green Belt & Principle of development

The site and its surrounding area are all located within the established Green Belt. The impact of the development on the openness of the Green Belt is the starting point for considering the principle of residential development on the application site.

The NPPF states that new development in the Green Belt should be regarded as inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in "very special circumstances". The NPPF states that when considering developments, substantial weight should be given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The NPPF however goes on to say that one of the exceptions to development in the Green Belt includes "e. limited infilling in villages. The terms *villages* and *infilling* however are not defined by the NPPF.

It is considered that the proposal represents limited infilling in a village for the following reasons-

- Limited – as a single dwelling is proposed.
- Infilling - as it adjoins other residential properties.
- Village – as the surrounding area has a clearly built up character with a variety of house types.

In respect of the Local Plan policy H1 of the Local Plan states;

"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. ".

The LPA has identified a number of villages as being suitable for new housing and Willfields Lane is not included. However that hierarchical grouping is not in accordance with the NPPF which simply refers to village. Its is therefore a matter of judgment as to whether the site appears to be within a village. This is a mainly visual consideration.

It is considered that the plans satisfy b) above as it will be well related to the existing pattern of development. The surrounding area is noted by its built up character and

the proposed will add to that appearance. It will not form ribbon development as there are houses to the side and rear.

5. PRECEDENT

Planning Approval SMD/2020/0379 was granted for 4 new houses in the Green Belt at Hill Top That site does not lie within a village identified by the LPA as suited for new housing. Nevertheless, the LPA stated that “Hill Top has the character of a ‘village’ “. This conclusion applies equally to the site at Edgefield Lane

Planning permission was granted under SMD/2022/0058 at The Dormers Willfield Lane for a single new dwelling. This lies very close to the application site. Of particular relevance is that the officers report refers to the area as follows

“it is located within a small group of 13no. dwellings and a farm that occupy a ribbon of development along each side of this section of Willfield Road. The ribbon of development has the character of a built-up area. “

6. CONCLUSION

This application is in outline form with all matters reserved for subsequent determination. Nonetheless it is apparent that the size of the site means that it could satisfactorily accommodate a single new dwelling plus its residential curtilage. In addition, it is quite likely that off street parking and vehicular access could be provided.

In planning policy terms, the site is considered to represent infilling within a village which is acceptable in the Green Belt. Thus reflects the fact that the site adjoins other houses to the side and rear, and it is recognisably a village setting. The LPA took that approach on granting consent for 4 houses at Hilltop. In granting consent at The Dormers which is extremely close to the site, the LPA stated that it was a built up area.