

Planning Statement – Erection of a self-build dwelling

**Land to the rear of Shrub Cottage, Denstone Lane,
Alton**

April 2025

Project	Land to the rear of Shrub Cottage, Alton
Client	Mr Simon Ward - IDS Designs
Reference	2537
Project Team	Jim Malkin
Version	1
Reviewed by:	Jon Imber

Document Produced by:

JMI Planning Limited
62 Carter Street
Uttoxeter
Staffs
ST14 8EU

Phone: 01889 566107
Email: enquiries@jmiplanning.com

www.jmiplanning.com

Contents

1	Introduction	3
2	Site and Planning History	3
3	The Proposed Development	4
4	Planning Policy Context	5
	National Planning Policy Framework	5
	Staffordshire Moorlands Local Plan 2020	6
5	Five Year Land Supply	7
6	Planning Considerations	7
	Principle of Development – Land Supply and Self Build	7
	Economic	8
	Social	9
	Environmental	9
	Sustainability Conclusions	11
	Other Material Considerations	12
	Amenity of Neighbours	12
	Highway Safety	12
	Flood Risk	12
	Ecology	13
7	Conclusions	13

1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this Statement Jim Malkin has worked as a principal planning officer in local government, and more recently as a Planning Consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.
- 1.3 This statement accompanies an application for a single self-build dwelling submitted by Mr Simon Ward of IDS Designs on behalf of Mr and Mrs Randall.

2 Site and Planning History

- 2.1 The application site comprises of an area of domestic curtilage to the rear of Shrub Cottage which is located on the edge of the village of Alton. The site is provided with an existing access from the B5032, Denstone Lane. The site is adjoined by agricultural fields, however owing to the domestic use the land is considered to be previously developed.
- 2.2 The site is located on the periphery of the village of Alton which is accessible by cycle or public transport. Alton itself is provided with a wide range of services including shops, public houses, restaurants and a primary school as well as significant employment opportunities associated with Alton Tower theme park. The site is served by a regular bus service linking the town to nearby conurbations.
- 2.3 The site is to be completed as a self-build dwelling to be occupied by the applicants Mr and Mrs Randall who have been involved in the design and development of the

scheme from its inception.

- 2.4 The site is located outside of any designated settlement boundary.
- 2.5 The site and its surroundings are shown on the following aerial photograph.



3 The Proposed Development

- 3.1 The application is submitted in full and proposes the erection of a single self-build dwelling. The dwelling will be set over 2 storey's with open plan living space on the ground floor with integral garage and utility and 5 bedrooms on the first floor.
- 3.2 The dwelling will be provided with an appropriate level of off-street parking and suitably sized domestic curtilage. Access to the paddock to the south will be maintained.

- 3.2 The dwelling will be sited to the rear of Shrub Cottage and will replace an existing large domestic outbuilding ensuring that built form does not extend further into the adjacent paddock.

4 Planning Policy Context

National Planning Policy Framework

- 4.1 Paragraph 11 of the NPPF advises that plans and decision should apply a presumption in favour of sustainable development, for decision making this means approving development proposals that accord with an up-to-date development plan.
- 4.2 In this context it is important to note that the Council are unable to provide a five-year supply of deliverable housing sites, therefore relevant policies associated with the provision of housing are considered out of date.
- 4.3 Paragraph 61 supports the delivery of a sufficient supply of homes in order to support the Government's objective of significantly boosting the supply of homes.
- 4.4 Paragraph 63 advises that the need for housing for different groups in the community should be assessed and reflected in planning policies...these groups should include.....people wishing to commission or build their own homes (self or custom builds).
- 4.5 Paragraph 124 of the NPPF relates to making effective use of land and states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.6 Paragraph 125 of the NPPF further adds to this and encourages planning decisions to promote and support the development of under-utilised land and buildings where

available sites could be used more effectively.

- 4.7 Chapter 12 of the Framework houses a number of relevant paragraphs relating to the importance of appropriate design.

[Staffordshire Moorlands Local Plan 2020](#)

- 4.11 The Core Strategy was adopted September 2020 and contains a number of policies relevant to the determination of this application, these are listed as follows.

SS 2 – Settlement Hierarchy

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

SS 10 – Other Rural Areas Strategy

This policy advises that other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. The policy restricts development to that which has an essential need to be located in the Countryside. It also provides guidance in relation to development in the green belt.

H1 – New Housing Development

The policy permits residential development and redevelopment on windfall sites within the development boundaries of the towns and larger village. All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future residents and existing occupiers.

DC1 – Design Considerations

All new development should be of high quality and incorporate detailing and materials which positively contribute to the character of the area in line with the Council's Design SPD. Proposals should be designed to respect the site and its surroundings in terms of scale, density, layout, siting, landscaping, character and appearance.

5 Five Year Land Supply

- 5.1 Staffordshire Moorlands District Council is currently unable to demonstrate a five-year supply of deliverable housing as required by the NPPF. The most recent 5YLS figure agreed at a recent appeal on Land East of Froghall Road, Cheadle, Staffordshire (ref. APP/B3438/W/24/3351035 – Decision 26th March 2025) advised that the Council can show a 2.95-year land supply.
- 5.2 Therefore, in line with paragraph 11 (and associated footnotes) of the NPPF policies that restrict the supply of housing are out of date.

6 Planning Considerations

Principle of Development – Land Supply and Self Build

- 6.1 The proposals involve the completion of small-scale residential development on previously development land to the edge Alton, the site is located outside of the designated settlement boundary, therefore development is strictly controlled by policy SS 10. This policy does not make provision for new housing development unless it meets an essential local need, such as accommodation for agriculture or forestry. However, at this point Staffordshire Moorlands District Council cannot exhibit a 5-year supply of deliverable housing land. The Inspector in the recent

appeal referenced in paragraph 5.1 above, concluded that the Council had a 2.95 year land supply, this is a significant undersupply of housing and one that makes it clear that there is a pressing, current need for new housing in the district.

- 6.2 Therefore in accordance with the requirements of the National Planning Policy Framework, relevant policies for the supply of housing are out of date and cannot be given any weight in the determination of this application. Paragraph 11 prescribes that in these circumstances, planning applications fall to be considered against policies in the NPPF in accordance with the presumption in favour of sustainable development. Paragraphs 7 and 8 of the NPPF identify three components to sustainable development: economic, social and environmental. Achieving sustainable development requires economic, social and environmental gains to be sought simultaneously.
- 6.3 The Council has a duty under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended) to ensure that there are sufficient self-build and custom build plots to meet the demand for self-build and custom housebuilding in its area over a specific period of time. The applicants have been seeking a self-build plot and, in the end, have had to consider the application site owing to the shortfall in available plots with the District. This matter was again considered in the appeal decision at Land East of Froghall Road, Cheadle, Staffordshire, where the Council accepted in a statement that of common ground with the appellant accepted that there has been a shortfall in permissions for self-build and custom housing.
- 6.4 The lack of available self-build plots weighs heavily in support of the proposal for a self-build dwelling.

Economic

- 6.5 One of the core principles of the NPPF is that planning should proactively drive and support sustainable economic development to deliver the homes that the country

needs. Paragraph 19 of the NPPF prescribes significant weight to the economic benefits of proposals in the overall planning balance.

- 6.6 The proposals would deliver both short term and longer-term economic benefits. In the short term the proposal would bring about the economic benefits associated with new development including supporting the construction industry both directly through construction jobs on site and indirectly through the supply chain.
- 6.7 In the medium to long term, future occupants of properties on the property will support local services and facilities, helping to safeguard their retention and potentially encourage new services in Alton. The proposals would also boost the local labour supply, broadening the choice of suitable candidates for local employers.

Social

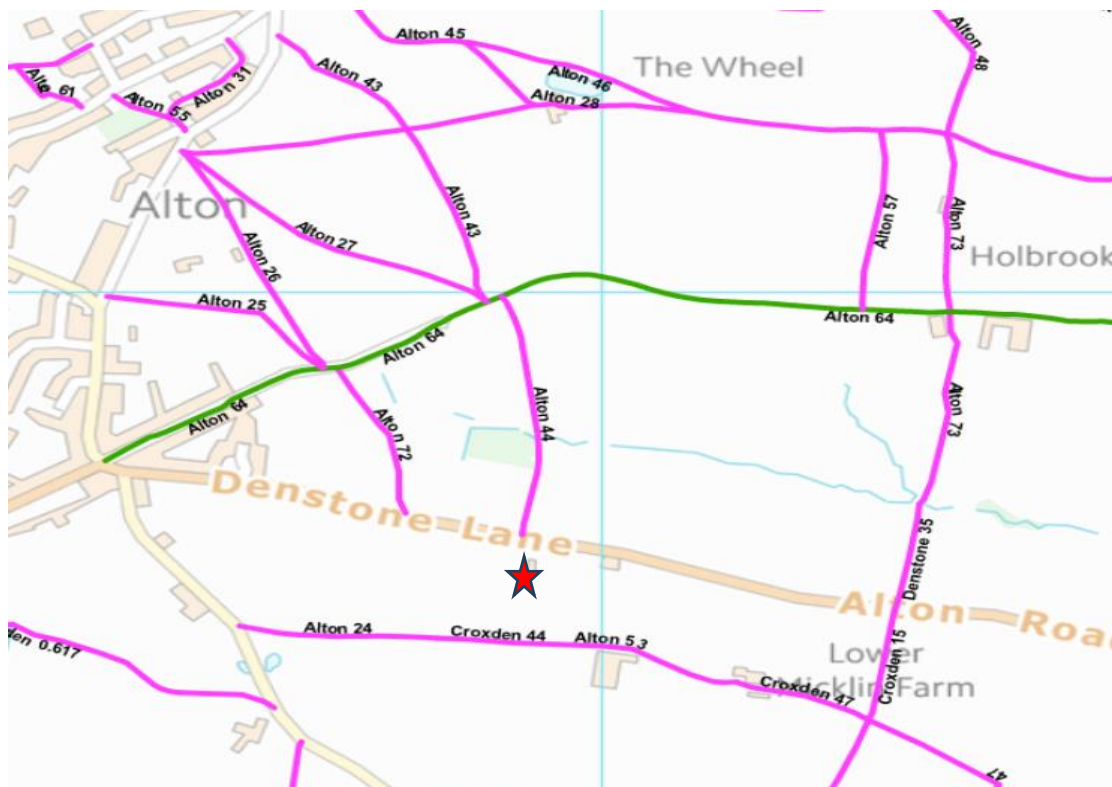
- 6.8 The proposals will make a modest but important contribution towards the Council's housing requirement providing a high quality home to meet the significant need within the Borough, as well as providing a self build plot.
- 6.9 Whilst it is accepted that the site is outside of the settlement boundary, it has a relationship with the existing settlement, which encourages community cohesion and will ensure that new residents do not feel isolated. The proposals would therefore contribute positively towards the vitality of the local community, increasing its population with new residents that can support and enhance local services and partake in social and community activities.

Environmental

- 6.10 Alton itself contains all necessary services and facilities for everyday living, the site also has access to existing public transport connections, including bus stops outside

of Lower Micklin Farm some 300m from the application site which link the property to Uttoxeter, Alton Towers, Cheadle and ultimately Hanley.

- 6.11 Manual for Streets highlights the importance of encouraging a wide range of sustainable transport uses and avoid reliance on the private car. Development which is located up to 2km from day-to-day services and facilities are defined as walkable neighbourhoods and can be considered to be within a sustainable location. The application site is therefore clearly in a sustainable location and will support and enhance the vitality of the settlement.
- 6.12 The site is provided with excellent access to the wider footpath network as shown below, this provides appropriate footpaths linking the property to Alton and also the nearby bus stops.



- 6.13 The application proposes the erection of a two-storey dwelling, which is of a traditional form and style which sits appropriately in the context of the area, and the host property. The site is not covered by any specific landscape or heritage

designations and is of no particular wider landscape importance. The development is also completed on previously developed land.

- 6.14 In terms of wider landscape terms the proposal is viewed against the backdrop of rising land to the south, whilst from longer views from available receptors it will be read alongside the existing built form that immediately adjoins the site.
- 6.15 In addition, the development of the site will however provide opportunities for further biodiversity enhancement in terms of the provision of bat access tiles and bird boxes on / within the buildings.

Sustainability Conclusions

- 6.16 Due to the council being unable to demonstrate a five-year housing land supply, policies for the supply of housing are therefore out-of-date in the context of the NPPF and no weight should be attached to these policies in the planning balance.
- 6.17 The site is considered to comprise appropriate self-build development, on previously developed land, in a sustainable location with access, via sustainable transport means, to amenities within the village of Alton and wider conurbations. The site is not subject to any specific landscape or heritage designations that preclude the development of this site.
- 6.18 The proposed development will provide a small but nevertheless important contribution to the councils under supply of housing, as well as providing a self-build unit within the district. The scheme will also have indirect benefits for the local construction trade and service economy.
- 6.19 The benefits of the proposal therefore significantly and demonstrably outweigh any harm that could be associated with the development.

Other Material Considerations

Amenity of Neighbours

- 6.20 The layout of the property is such that adequate separation between the new dwelling and Shrub Cottage is provided to ensure that no overlooking, loss of light or overbearing impact will result from the development.
- 6.21 The proposed dwelling is provided with adequate amenity space commensurate with the size of the property, whilst all rooms are provided with natural light and the property meets the standards required in the Nationally Described Space Standards (NDDS).

Highway Safety

- 6.22 Paragraph 115 of the National Planning Policy Framework states that development should only be refused on highway grounds where its impact upon the network would be severe.
- 6.23 The proposed site access emerges onto the B5032, Denstone Lane and will share the access with Shrub Cottage. This access point is provided with good visibility in both directions and will not result in an increase in vehicle conflict in the locality.
- 6.24 The level of development is such that the proposal will not result in a significant increase in vehicular movements and will certainly not prejudice the safe or efficient use of the adjoining highway network.

Flood Risk

- 6.25 The Environment Agency shows the site lying entirely within Flood Zone 1, where the annual probability of flooding from rivers or the sea is less than 1 in 1000. The

dwelling would not therefore be at unacceptable risk from flooding, and neither would they exacerbate flood risk elsewhere.

Ecology

- 6.26 The scheme is accompanied by an ecological appraisal which concludes that the scheme will not harm protected species or their habitats.

7 Conclusions

- 7.1 The application proposes the erection of a single self-build dwelling.
- 7.2 In light of Staffordshire Moorlands failure exhibit a five-year supply of deliverable housing, the scheme falls to be considered under the presumption in favour of sustainable development as defined by the National Planning Policy Framework. The Council are required to grant planning permission unless *'any adverse impacts of development.....significantly and demonstrably outweigh the benefits of the scheme'*. As set out above the scheme has significant benefits and is located in a sustainable location on the edge of Alton.
- 7.3 The scheme constitutes a self-build dwelling, again the Council accepts there is a shortfall in self-build plots in the district and in line with paragraph 63 of the NPPF this weighs heavily in support of the scheme.
- 7.4 The development would not detrimentally affect the amenities enjoyed by the occupiers of nearby dwellings or the safe and efficient use of the highway network. The proposals would not harm protected species or their habitats.
- 7.5 The proposals therefore constitute sustainable development as defined by the National Planning Policy Framework.