

PLANNING STATEMENT

**TOMPKIN HEAD FARM
STANLEY**

FEBRUARY 2025

Site Address:

Tompkin Head Farm, Tompkin Road, Stanley, Staffordshire, ST9 9NA

Applicant:

Mrs. G. Tinsley

Proposal:

Conversion and alteration of agricultural buildings to form 2no.
dwellinghouses, and associated works

Planning Statement:

Date Issued: 10th February 2025

Job Reference: RDP/2025/019

Report Prepared By:

Rob Duncan BSc(Hons) MA MRTPI
Rob Duncan Planning Consultancy Ltd

Contact Details:

Rob Duncan Planning Consultancy Ltd.
St. Mary's Old School, Minster Pool Walk, Lichfield, WS13 6QT
Email: rob78duncan@gmail.com
Tel. 07779 783521

1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mrs. G. Tinsley to seek full planning permission for the conversion and alteration of two former agricultural buildings at Tompkin Head Farm, Tompkin Road, Stanley to create 2no. dwellinghouses.
- 1.2 Barn A is located towards the southern site boundary, adjacent to the carriageway of Tompkin Road, and comprises a part two storey / part single storey former agricultural building constructed from coursed natural stone with a Staffordshire Blue tiled roof. It is to be converted into a dwellinghouse, whose accommodation will comprise of a lounge, kitchen, dining room, office, utility and hallway at ground floor, with stairs leading up to five bedrooms (one ensuite) and a family bathroom at first floor. The gross internal floor area of the dwelling will be 219 square metres.
- 1.3 Barn B is located to the north of Barn A and comprises a part two storey / part single storey former agricultural building. The main two storey section of the building is constructed from coursed stone with a Staffordshire Blue tiled roof atop, whilst attached to its southern elevation is a single storey lean-to constructed from concrete blockwork with a corrugated roof. The building is to be converted into a dwellinghouse whose accommodation will comprise of an open plan kitchen /living areas, dining room, lounge, utility and hallway at ground floor with three bedrooms (two ensuite) and family bathroom at first floor. The gross internal floor area of the dwelling will be 222 square metres.
- 1.4 Vehicular access to the site is to be taken via an existing access off Tompkin Road at the far eastern end of the site, with a new driveway formed to serve a turning area and associated parking spaces for each dwelling. The existing access adjacent to Barn A is to be closed off.

2 Site & Surroundings

- 2.1 The application site is located within the rural area and forms part of the North Staffordshire Green Belt. The site comprises of two former agricultural buildings located to the east / southeast of the existing farmhouse and which are surrounded by hardstanding. A portal framed agricultural building is located to the east / northeast of the buildings and is the subject of a separate concurrent application for conversion to residential use via Class Q permitted development rights.
- 2.2 Barn A is located adjacent to the roadside and comprises a part two storey / part single storey building constructed from coursed natural stone with a Staffordshire blue tiled roof atop. The building has solar panels on its south facing roofslope.
- 2.3 Barn B is located to the north of Barn A and comprises a two storey building constructed from coursed natural stone with a Staffordshire Blue tiled roof, with a single storey lean-to projecting along its southern elevation that is finished in blockwork with a corrugated sheet roof.
- 2.4 Open fields surround the site to its north, and to the south on the opposite side of Tompkin Road. The existing buildings are not statutorily listed, nor does the site lie within a Conservation Area.

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 recently adopted Staffordshire Moorlands Local Plan (2020) of which the following policies are of relevance 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, including starter 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 SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism, or enhances the countryside. The policy confirms that the Council will meet housing requirements by allowing the conversion or replacement of an existing rural building in accordance with policy H1. It also states that strict control will continue to be exercised over inappropriate development in the Green Belt, allowing only for exceptions as defined by Government policy.

3.4 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. It goes on to state that 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. It also requires that 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.

3.5 Policy H1 also states that in the rural areas, only the following forms of housing development will be permitted:

- a) Affordable housing which cannot be met elsewhere, in accordance with Policy H3.
- 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.

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:

- 1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area.
- 2. 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.
- 3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design.
- 4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development.

5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, overbearing development, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.
6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate.
7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use.
8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links.
9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed.
10. ensure, where appropriate, equality of access and use for all sections of the community.
11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable.
In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

3.7 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.

3.8 Policy NE1 of the Local Plan relates to “Biodiversity 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 (amongst other measures):

- 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.
- 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.

3.9 Policy T1 of the Local Plan relates to 'Development and Sustainable Transport' and states 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 seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of safeguarding the Green Belt, significantly boosting the supply of housing, encouraging the reuse of buildings, securing high quality design, ensuring highway safety, protecting habitats and important species, and delivering a net gain to biodiversity. The content of the NPPF has been taken into consideration in the preparation of this application.

SMDC Design Guide SPD

- 4.2 The adopted Design Guide SPD provides advice aimed at securing the delivery of high-quality built development within the District and provides specific guidance in respect of conversion schemes. The content of the Design Guide SPD has been taken into consideration in the preparation of this application.

SMDC Space About Dwellings SPG

- 4.3 The adopted Space About Dwellings SPG provides advice aimed at securing a high level of residential amenity for both future occupiers of dwellings, and well as neighbouring properties. The content of the Space About Dwellings SPG has been taken into consideration in the preparation of this application.

5 Planning Assessment

Green Belt

- 5.1 The application proposes the conversion and change of use of two former agricultural buildings on a site within the North Staffordshire Green Belt to provide 2no. dwellinghouses. Policy SS10 of the Local Plan confirms that strict control will be exercised over inappropriate development in the Green Belt allowing only for exceptions as defined by government policy.
- 5.2 Paragraph 154 of the National Planning Policy Framework confirms that the reuse of buildings can be considered appropriate in the Green Belt provided that the building is of a permanent and substantial construction and that the development does not give rise to harm to the openness of the Green Belt or conflict with the purposes of including land within it.
- 5.3 The accompanying Structural Surveys prepared by Fairclough Consulting Engineers serve to demonstrate that both buildings are capable of conversion without the need for significant rebuilding or alteration. Both have been found to be in a robust structural condition with only minor works of repair being required. Both buildings are consequently held to be of a permanent and substantial construction.
- 5.4 The conversion of these buildings to form 2no. dwellinghouses will not give rise to harm to the openness of the Green Belt, nor will it conflict with the purposes of including land within it. The proposed external parking areas are to be provided on areas of the site that area already laid to hardstanding and which are currently used for the parking and manoeuvring of agricultural vehicles.
- 5.5 The proposed amenity spaces serving the two dwellings will be provided on land that is predominantly laid to hardstanding, and as such there will be no

significant encroachment of development beyond that which has already occurred as part of the farmyard.

5.6 The amenity space for Barn A will be enclosed by an extended drystone wall along the roadside frontage, with a new hedgerow wrapping around its eastern and northern flanks. Such enclosure and reuse of the existing area of hardstanding will serve to minimise any impact to the openness of the Green Belt. The amenity space to Barn B is more discreetly positioned on an overgrown area of hardstanding at the rear of the building and will likewise not have an adverse impact on the openness of the Green Belt.

5.7 The conversion of the buildings to residential use is consequently held to amount to an appropriate form of development within the Green Belt in accordance with the provisions of paragraph 155 of the NPPF and policy SS10 of the Local Plan.

Housing Delivery

5.8 Policies SS10 and H1 of the Local Plan provide support for the conversion of existing buildings to residential use, provided that the buildings are worthy in physical, architectural and character terms for conversion. As discussed in the preceding paragraphs, the submitted Structural Surveys serve to demonstrate that the two buildings are worthy in physical terms for conversion.

5.9 The high quality vernacular appearance of the two buildings, their age, and their construction from traditional materials also renders the buildings entirely appropriate in architectural and character terms for conversion. They are both high quality, vernacular buildings and worthy of preservation. The proposed conversion of these buildings to residential use is consequently held to meet the requirements set out within policies SS10 and H1 of the Local Plan.

Design and Layout

5.10 The adopted Design Guide SPD states that:

“The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that that in most cases the barn, mill or chapel should afterwards look like a converted barn, mill or chapel, and not like a new house or a new block of flats. When converting traditional buildings, new uses should not normally require the construction of extensions or ancillary buildings. However, if alterations are necessary and approached carefully, it may be possible to bring about a new understanding of historic buildings by making a clear distinction between what is old and what is new”.

5.11 The submitted proposal embraces the above philosophy and adopts a sensitive approach to the conversion and alteration of the building, taking the opportunity to maximise the reuse of existing openings to provide natural light to the internal accommodation. The application also takes the opportunity to remove a large section of the concrete blockwork lean-to attached to the southern elevation of Barn B.

5.12 A new window opening is proposed at first floor within the north elevation of Barn A, along with the alteration of an existing window to form a doorway. A new window and door is also proposed in place of a small lean-to that is to be demolished as part of the proposed works. A further new opening is proposed in the gable end of the west elevation, as well as series of rooflights. The majority of those rooflights will be located on the northern roofslope away from public view. The rooflights will all be of the flush fitting conservation variety.

- 5.13 On Barn B, a new window is proposed in the gable end of the west elevation, along with a doorway opening below. Both sit centrally within the elevation as one would expect of such openings. One of the existing windows in the north elevation is to be altered to provide a doorway, and other currently hidden openings on the south elevation (obscured by the existing lean-to) will be re-revealed. Cladding and glazing is to be used to infill the retained section of the existing lean-to, enhancing its appearance and ensuring that this part of the building reads as a latter addition to the original building. A series of rooflights are also proposed, which like Barn A, will be of the flush fitting conservation variety.
- 5.14 Externally it is proposed to create an area of amenity space to the east and northwest of Barn A to serve that dwelling. The amenity space to the east will be created on an existing area of hardstanding and be enclosed by an extended drystone wall along the roadside, along with a new hedgerow. The amenity space to the northwest will be enclosed by retained walls from the part demolished lean-to extension on Barn B.
- 5.15 The amenity space for Barn B will be located to its north on an area of predominantly overgrown hardstanding, and also to its east. The latter area will be enclosed by a new hedgerow. The northern site boundary will be enclosed by a post and rail fence.
- 5.16 The proposed areas of amenity space will each exceed the minimum requirement of 65 square metres as set out in the Local Authority's Space About Dwellings Standards. The gross internal floor space of the proposed dwellings will furthermore exceed the minimum required floor area for a four bedroomed / eight person dwelling (Barn A) and a three bedroomed / six person dwelling (Barn B) as dictated by the Nationally Described Space Standards (Policy H1 refers). The proposed development is consequently held to meet the requirements of policies SS1, H1, DC1 and DC3 of the Local Plan.
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Highway Safety

- 5.17 The application site is currently served by two existing vehicular access points off Tompkin Road. The first of these is located immediately to the east of Barn A which is the main access point for the farm. That access suffers from restricted visibility owing to the presence of Barn A within the visibility splay, coupled with the proximity of the access to a sharp bend in the road to the west. The second access is located further to the east, where the highway bends to the south, and connects to the farmyard via a narrow track in front of the adjacent portal framed agricultural building.
- 5.18 The application proposes the formation of a new driveway through the site, passing partly through an area of land currently occupied by a lean-to extension off the portal framed agricultural building. That lean-to extension is proposed for demolition as part of a concurrent Class Q application that has been submitted to convert that building to residential use.
- 5.19 The existing track will be taken up and utilised as part of an area of biodiversity enhancement works. The existing access point adjacent to Barn A is also to be closed off completely by extending the existing drystone wall across the frontage. We submit that in doing so the development will derive a significant betterment to highway safety, given that the westernmost access has poor visibility on egress and lies in close proximity to a sharp bend in the road.
- 5.20 Each dwelling will be provided with off road parking for at least three vehicles in order to meet the requirements of the adopted Car Parking Standards, and an area of turning space will also be provided to enable vehicles to exit the site in a forward gear.
- 5.21 The eastern access benefits from much better visibility in both directions than the westernmost access, and its repurposing to serve the proposed dwellings will not give rise to any severe residual impacts to highway safety. The

proposed development is consequently held to meet the requirements of policy T1 of the Local Plan in this regard.

Ecology

- 5.22 The application is accompanied by a Bat Emergence Report prepared by Elite Ecology which has assessed the existing buildings for evidence of bats and / or potential roosting opportunities. The initial scoping survey of the buildings concluded that there were a number of potential roosting features and that they were deemed to have moderate potential to support roosting bats. Birds were also found to be nesting in both buildings.
- 5.23 A series of bat activity surveys were subsequently undertaken which served to confirm that Barn A (B1) is in use as a day roost by common pipistrelle and Brandt's/Whiskered bats. As a consequence, a bat licence from Natural England will need to be secured before any works are commenced on converting the buildings.
- 5.24 The Bat Survey goes on to recommend a series of recommendations aimed at mitigating the impact of the development on bats and birds on the site, as well as provisions of their enhancement. Such recommendations can be secured via an appropriately worded planning condition and in doing so the development will meet the requirements of policy NE1 of the Local Plan and guidance contained within the National Planning Policy Framework.

Biodiversity Net Gain

- 5.25 The application is accompanied by a Biodiversity Net Gain Report prepared by Elite Ecology which serves to demonstrate that the proposed development will deliver a 273% net gain to biodiversity in terms of habitat units, along with a 39% net gain in linear habitat. The proposal consequently meets the statutory requirements for new development to deliver a 10% net gain to biodiversity,

and therefore no conflict with policy NE1 of the Local Plan or the relevant provisions of the NPPF will arise.

Presumption in Favour of Sustainable Development

5.26 The presumption in favour of sustainable development is engaged by this proposal on account of the Local Authority being unable to demonstrate a five year deliverable supply of housing as required by the National Planning Policy Framework (3.58 years).

5.27 Paragraph 11 of the NPPF dictates that in such circumstances proposals should be determined in accordance with the presumption in favour of sustainable development (the so-called tilted balance) and that planning permission should be granted unless:

- i. the application of policies in this 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

5.28 The proposal will not result in any conflict with policies in the Framework that protect areas or assets of particular importance, as it has been demonstrated that it amounts to an appropriate form of development within the Green Belt (paragraph 11(d)(i) of the NPPF refers).

- 5.29 It is furthermore submitted that no adverse impacts will arise as a consequence of this development to *significantly and demonstrably* outweigh the benefits of the development when assessed against the National Planning Policy Framework taken as a whole (paragraph 11(d)(ii) of the NPPF refers)
- 5.30 Social and economic benefits will be derived through the delivery of a two new dwellings on the site which will make a small, but nevertheless valuable contribution, towards addressing the Local Authority's shortfall in housing.
- 5.31 Policy SS3 of the Local Plan confirms that over the plan period 2014 – 2033 provision will be made for at least 6080 additional dwellings at an annualised rate of 320 dwellings per year. The policy also states that sufficient deliverable land will be identified to provide at least 5 years of development at all times. That however is far from the case. The Local Authority has a long history of housing under-supply and the table in Figure 1 below demonstrates that **at no point** since 2014 has the Local Authority delivered sufficient housing to meet the stated annualised housing requirement of 320 dwellings per annum.

Figure 1 – Table of Housing Completions (Source: SMDC Monitoring Report)

Year	Leek	Biddulph	Cheadle	Rural	District Total
2014/15	149	60	31	38	278
2015/16	29	28	10	32	99
2016/17	44	40	4	40	128
2017/18	40	33	13	56	142
2018/19	14	6	87	58	165
2019/20	85	18	22	78	203
2020/21	79	15	41	66	201
2021/22	29	11	57	80	177
2022/23	23	4	128	87	242
2023/24	19	20	95	98	232
Total	511	235	488	633	1,867
Local Plan Target (%)	30%	20%	25%	25%	100%
Percentage % (to date)	27.4%	12.6%	26.1%	33.9%	100%

- 5.32 The Local Authority's Housing Land Supply Statement (up to March 2023) confirms that the housing land supply in the District equates to just 3.58 years, and that the annualised housing requirement now stands at some **461 dwellings per annum**.
- 5.33 The conversion of the existing buildings to form 2no. dwellinghouses will make a positive contribution towards meeting the Local Authority's chronic shortfall in housing land supply and given the persistent under-delivery of housing within the District, and the focus that the NPPF places on delivering new housing via the reuse of otherwise redundant and vacant buildings (paragraph 125 refers), we submit that such benefits carry significant weight.
- 5.34 This proposal will also derive benefits of to the local economy, both to local tradesmen during the construction phase, and though the expenditure associated with the creation of a new household. The Local Authority's 'Quantifying the Economic Impact of Development' Report (2017) confirms that each new house constructed in the District generates 4.3 jobs within construction or the associated supply chain. In the case of this development that equates to some 8.6 jobs.
- 5.35 The same report also confirms that for each new dwelling constructed within the district, there will be a minimum initial one-off spend (in addition to the construction of the dwelling) of £5,000, with a subsequent annual spend of £9,388 per year within the local economy. Those figures date from 2017 and when increased in line with inflation will now be somewhere in the order £6500 for the initial one-off spend, and £12,300 spend per annum. In the case of this development that equates to a one-off contribution to the economy of £13,000 and an ongoing annual spend of £24,600. Such economic benefits lend further significant weight in favour of the proposed development.

- 5.36 The proposal will also deliver environmental benefits by delivering a new dwelling via the conversion of otherwise redundant assets in accordance with the objectives of paragraph 125 of the National Planning Policy Framework, thereby helping to reduce the amount of greenfield land that needs to be lost to accommodate the Local Authority's housing requirements. Such environmental benefits lend further weight in favour of the development.
- 5.37 The collective benefits of the proposed development are considered to be significant and having regard to the considerations discussed in the preceding paragraphs we submit that no adverse impacts will arise to *significantly and demonstrably* outweigh those benefits when assessed against the National Planning Policy Framework taken as a whole. Planning permission should therefore be granted in accordance with the presumption in favour of sustainable development.

6 Conclusion

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

- The proposal entails the change of use and conversion of buildings that are of a permanent and substantial construction, and which will not result in harm to the openness of the Green belt or conflict with the purposes of including land within it. It is therefore appropriate in the Green Belt.
- The proposal entails the change of use of existing buildings that are worthy in physical, architectural and character terms for conversion.
- The design and layout of the development will safeguard the agrarian character of the building and not give rise to any harm to the character and appearance of the surrounding area.
- The development will provide an acceptable level of amenity for future occupiers.
- The proposed development will not give rise to any severe residual impacts to highway safety and represents a betterment to highway.
- The proposed development will safeguard protected species on the site and provide appropriate mitigation and enhancement to deliver net gain to biodiversity in excess of 10%.
- A number of benefits will arise as a consequence of the development and no adverse impacts will arise to significantly and demonstrably outweigh

the benefits of the development when assessed against the NPPF taken as a whole.

- 6.2 The proposed development is consequently held to meet the requirements of policies SS1, SS10, H1, DC1, DC3, NE1 and T1 of the Staffordshire Moorlands Local Plan (2020), the provisions of the National Planning Policy Framework, and guidance contained within the Staffordshire Moorlands Design Guide SPD.