Residential Development

The Newlands, Royal Walk, Cheadle, Staffordshire, ST10 1EL

Proposed residential development on The Newlands

June 2023

Planning Statement

1. Introduction

1.1 Byatt Oliver Ltd. has been instructed by Mr A. Simmill. to lodge a full planning application for the erection of 7no. bungalows on land known as The Newlands, Royal Walk, Cheadle, Staffordshire.

1.2 The site is located South of Royal Walk, it is rectangular in shape, is approximately 2500 sqm with a level topography. The site has a large two storey building, which is currently used as a HMO (Class C4), with a long history of being used as a residential care home. (Class C2) The site has and existing vehicular access which will be retaining, and established hedgerow boundaries to 3 sides, and a metal fence to the North boundary.

1.3 The application proposes the demolition of the existing building, along with the removal of all the associated outbuilding. With 7no. bungalows (6 No. Semidetached & 1 No detached). The dwellings are to be located West of the new private drive in a linear formation. The private drive will connect with the existing vehicular access off Royal Walk.

1.4 The proposed bungalows will each have a gross internal floor area of 61 square metres. Their accommodation will comprise of an open plan lounge & dining, kitchen, two bedrooms, and a bathroom. The dwellings are to be constructed in facing brickwork with grey tiled roofs atop to match the character and appearance of the surrounding area. Each dwelling will benefit from its own area of private amenity space to the rear, along with off-street parking for at least two vehicles.

2. Site & Surroundings

2.1 The application site comprises a regular shaped parcel of land that extends to approximately 2500 sqm. The site is located on the South side of Royal Walk, approximately 150 metres from its junction with the Lid Lane. The site located within the development boundary of Cheadle and is circa 300 meters away from Cheadle High Street.

2.2 To the North of the site is a Bishop Rawle primary school, to the East of the site is Cheadle Hospital with residential dwelling to the South and the West.

2.3 The East, South and West the boundaries are made up of mature indigenous hedgerows beyond there are some small trees in the neighbouring properties. The boundary to the north, has a metal fence.

2.4 There are no statutorily listed buildings located within the immediate surrounding area, nor does the site lie within a Conservation Area. There are no Tree Preservation Orders within or adjacent to the site.

3. Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase 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. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be relevant to the determination of the application:

3.2 Policy SS1 of the Local Plan relates to 'Development Principles' and states that 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.
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers.
- easy access to jobs, shops, and transport services by all sections of the community
- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled, and flexible workforce.
- 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
- development that is undertaken in a way that protects and enhances the natural and historic environment of the district and its surrounding areas, including the Peak District National Park, both now and for future generations
- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

3.3 Policy SS2

Towns – these are the largest settlements comprising of Leek, Biddulph and **Cheadle** which accommodate half of the district's population and the majority of the District's services and facilities. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Development Boundary.

3.4 Policy SS7

Cheadle Area Strategy

The Council and its partners will seek to expand the role of Cheadle as a significant service centre and a market town. This will be achieved through the following actions:

Expand the housing market area and community provision by:

- Increasing the range of available and affordable house types and higher market housing, including for first time buyers and families;
- The development of specific housing sites through new site allocations in the Local Plan.
- This will include two strategic housing clusters to the north and south of the town.

3.5 Policy H1

New Housing Development

1) New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H 3, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies.

3.6 Policy T1

Development and Sustainable Transport

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. This will be achieved by:

1. Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

2. Ensuring that major development is located in areas that are accessible by sustainable travel modes or can be made accessible as part of the proposal.

3. Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.

4. Where appropriate all new development shall facilitate walking and cycling within neighbourhoods and town centres, and link with or extend identified walking or cycling routes. In addition applicants should also consider how their schemes can enhance the existing path network in line with the Staffordshire County Council Rights of Way Improvement Plan and also give consideration to the protection of non-definitive public footpath routes in addition to definitive routes.

5. Planning Assessment

Principle of Development

5.1 The application site is located within the Settlement boundary for Cheadle where residential development is supported.

5.2 The application site currently comprises of a HMO offering shared accommodation of upto 10 residents and is considered as previously developed land.

5.3 The application proposes the demolition of the existing building which has little architectural merit. The proposed bungalows will be modest in scale and are to be consolidated towards the centre of the site where they will be enclosed by the existing hedgerows within the site and be served by the existing vehicular access off Royal Walk. In doing so they will have a close physical and visual association with the neighbouring residential properties to the west and southwest and will not appear isolated or incongruous within their surroundings.

Design & Layout

5.4 Within the surrounding area there are a wide variety of architectural styles and scales of development with no strong prevailing vernacular. There are mixture of bungalows, dormer bungalows and two storey dwellings evident, Schools and hospital along with a mixed palette of materials. The proposed bungalows are of a scale, massing and design that is in keeping with local vernacular and the adopted Design Guide SPD and the space about dwelling standards.

5.5 The proposed palette of materials (facing brickwork and grey tiled roof) is also in keeping with the character and appearance of the surrounding area and will derive betterment to the landscape compared to the more visually strident appearance of the existing building.

5.6 The proposed dwellings are arranged sensitively within the site so as to work with the existing confines of the site, whilst also reflecting and reinforcing the pattern of surrounding built development. The existing hedgerows will be retained to screen the development form the surrounding area.

5.7 Each bungalow will be provided with its own area of private amenity space, and the dwellings will be set back from the vehicular access behind frontage landscaping and parking, reinforcing the prevailing characteristics of surrounding residential development. The proposed bungalows are also arranged so that they are sufficiently spaced apart so as to avoid any conflicts with the adopted Space About Dwellings Standards. Each bungalow will also provide satisfactory internal floor space to meet the DCLG Technical Housing Standards. Future occupiers of the dwellings will therefore benefit from an acceptable level of residential amenity.

5.8 Having regard to the considerations set out above, the scale, massing, design and layout of the proposed development is concluded to be in keeping with the character and appearance of the surrounding area and will not detract from the amenity of neighbouring residential occupiers or future occupiers of the dwellings. The proposed development consequently meets the relevant provisions of policies SS1, DC1, DC3 and H1 of the Local Plan in this regard.

Highway Safety

5.9 The application site benefits from an existing vehicular access off Royal Walk that serves the existing site uses. The vehicular access does not have particularly good visibility on egress onto Royal Walk but localise removal the hedgerow will improve this and nevertheless it is already in use by the HMO. The highway only serves this site, visibility is not an issue to the right and traffic will be moving slowly.

5.10 It is reasonable to conclude that the existing use generates more vehicular traffic than that which would be expected from 7no. bungalows, and by resultant effect the proposed development will not have any materially greater impact on highway safety than that which already freely occurs. Each dwelling will benefit from sufficient off-street parking to meet the adopted car parking standards, and consequently no severe residual harm to highway safety will ensue as a consequence of the proposed development.

5.11 The site also constitutes a sustainable location for new housing, with future occupiers of the bungalows having a choice of means of transportation to access day-to-day services. A particular benefit is the close proximity to the main High Street and all of the local amenities.

5.12 Having regard to the above considerations it can be concluded that the site occupies a sustainable location, and that proposed development will not derive any severe residual impacts to highway safety within the locality. The proposed development is therefore in accordance with the requirements of policy T1 of the Local Plan and paragraphs 110 and 111 of the NPPF.

Ecology / Tree Impacts

5.13 The application is not accompanied by a Preliminary Ecological Assessment however our ecologist has concluded that badgers, bats, amphibians, and other native flora and fauna are not a constraint to the development of the site and that no further survey effort is required.

5.14 As requested at the pre application stage, due to the demolition of the existing building an assessment is required to establish if there is a presence of Bats within the roof structure. On this basis a Bat Activity survey has been undertaken by our consultants Absolute Ecology and is submitted in support of this application.

5.15 There are very few established trees on site, and it was advised at Pre application stage that a Tree survey would not be required. There are no tree that would impact or be impacted by the development on or off the site.

6 Pre application discussions:

6.1 A pre application response was received from the LPA on 20th April 2023, following a site visit with the office on the 17th April 2023.

6.2 The principle of development in this location is supported, within the provisions of SS2 and SS7.

6.3 There is limited relevant planning history for the site. The last referable permissions granted use of the building for handicapped activities for the mentally disabled in 1984, with a subsequent permission for the addiation of a lift in 1989. During this time the building was owned by Staffordshire County Council, and over the last decade has been used as a House of Multiple occupation (HMO). The building was purchased from Staffordshire County Council by the application in 2023.

6.4 The development is will in a sustainable location, under the local plan for Cheadle, the site is within the development boundary, and therefore policy SS2 and SS7 apply. This allows for enabling of new housing development, including small infill schemes in accordance with policy H1.

6.5 The site is within a highly sustainable location, it is located next to all good local amenities. The site offers a rare opportunity to develop within the town centre and is serves by good public transport links and services.

6.6 The development is less than the 10 required for the provision of affordable housing. As set out in Policy H3 of the local plan.

6.7 The existing interwar building is of limited architectural merit, and therefore there is no negative impact by the loss of the building.

6.8 The sites' location in the town if Cheadle give move freedom for potential forms of development. The design, layout, scale form and massing of the development is considered acceptable under the SPD terms. With a significant benefit to a housing type that is much needed in the area.

6.9 Materials would be in keeping with the local vernacular.

6.10 Drainage, coal, highways consultation would be considered at application stage.

7 Conclusion

7.1 The submitted proposal constitutes a sustainable form of development having regard to the following conclusions:

- The proposal comprises an appropriate form of development within the Settle Boundary of Cheadle.
- The proposal entails the re-development of a previously developed site within the urban area.
- The scale, massing, design and layout of the development is in keeping with the varied character and appearance of the surrounding area.
- The proposed development will not give rise to any material adverse impacts to neighbouring residential amenity.
- The proposed development will not give rise to any severe residual impacts to highway safety and provides adequate parking to meet the adopted parking standards.

7.2 The proposed development is therefore in accordance with the relevant policies of the Staffordshire Moorlands Local Plan, and guidance contained within the National Planning Policy Framework, the Staffordshire Moorlands Design Guide SPD and the Space about Dwellings SPG.

7.3 Pre application advise was taken under reference PAD/2023/0002 – full details will be made available upon request.

8 Energy & Sustainability Statement

8.1 In connection with Staffordshire Moorlands Local Plan policy sections SD, 2 & 3, key aspects of the proposal in relation to energy and sustainability include:-

8.2 Fabric first approach with low U Values targeted as follows:

- Walls 0.18
- Floors 0.13
- Roof 0.11
- Windows 1.20
- Front and Rear Doors 1.0
- Target air tightness rating ≤5m3/hr/m2 at 50pa
- Waste water heat recovery where economically viable
- Whole house controlled ventilation system with heat recovery where economically viable.
- Low energy appliances

8.3 Hot water and space heating through a combination of gas boiler & solar P.V. on the roof or air source heat pump supplemented by solar P.V. as required to meet as high an EPC rating as is economically viable, whilst always achieving the minimum pass rating.

8.4 Investigate the use of 3.6kw of PV to supplement fabric first approach & air tightness rating.

8.5 Orientation of properties all allow for a solar array to be mounted on the roofs with a view to making the homes “zero carbon ready”.

8.6 Cycle storage will be provided to each property

8.7 An electric vehicle charging point will be incorporated to each property.

8.8 Glazing considered in relation to building regulation Part ‘O’, such that no risk of overheating.

8.9 Highest “Green Guide” rating materials selected, including use of F.S.C. timber products. All A+ ratings (with exception of ground floor construction which achieves B).

8.10 Target use of low cement content concrete solutions in slab and foundation.

8.11 Reduction of waste through elemental off site manufacture where possible and using standard co-ordinating sizes.

8.12 Waste management strategy to be adopted, prior to and during site operations.

8.13 Reduced usage of high global warming potential materials including aluminium and restricting areas of glass usage relative to Part ‘O’.

8.14 Balance all materials choices with maintenance requirements, weathering, longevity, cost, fire and overheating risk.