

PLANNING STATEMENT IN RELATION TO A FULL PLANNING APPLICATION

FOR THE

ERECTION OF TWO DETACHED DWELLINGS

AT

LAND TO THE NORTH OF HAWES FARM

HIGH STREET

IPSTONES

STAFFORDSHIRE

ST10 2LU

ON BEHALF OF

MR W & MRS K LEESON

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Report produced by:-

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1.0 INTRODUCTION & BACKGROUND

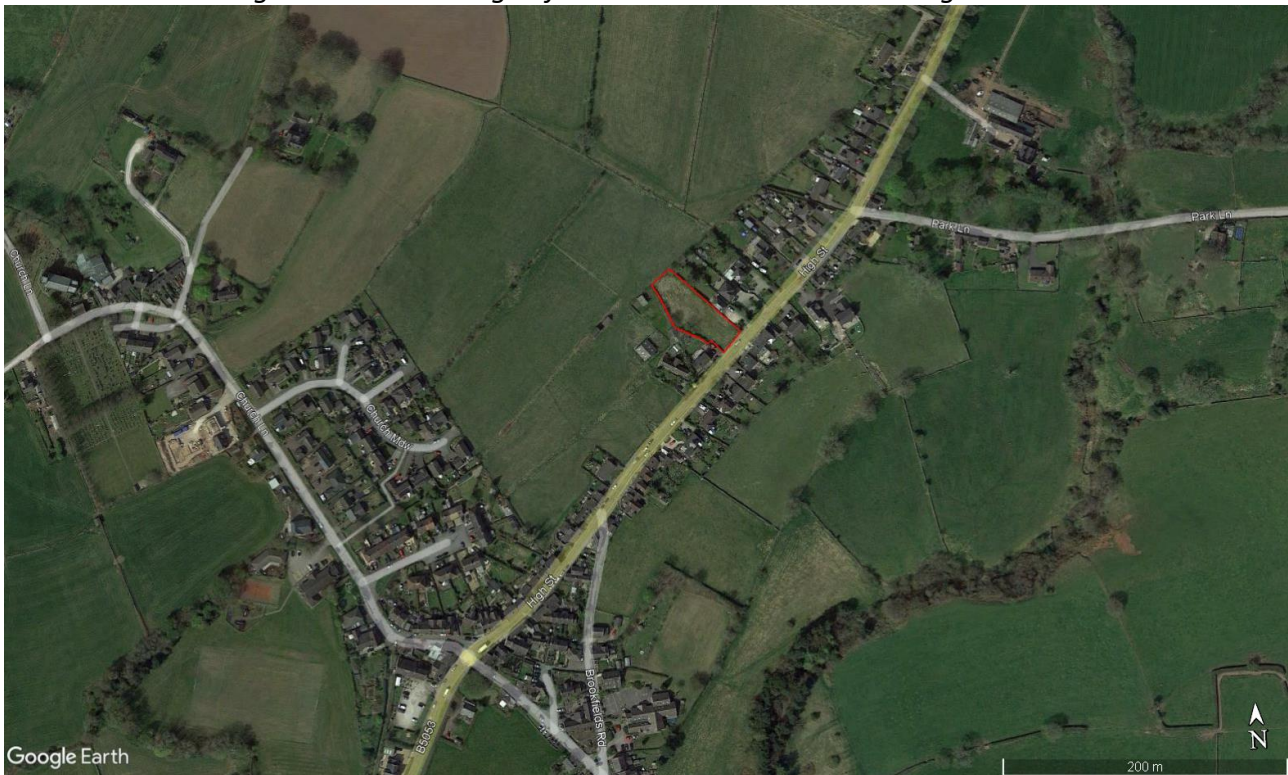
- This Statement has been produced to support a full planning application to Staffordshire Moorlands District Council (SMDC) and relates to a small residential scheme on land to the North of Hawes Farm, High Street in village of Ipstones.
- This application seeks permission to erect two detached dwellings on land which sits between Hawes Farm and adjoining residential properties to the North, with the application site being within the development boundary of the village.
- An outline scheme has recently been determined and this revised scheme addresses the reasons for refusal given for Outline Planning Application SMD/2022/0170.
- Since Determination, the Government have revised the National Planning Policy Framework (NPPF) with a substantial increase in housing targets and specifically setting out the expectation that Local Authorities should rapidly create a clear, ambitious local plan for high quality housebuilding to reach the target of 1.5million new homes.
- In reaching a Decision on the previous outline scheme, the planning officer considered that further details in relation to the scale, siting and design would be required to assess the impact on the Conservation Area and Listed Building. Further work was also required in relation to Heritage.
- Post Decision, a comprehensive study and Heritage Statement has been completed by Archaeological Research Services Ltd and pre-application feedback from SMDC on draft submissions has been taken into account during the preparation of the Heritage Statement which accompanies this application.
- The architect has considered the heritage recommendations in detail to formulate the initial design and layout of the scheme to achieve a development that is sensitive to heritage and archaeological considerations identified from the study. Further pre-application discussions have been held with SMDC with a draft design presented to seek comments from the planning officer and heritage adviser at SMDC prior to finalising the design.
- The final scheme of design has evolved to create a development that is both sensitive to the historical and archaeological context of the site whilst acknowledging the sustainable development location to create two family dwellings on site that have a high design quality suitable for Conservation Area development.

- The landscaping scheme included has been derived from the outcomes of the Biodiversity Net Gain Survey and metric alongside heritage and landscape considerations.

2.0 SITE DETAILS

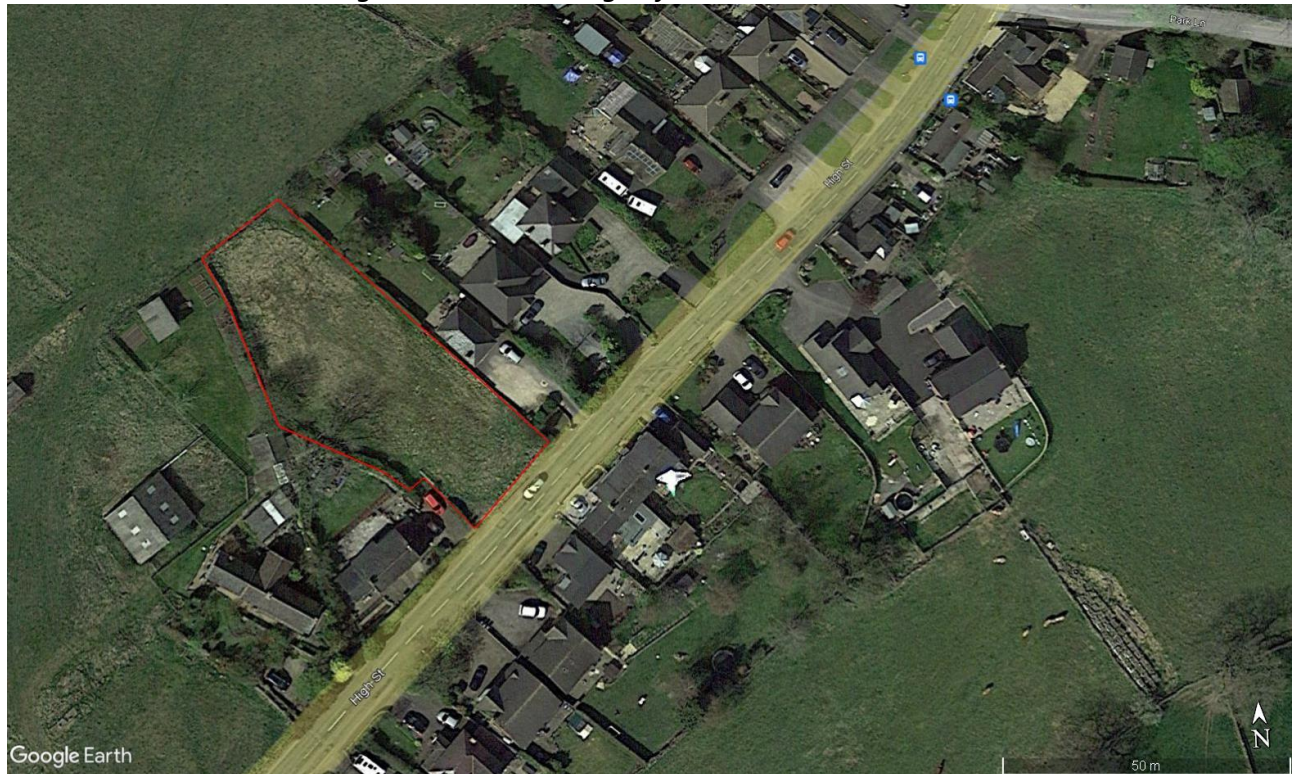
- The site lies within the village of Ipstones, 300m North East of the village centre and fronts onto the High Street (B5053).
- Under the current Local Plan, Ipstones is identified as a 'larger village'.

Figure 1 – Aerial Image of the Site in context to the village centre



- The site extends to 1756m² and comprises a reasonably level grass paddock. There is also a bus stop approximately 100m North East of the site as illustrated on the aerial image below.

Figure II – Aerial Image of the Site



- When looking at the development area in greater detail, the site sits between residential development to the North East and South West. To the South East and on the opposite side of the public highway, there is a continuous line of development.
- The site is within a Conservation Area and Hawes Farm, to the South West, is a Grade II Listed Building. The tree along the South West boundary is subject to a Tree Preservation Order (reference SM188T001).
- The proposed development would comprise infill development within the village development boundary.

3.0 PROPOSED SCHEME OF DEVELOPMENT

- The proposed scheme has been developed with the aid of specialist consultants specifically in relation to heritage, archaeology, biodiversity and ecology. Pre-application discussions have been held with SMDC Planning Officer, Local Councillor and Conservation Officer (CO) to bring forward a sustainable, small scale residential development scheme that helps to contribute to the housing needs of the District whilst balancing other planning considerations.
- The scheme comprises two detached dwellings to provide two 3-bedroom family homes in the village which have been designed, orientated and sited to follow the recommendations proposed in the Heritage Statement (Section 5, page 13) completed by Archaeological Research Services Ltd.
- The proposed development is illustrated on the following plans-
 - ✓ Location Plan
 - ✓ Site Plan
 - ✓ Proposed Plans and Elevations
- The measures recommended in this Section of the Heritage Statement and detailed below have formed the basis of the scheme of design.

Extract from Section 5 of the Heritage Statement

“Some of the design measures that might contribute to achieving these objectives are as follows:

- ◆ *Ensure development is set-back and does not hinder views of Hawes Farmhouse.*
- ◆ *Footprints of new dwellings have been designed to minimise impact of views of field boundaries beyond the PDA.*
- ◆ *A single, central access drive off High Street to service the dwellings.*
- ◆ *Car parking placed between the dwellings and masked by the southernmost dwelling.*
- ◆ *Maintain open pasture character of land between dwellings, Hawes Farmhouse and High Street.*
- ◆ *Retain field boundary of PDA fronting High Street”*

- By integrating the requirements of Biodiversity Net Gain, a landscaping and planting scheme has been proposed that respects the agricultural history of the location and minimises harm to the historic and archaeological features identified in the Heritage Statement.
- The design features include-
 - ✓ Retaining and improving the dry stone field wall forming the boundary to the High Street
 - ✓ The inclusion of a single new access and drive which retains a simple, agricultural appearance.
 - ✓ The retention and ecological enhancement of the agricultural meadow between the High Street and proposed residential development area.
 - ✓ Small family homes orientated to minimise the impact of views of field boundaries behind Hawes Farm.
 - ✓ Siting the dwellings to maximise the use of existing natural planting and established screening and set back from the High Street to maintain the open character of the land between the High Street and Hawes Farm.
 - ✓ A small residential curtilage with discreet car parking and boundary treatments that are respectful to the Conservation Area.
 - ✓ The orientation and alignment of the proposed dwellings would also follow the existing built form in this area of the village.
- The Biodiversity Net Gain (BNG) measures are detailed in the Biodiversity Net Gain Supplementary Note with full calculations included in the Metric, both being completed by Haslam Ecology.

4.0 KEY PLANNING CONSIDERATIONS

4.1. Principle of Residential Development

- The site sits within the development boundary of Ipstones village.
- In the Delegated Report for outline scheme SMD/2022/0170, the officer notes that *“The site is within the development boundary of a large village and is close to the centre of the village where a number of local services exist. It is a sustainable location for new housing and two dwellings on the site would be in line with the strategy for housing for the large villages as outlined in Policy SS8.”*

Figure III – Extract from the Interactive Map in the Current Local Plan



- Local Plan Policy H1, New Housing Development, Part 4 states that-

“Housing Development on sites not allocated for such purposes in Policy H2 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.”*

- The development proposed is within the village settlement boundary and is a sustainable location for new housing. The site is therefore considered capable of accommodating small scale residential development in principle.

4.2. Conservation Area and Other Heritage Considerations

- Section 16, paragraphs 195 -214 of the National Planning Policy Framework (NPPF), December 2024 alongside Local Plan Policy DC2 are relevant to this proposal in context with the historic environment.
- The Heritage Statement completed Archaeological Research Services Ltd provides an in-depth study of the historical and archaeological considerations of the site in context with planning policy and conservation guidance.
- The Heritage Statement concludes that –

*“Particular attention has been given to **considering how the proposals might affect the setting of Hawes Farmhouse, 53 High Street.** The historic setting is largely formed by the enclosure period fields around Hawes Farm. The significance of that setting derives largely from the visual perception of the fields, their walls and the sense of open space around the farm. This report recognizes that the PDA is a surviving **fragment of a once much larger enclosure period field that survived until the 1930s when it was largely developed for housing along the northern side of High Street.** It concludes that the proposals will have a **modest negative impact upon the setting of Hawes Farmhouse.** It recognises however that there are aspects of the proposals that have been successfully designed to minimise that impact. Similarly, the design retains a level of visual permeability, legibility and a sense of open space that successfully limits the negative impact upon the perception of the isolated hamlet formed by Hawes Farm and Daisy Bank Farm within the Ipstones Conservation Area.*

*The assessment has also recognised two previously unrecorded earthwork archaeological features within the PDA. These features consist of a break of slope running parallel to the drystone field wall fronting High Street, and a low earthen bank running down the centre of the PDA. The former possibly reflects the boundary of the pre-enclosure lane, whilst the linear earthen bank may either predate enclosure or be the product of post enclosure ploughing within what has normally been a pasture field. The report concludes that these features will be severely negatively impacted upon by the development. **It proposes that they should be archaeologically surveyed, investigated and recorded as a condition of planning consent.***

The report has **considered the comments raised by the Conservation Officer in the pre-application comments**. Below are considered responses to the points raised where they relate to heritage issues. Whilst it is acknowledged that the setting of a listed building does not have a defined boundary and should not be taken to be defined by boundaries on maps and plans, it is important to define the extent of setting. It is typical that this would be expressed upon a map or plan to ensure that agreement is reached.

Whilst sections of boundary around the PDA appear to have historic provenance, the field pattern has seen significant impact by modern development of the village. This is particularly through the early to mid-20th century ribbon development along the High Street to the north. **Indeed, the north east boundary to the PDA, shared with 59 High St, is a wholly 20th century intrusion. Presently, this serves to dominate views at the CA's north eastern periphery and imposes a heavy suburban character to this area, particularly with the housing style and the prominent, long stretch of modern timber and concrete fencing. This equally serves to distract from key views towards the more open countryside identified in the CA appraisal (p4, Section 2.8) and what would be the true, wider settings of the Grade II listed Hawes Farm.** Equally, the rough, open pasture of the site presently lacks opportunity to serve as a visual buffer within the interior of the Ipstones CA. **The south east boundary of the PDA (along the modern High St. 5053) is formed with a low drystone wall, components of which it is intended to retain within the development design. Whilst in keeping with the historic character of the CA, the wall (on site visit 2022) has sections of tumbling stone. Modern wire mesh and timber post fence is set behind and raised above the low drystone wall.** The south west boundary is shared with the Grade II Hawes Farm. This is denoted by sections of hedgerow and a modern tubular metal gate. This boundary again, as depicted by historic mapping, is of modern origin, which equally serves to dislocate the former farmhouse from its historical agricultural context. **Indeed, the listed building itself, and its immediate curtilage, outside of its historic designation, does not retain any clear and observable agricultural associations.**

The client has considered the siting of the houses to retain the open views of the countryside. **Therefore, it was felt that by siting the houses perpendicular to the road, this allowed more key views to be retained within the landscape and of the heritage asset.**

- In Summary, **"It concludes that the proposal development will have a minor impact upon the setting of Hawes Farmhouse.** However, it also recognises that the proposals have been **successfully designed to minimise that impact.** The design retains a level of visual permeability, legibility and a sense of open space that successfully limits the negative impact upon the perception of the isolated hamlet formed by Hawes Farm and Daisy Bank Farm. These are important considerations regarding the setting of Hawes Farmhouse and retaining the character of Ipstones Conservation Area.

- *The assessment has also recognized two previously unrecorded earthwork archaeological features within the PDA. These features are thought to reflect the boundary of the pre-enclosure lane (High Street), whilst a linear earthen bank may either predate enclosure or be the product of post enclosure ploughing within what has normally been a pasture field. **The report concludes that these features will be impacted by the development, and proposes that they should be archaeologically surveyed, investigated and recorded as a condition of planning consent.***

- The Heritage Statement has addressed the concerns raised by the planning officer on Page 4 of the Delegated Report for outline scheme SMD/2022/0170 and provided further comment and a detailed response to the comments received from SMDC Conservation officer at pre-application stage.

- In context with the assessment method outlined in the NPPF, this development would lead to less than substantial harm. Paragraph 208 of the NPPF states that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

- Paragraph 209 states that *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or **indirectly affect non-designated heritage assets**, a balanced judgement will be required having regard to the **scale of any harm or loss and the significance of the heritage asset.**”*

- The contribution which this development brings to the local village including making a positive contribution to the local housing stock, supporting local businesses and services and providing employment and economic benefits during the construction period, should all be given significant weight in the decision making.

4.3. Sustainable Development

- The revised NPPF re-iterated the concept of sustainable development which was first introduced in March 2012.
- 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”*.
- Paragraph 8 goes on to state that *“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 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; 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 improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*
- Paragraph 9 states *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character needs and opportunities of each area.”*.
- In paragraph 10 the NPPF states that *“at the heart of the Framework is a presumption in favour of sustainable development”*.
- Ipstones is identified as larger village in Local Plan and has a range of local facilities, employment opportunities, shops and services.

- The application site is within easy walking or cycling distance of this large sustainable village. There is a bus stop located on High Street, less than 5 minutes walk from the application site. There are also a range of shops and other facilities easily accessible by foot or cycle.
- Therefore, this development is in a sustainable location.
- Furthermore, this scheme will make a positive contribution to the local housing stock and would also provide employment opportunities during the construction. The proposal would contribute to the social objective to provide housing in an area with an identified local need.
- Approval of a residential plot in this location would accord with all three objectives of sustainable development with the NPPF clearly geared towards a presumption in favour of sustainable development.

4.4. Character and Appearance

- The character and appearance of the Conservation Area and Hawes Farm is set out in detail in the Heritage Statement (namely Section 3).
- Outside of the Conservation Area, there is extensive residential development and the site is within an area with linear development running along the High Street. To North East of the site, the properties are mainly detached with some semi-detached properties and occasional bungalows.
- The properties are mainly constructed from red brick with some fully rendered or partly rendered properties. A number of detached properties also have hipped roofs.
- Detached properties on the North side of the High Street are set back from the roadside.
- Properties on the Southern side of the High Street are sited closer to the highway and are more varied in type and construction.
- There is sufficient space within the development area for two new infill dwellings and the associated residential curtilage and garden. The proposed dwellings are orientated to reduce the visual massing and set back from the High Street to minimise views and alterations to the street scene.

4.5. Meeting the village's housing requirement and contributing to SMDC's 5 year housing supply

- Recent Government publication '*Proposed Reforms to the National Planning Policy Framework and other changes to the planning system*' sets out the approach being taken to encourage sustainable growth in the planning system.
- Chapter 1, paragraph 3 states that *"We will take the difficult decisions necessary to build what Britain needs. **That includes 1.5 million homes in England over the next five years**".*
- Part h of paragraph 3 outlines the intention to *"make wider changes to ensure that local planning authorities are able to prioritise the types of affordable homes their communities need on **all housing development** and that the planning system supports a more **diverse** housebuilding sector;"*
- Paragraph 6 states *"Finally, it sets out how and when we expect every local planning authority to rapidly create a clear, ambitious local plan for high quality housebuilding and economic growth."*
- Paragraph 15 of Chapter 3 states that *"Introducing **more demanding targets** and reinstating the requirement to demonstrate a 5-year housing land supply at all times is likely to bring more local planning authorities into the scope of the presumption in the short-term. This is necessary to ensure that we urgently address the issue of chronic undersupply of land that has underpinned the housing crisis and support our drive to deliver 1.5 million new homes over the next five years."*
- As there is currently less than a five-year housing land supply in the District and the Government consultation is seeking that more demanding housing targets are required, the NPPF and position in relation to this emerging policy changes should be given significant weight in Decision Making. This scheme will increase the allowance of new houses in a sustainable location with an identified local need.
- Furthermore, Paragraph 15 of Chapter 6 states that *"**Small and medium sized builders are essential to meeting our housing expectations and supporting local economies.** They also build out the majority of small sites. Their business models often rely on identifying and securing small sites and building them out quickly. **The Government is concerned that SME housebuilders are not able to access the small sites that they need, and that local planning authorities are not bringing forward small sites in their plans to the level set out in the NPPF.**"*
- The proposed small-scale scheme provides two family homes with three bedrooms, each having a modest floor area of 117m², located in a sustainable village location with access to local services and shops.

4.6. Revised NPPF with Increased Housing Targets for SMDC and Small Sites

- The revised NPPF and Housing Targets for individual Local Authorities was published on the 12th December 2024. In presenting the NPPF to the Commons, the minister, Matthew Pennycook, gave an insight into the thinking on housing targets: *“To be clear, the reforms to the planning system that we are making today are not the only part of the answer; delivery of homes is an entirely different challenge from bringing forward planning permissions. We need to over-supply planning permissions into the system to get the number of homes we need in his constituency, and across the rest of the country.”* (Hansard, 12th December, cols 1076-77).
- The housing targets, revised from the increased ones issued in July, retain the substantial increase from 240,000 (before the urban uplift) to 370,000. For SMDC specifically, the housing target has been increased from 159 to 454 with average annual increase of 219 houses. It will also be helpful to refer to these figures in my Statement.
- An extract from the Housing needs assessment table for SMDC is provided below-

ONS Code	Local Authority Name	Region	LHN under the previous standard method	LHN under the new standard method	Average Annual Net additions (2021/22-2023/24)
E07000198	Staffordshire Moorlands	West Midlands	159	454	219

- It is also expected that (alongside other outstanding matters from the Levelling Up and Regeneration Act 2023) that there will be further consideration to support small sites.
- These National Policy changes have significantly altered the Policy position in relation to Housing Need since the determination of planning decision SMD/2022/0170.

4.7. Amenity

- In the Delegated Report for outline scheme SMD/2022/0170, the officer notes that *“I am satisfied two new houses on the site, even within the development boundary, can be accommodated without harming the residential amenities and living conditions of local residents”*
- The design proposed complies with the Space About Dwelling SPG to protect light and respect privacy to nearby properties.

4.8. Highways

- In the Delegated Report for outline scheme SMD/2022/0170, the officer notes that *“A new access can also be created off the main road without harming highway safety, through careful siting and design and the local highways authority has not objected to the application”*
- The proposed single access meets the visibility and surface requirements set out by the Highways Authority whilst retaining the agricultural character and appearance.

5.0 CONCLUSION

- Following a review of National and Local Planning Policies and as noted in the Delegated Report for the previous scheme (**SMD/2022/0170**), the site within a sustainable location and suitable in principle for small scale residential development.
- Taking into account the Government's reform of the NPPF, the significant increase in housing targets for the District and the lack of a 5-year housing supply, the provision of a small scale residential scheme in a village with an identified need for new housing should be given substantial weight in Decision Making.
- This scheme has been developed taking into account feedback received from the previous scheme and comments made by SMDC officers at pre-application stage.
- A detailed design has been proposed that respects the historic and agricultural features within the wider setting to achieve a scheme which delivers the identified housing need whilst minimising harmful impacts.
- This approach is noted in the Heritage Statement which concludes that *"the proposal development will have a minor impact upon the setting of Hawes Farmhouse. However, it also recognises that the proposals have been successfully designed to minimise that impact."* The archaeological features identified within the site will be *"severely negatively impacted upon by the development. It proposes that they should be archaeologically surveyed, investigated and recorded as a condition of planning consent"*. In context with the assessment method outlined in the NPPF, this development would lead to less than substantial harm.
- The landscaping and BNG biodiversity proposals detailed across the wider site enhance biodiversity and retain key features which contribute to the character and appearance of this residential area with the retention of the existing established tree and planting along the boundary to Hawes Farm and the creation of wildflower meadows.
- Taking into account the proximity and orientation of neighbouring properties and intervening established screening, this scheme would not result in any amenity issues.
- Overall, this proposal is considered to accord with National and Local Planning Policy and in particular allow a small scale sustainable development in a sustainable location to be implemented. Furthermore, the public benefits of this scheme would significantly outweigh the less than substantial harm to a heritage asset.