

PLANNING STATEMENT

**LAND AT CHEDDLETON PARK AVENUE
CHEDDLETON**

JULY 2024

Site Address:

Land off Cheddleton Park Avenue, Cheddleton, Staffordshire, ST13 7NS

Applicant:

Moorland Homes (Cheadle) Ltd.

Proposal:

Erection of detached dwelling

Planning Statement:

Date Issued: 23rd July 2024

Job Reference: RDP/2024/066

Report Prepared By:

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1 Introduction & Background

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Moorland Homes (Cheadle) Ltd. to seek full planning permission for the erection of a detached dwelling on a parcel of land to the west of Cheddleton Park Avenue, Cheddleton.
- 1.2 The application represents a resubmission following the withdrawal of application SMD/2024/0044 which had proposed the erection of a detached dormer bungalow on the site. This revised proposal encompasses the erection of a two storey dwelling on the site, sited to the north and west of two recently constructed dwellings on the adjacent parcel of land (nos. 79 and 86 Cheddleton Park Avenue) as approved under planning application SMD/2020/0365.
- 1.3 The proposed dwelling will occupy a footprint of 96 square metres and have a gross internal floor area of 165 square metres. The dwelling will stand to a ridge height of 8.1 metres, and is to be constructed from red/orange facing brickwork with a slate grey tiled roof atop.
- 1.4 The accommodation of the dwelling will comprise of a lounge, kitchen/family room, hallway, w.c. and integral garage at ground floor, four bedrooms (one ensuite) and bathroom at first floor, with a play room and study incorporated within the roofspace.
- 1.5 Vehicular access to the site will be taken via the approved field access located in between nos.79 and 86 Cheddleton Park Avenue, with the hardstanding extended accordingly. Access to the field beyond is to be retained for agricultural vehicles. Off street parking for three vehicles (one within the integral garage) is to be provided.

2 Site & Surroundings

- 2.1 The application site lies within the defined settlement boundary of Cheddleton and comprises a parcel of agricultural land located at the westernmost end of Cheddleton Park Avenue. The site follows the natural contours of the landscape which generally slopes downwards from the south towards the north.
- 2.2 To the north of the site, beyond an area of agricultural land / grassland lies the Caldon Canal Conservation Area which runs in an east / west direction flanking either side of the canal. Further to the west beyond a more expansive area of agricultural land and a small cluster of buildings, lies that the Cheddleton Conservation Area, and the Red Lion Inn (Grade II Listed).
- 2.3 Uphill from the site in a southwesterly direction lies the Grade II Listed Grange Farmhouse along with a two-storey threshing barn which is Grade II Listed in its own right. To the south of the site lies a recently constructed dwellinghouse (no.79), beyond which the landscape slopes upwards towards a line of mature vegetation.
- 2.4 To the east of the site lies a further recently constructed dwellinghouse (no.86 Cheddleton Park Avenue). A further recently constructed dwelling lies to the southeast. Dwellings beyond those properties to the east and southeast are more established, having been constructed in the early 1990s and are typically two-storey in nature, with a mixture of design detailing.

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 (Adopted 2020) of which the following policies are of relevance to the determination of the application:

3.1 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 (amongst others):

- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities;
- easy access to jobs, shops and transport services by all sections of the community;
- 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;

- 3.2 Policy SS2 of the Local Plan relates to the 'Settlement Hierarchy' and confirms that the towns of Leek, Biddulph and Cheadle are the largest settlements in the District and accommodate half of the District's population and the majority of its 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.
- 3.3 Policy SS3 of the Local Plan relates to 'Future Provision and Distribution of Development' and states that provision will be made for at least 6080 additional dwellings (net of demolitions) to be completed in 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. It goes on to state that development will be located in accordance with the Spatial Strategy and will be distributed between the towns and rural area, with 25% of the total housing requirement (1520 dwellings) to be accommodated within the rural areas. In identifying land for new development or in considering planning applications, development shall also be compatible with the settlement hierarchy in terms of the development approaches set out in the Area Strategies.
- 3.4 Policy SS8 of the Local Plan relates to the 'Larger Villages Area Strategy' and confirms Cheddleton as a larger village. The policy states that 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. This will be achieved via a number of actions, including:
- Increasing the range of available and affordable house types, including for first time buyers and families;
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- Supporting the development of housing windfall sites within the village boundaries, subject to wider Local Plan
- Protecting and enhancing the setting of individual settlements
- Protecting and enhancing the setting and historic character of the village, including heritage assets

3.5 Policy H1 of the Local Plan relates to 'New Housing Development' and states that all development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision. 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. Higher densities will generally be appropriate in locations which are more accessible by public transport and which have good access to services. All new dwellings should aim to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. This will be determined on a site-by-site basis subject to considerations such as viability and design. All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwellings whilst respecting the privacy and amenity of occupiers of existing dwellings. 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. 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

3.6 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that 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. In particular, new development should (amongst other requirements):

- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
- be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;
- protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;
- provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;
- new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;

3.7 Policy DC2 of the Local Plan relates to 'The Historic Environment' and states that:

1. The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.
2. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.
3. All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate.
4. Where development is likely to affect archaeology, both designated and undesignated, the Council requires the submission of a desk based assessment, and where appropriate, field surveys and trench evaluation by a qualified professional.
5. Where the loss of significance is unavoidable, recording should take place and this should be added to the Historic Environment Record as a minimum, held by Staffordshire County Council.
6. The Council will continue its proactive approach to heritage assets at risk and welcomes development proposals which would result in the sympathetic reuse of these assets in line with NPPF policy.
7. The Council will promote development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of Conservation Area Appraisals, Design Guidance and

Statements, Archaeological Assessments, Characterisation Studies and Masterplanning.

3.8 Policy DC3 of the Local Plan relates to 'Landscape and Settlement Setting' and states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence;
2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;
3. Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds;
4. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;
5. Ensuring that development does not adversely affect the wider setting of the Peak District National Park.

3.9 Policy NE1 of the Local Plan relates to 'Biological and Geological Resources' and states that the biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management

and strict control of development (and having regard to relevant ecological evidence) by:

1. By ensuring all development schemes have regard to the surveys and actions recommended by the Council's Extended Phase 1 Habitat Surveys and Local Wildlife Assessment, and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate.
2. Resisting any proposed development that could have an adverse effect on the integrity of an International site (or successor designation) alone or in combination with other plans or projects unless it can be demonstrated that the legislative provisions to protect such sites can be fully met. Any development with a potential to adversely affect a European site/s through construction activities should ensure that Ciria construction guidelines are followed including environmental good practice on control of dust and water pollution.
3. The Council will not normally permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.
4. Conserving, and enhancing regional and locally designated sites. The Council will not permit any development proposal which would directly or

indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:

- a) there is no appropriate alternative site available; and
 - b) all statutory and regulatory requirements relating to any such proposal have been satisfied; and
 - c) appropriate conservation and mitigation measures are provided; or if it is demonstrated that this is not possible
 - d) the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented.
5. Expecting all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be appropriately scheduled and managed according to the nature, size and scale of the development so as to minimise impacts that may disturb protected or important habitats and species.
6. Supporting opportunities to improve site management and increase public access to wildlife sites including supporting the objectives of the Staffordshire County Council Rights of Way Improvement Plan.

7. Ensuring development promotes the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design. The Staffordshire Moorlands Biodiversity Opportunity Map, in conjunction with the Staffordshire Biodiversity Action Plan, will be used to guide biodiversity enhancement measures to be included in development proposals as appropriate to the nature and scale of development proposed and other environmental interest, in particular supporting opportunities to increase grassland and heathland habitats including supporting targets in the UK and Staffordshire Biodiversity Action Plan.
 8. Protecting and enhancing habitats and species of principal importance for the conservation of biodiversity as identified in legislation, and recognising and implementing appropriate measures, including landscape-scale conservation management, to take account of the fact that the distribution of habitats and species will be affected by climate change.
 9. Recognising the value of the natural environment for sport and leisure activities and the need to manage such activities to ensure there is no conflict.
 10. Ensuring the provision and protection of green infrastructure networks in line with Policy C
- 3.10 Policy T1 of the Local Plan relates to 'Development and Sustainable Transport' and state that 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.

4 Other Material Considerations

National Planning Policy Framework

- 4.1 The National Planning Policy Framework places a strong emphasis on securing sustainable development and sets out guidance, *inter-alia*, in respect of significantly boosting the supply of housing, securing high quality design, safeguarding heritage assets, and ensuring a net gain to biodiversity wherever possible. The content of the National Planning Policy Framework has been taken into consideration in the preparation of this application.

5 Planning Assessment

Principle of Development

- 5.1 The application site is located wholly within the defined settlement boundary of Cheddleton wherein new residential development is acceptable in principle having regard to the provisions of policies SS2, SS3, SS8 and H1 of the Local Plan.
- 5.2 Those policies confirm that windfall development within the defined settlement boundaries of the larger villages will be supported. The parcel of land has no formal policy designation other than lying within the defined settlement boundary, and consequently the principle of development is acceptable.

Design & Layout

- 5.3 The character of the surrounding area is dominated by two storey dwellings which extend eastwards from the site along Cheddleton Park Avenue in a linear fashion. Other than the recently constructed dwellings to the immediate east and south / southeast of the site, the dwellings in the surrounding area are typical of 1990s design, and exhibit a variety of architectural features, including front projecting gables, wide gable ends, differing fenestration sizes and patterns, and a varied palette of materials.
- 5.4 The previously withdrawn application (SMD/2024/0044) had raised concerns that its form, design and siting would not be in keeping with the character of the three recently built houses adjacent. In response to those concerns the proposal has been revised to incorporate a two storey dwelling whose scale, massing and design is very much in keeping with the design of the recently constructed dwellings adjacent, being not dissimilar to the house type constructed on the plot to its immediate east. In doing so the Local Authority's

concerns about the form and design of the dwelling not being in keeping with the character and appearance of the area have been resolved.

- 5.5 As with the previous application, the proposed dwelling will also respect the building line established by nos. 84 and 86 Cheddleton Park Avenue. Its western site boundary will furthermore not extend any further into the surrounding agricultural field than that of the rear garden of no.79 Cheddleton Park Avenue to the south, indeed, it will be set in from it.
- 5.6 In views on approach along Cheddleton Park Avenue, the dwelling will be largely screened by development in the foreground, and where visible from the turning head, will appear in keeping with the recently constructed dwellings on either side. In views from the Caldon Canal towpath, the dwelling will be read against the backdrop of those newly constructed dwellings thereby ensuring that the development will not appear intrusive or incongruous within its surroundings.
- 5.7 The dwelling has a strongly defined ridge line, emphasised by gables, and also has a simple arrangement of openings with traditional header and cill detailing to be utilised. In doing so the dwelling exhibits design characteristics that can also be observed on the recently constructed dwellings adjacent and on older properties in the wider surrounding area. The dwelling is also to be constructed from a complimentary palette of materials to tie in with those newly constructed properties.
- 5.8 The proposed site layout continues to accommodate a means of access through to the fields beyond for agricultural purposes, and this access is to be sandwiched between the front garden of the proposed dwelling and the side elevation of no.79 Cheddleton Park Avenue to the south. A new hedgerow will enclose the front garden, along with a timber post and rail fence to separate the two. The access is infrequently used for agricultural purposes and its

occasional use will not give rise to any adverse impacts to the amenity of future occupants of the dwelling.

- 5.9 The proposed dwelling will also benefit from a large area of private amenity space to the rear that far exceeds the recommended minimum standard of 65 square metres, and which will not project any further out into the field than the respective gardens of the adjacent properties at no.79 and no.86 Cheddleton Heath Avenue. The gross internal floor area of the dwelling will furthermore exceed the minimum floorspace requirements for a four bedroomed dwelling as set out within the DCLG Technical Housing Standards. Future occupiers of the dwelling will therefore be provided with a good standard of residential amenity.
- 5.10 The proposed siting of the dwelling, and an absence of any side facing principal windows on the neighbouring properties to the south and east, means there will not be conflict with the Local Authority's Space About Dwellings standards, and that consequently the amenity of neighbouring occupiers will be safeguarded. The scale, design and layout of the proposed development is consequently held to meet the requirements of policies SS1, DC1, DC3 and H1 of Staffordshire Moorlands Local Plan.

Heritage Impact

- 5.11 The application is accompanied by a Heritage Statement prepared by Philip Heath (Heritage Consultant) which has assessed the impact of the proposed development on the significance of nearby heritage assets, those being the Cheddleton Conservation Area, the Caldon Canal Conservation Area and the Grade II Listed Grange Farm and Threshing Barn located to the southwest of the site. In assessing this impact, the Heritage Consultant has also given consideration to the conclusions of the Planning Inspector in the determination of a previous appeal for the erection of 8no. dwellings over a wider parcel of land that encompassed this site.

- 5.12 The Heritage Statement concludes that the new dwelling will make little difference to the existing perception of the three new houses in the landscape. It fills a corner, and the backdrop when viewed from the Caldon Canal Conservation Area is composed of new houses already. More importantly, the dwelling sits within a natural bowl, whose banks make a strong break between Cheddleton Park Avenue and the setting of the listed buildings at Grange Farm. From the Cheddleton Conservation Area, the space between the historic village and new development will still be maintained, and the very limited views out will not be materially changed.
- 5.13 The setting of Grange Farm, which has been the main heritage issue with previous proposals, will also remain unchanged by the additional house. The Heritage Statement comments in this regard that the relationship between Grange Farm and the application site is very tenuous to begin with, as there is very limited “co-visibility” in the wider landscape, and no “inter-visibility” at all. The new house is well-contained by the landform and does not encroach on the rising land that preserves a continued sense of isolation for Grange Farm in the landscape.
- 5.14 The Heritage Statement also comments on the concerns raised by the Conservation Officer during the determination of application SMD/2024/0044, noting that her comments suggest that the proposal would result in an undesirable precedent. However, each case is assessed on its own merits and the proposal is simply for one dwelling, so no weight can be attributed to theoretical possibilities that would otherwise be subject to scrutiny in their own right. The concerns raised about the scale and form of the bungalow have been resolved through the introduction of a two storey dwelling.
- 5.15 The overall conclusion reached is that the proposed development will have no adverse effect on any heritage assets and is suitable for a grant of planning permission in heritage terms. The proposed development is consequently held
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to meet the requirements of policy DC2 of the Local Plan and guidance contained within the National Planning Policy Framework.

Ecology

- 5.16 The application is accompanied by a Preliminary Ecological Appraisal prepared by Elite Ecology, along with an associated Biodiversity Net Gain Report, Biodiversity Net Gain Calculation and Habitat Map.
- 5.17 The Preliminary Ecological Appraisal (PEA) confirms that there are no habitats of conservation concern on the site itself and that consequently the proposed development will not impact upon any rare or valuable habitats. A licence for Great Crested Newts will nevertheless need to be secured, with precautionary measures to be put in place to safeguard badgers during the construction phase.
- 5.18 An artificial lighting plan is also recommended in order to safeguard commuting / foraging bats, as well as a Reptile Method Statement and other precautionary measures. All of these measures can be secured via an appropriately worded planning condition and in doing so will ensure that the development does not have any adverse impact on any protected species.
- 5.19 The Biodiversity Net Gain Report, associated net gain calculation and Habitat Map, serve to demonstrate that a 10% net gain to biodiversity will be achieved (+13.05%), with the land to the west of the site to be set aside to deliver the required biodiversity enhancements, which are detailed within the report. Such enhancements can be secured via planning condition, and in doing so the proposed development will meet the requirements of policy NE1 of the Local Plan and guidance contained within the National Planning Policy Framework.

Highway Safety

- 5.20 Vehicular access to the site is to be taken via Cheddleton Park Avenue and will connect to the head of the cul-de-sac via the newly constructed driveway that serves nos.77, 79 and 86 Cheddleton Park Avenue. Off-street parking for up to three vehicles is proposed (one via an integral garage) which is sufficient to meet the adopted car parking standards for a four bedroomed dwelling (3 spaces required). Associated turning space is also proposed in order that vehicles may exit the site in a forward gear.
- 5.21 Good forward visibility will be afforded along the access drive such that any oncoming vehicles, or those leaving the driveways of nos. 77, 79 and 86 Cheddleton Park Avenue can be freely observed. Consequently no severe residual impacts to highway safety will ensue as a consequence of the development. The proposal therefore meets the requirements of policy T1 of the Local Plan and guidance within the National Planning Policy Framework.

6 Conclusion

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

- The application site lies within the settlement boundary of Cheddleton, and accords with the adopted development strategy for the District.
- The proposed scale, design and layout of the development is in keeping with the established character and appearance of the surrounding area and has resolved concerns raised in the previously withdrawn application.
- The proposed development will provide a satisfactory level of amenity for both future occupiers of the dwelling and existing neighbouring occupiers.
- The proposal will not have any material adverse impact on the setting of nearby Listed Buildings at Grange Farm, nor will it adversely affect the two nearby Conservation Areas, as evidenced by the accompanying Heritage Statement.
- The proposal will not have an adverse impact on local ecological interests and will secure a minimum 10% net gain to biodiversity.
- The proposed development will not give rise to any severe residual impacts to highway safety impacts within the local area.

6.2 The proposed development is consequently held to meet the requirements of policies SS1, SS2, SS3, SS8, H1, DC1, DC2, DC3, T1 and NE1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework.