

PLANNING STATEMENT

**LAND AT SOUTHERN END OF
QUARRY BANK, HOLLINGTON**

MAY 2025

Site Address:

Land at Southern End of Quarry Bank, Hollington, ST10 4HS

Applicant:

Miss. J. Sims and Mr. & Mrs. M. Sims

Proposal:

Erection of 2no. Detached Houses
(Reserved Matters pursuant to Outline Application SMD/2022/0474)

Planning Statement:

Date Issued: 7th May 2025

Job Reference: RDP/2025/041

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Miss. J. Sims and Mr. & Mrs. M. Sims to lodge a Reserved Matters submission pursuant to application SMD/2022/0474, which granted outline planning permission for the erection of 2no. detached dwellings on land at the southern end of Quarry Bank, Hollington.
- 1.2 The original application granted approval of the means of access to the site, with matters of scale, siting, appearance and landscaping reserved for subsequent approval. In granting consent the Local Authority also imposed a number of conditions requiring the submission of additional information with the Reserved Matters submission, as follows:
- Condition 5 – Scheme of Landscaping
 - Condition 13 – Surface and Foul Water Drainage
 - Condition 15 – Sustainable Design Measures
 - Condition 20 – Biodiversity Net Gain Enhancements
- 1.3 The submitted plans show the provision of 2no. detached dwellings, each sited centrally within their respective plot, with Plot 1 also benefiting from a detached single garage. Each dwelling will benefit from a large area of private amenity space, along with space with the parking of at least two vehicles, and space for their associated turning / manouvering. Vehicular access to the site, as per the arrangements approved at the outline stage, is to be taken direct off Quarry Bank, close to its junction with Main Road.
- 1.4 Plot 1 will comprise of a two storey dwellinghouse, occupying a gross internal floor area of 199 square metres and standing to a ridge height of 7.2 metres. Its accommodation will comprise of an open plan living / kitchen / dining room,

lounge, study, porch, utility and hallway at ground floor, with stairs leading up to 3no. bedrooms, ensuite bathroom, dressing room and family bathroom at first floor. The dwelling is to be served by an Air Source Heat Pump and integrated photovoltaic panels to its southern and eastern roof slopes.

- 1.5 Plot 2 will also comprise of a two storey dwellinghouse, occupying a gross internal floor area of 197 square metres and standing to a ridge height of 7.2 metres. Its accommodation will comprise of a kitchen, lounge, dining room, utility, study, cloakroom and hallway, with stairs leading up to 3no. bedrooms, two ensuite bathrooms and family bathroom at first floor. Like Plot 1, the dwelling is to be served by an Air Source Heat Pump along with integrated photovoltaic panels to its southern and western roof slopes.
- 1.6 This Reserved Matters application is also accompanied by a detailed landscaping scheme to address the requirements of Condition 5 of the outline consent, as well as a scheme of surface and foul water drainage to address the requirements of Condition 13. A scheme of Biodiversity Enhancement Measures is also submitted to address the requirements of Condition 20. Sustainable Design Measures, as required by Condition 15 of the outline consent, are detailed on the elevation / floor plan drawings that accompany the application.

2 Site Location

- 2.1 The application site is located within the rural area and forms part of the village of Hollington. The site comprises an open field, located in an elevated position above Main Road, which is accessed via an existing driveway / track off Quarry Bank to the west of the site that leads past some stables and other small buildings.
- 2.2 The northern and eastern boundaries of the site are enclosed by hedgerows, interspersed with occasional trees, with open fields extending beyond them to the north and east. A post and rail fence encloses the western site boundary. A belt of mature trees is located to the south of the site, which leads down towards Main Road to the south.
- 2.3 The site is not located within a Conservation Area, nor are there any statutory listed buildings located in close proximity of the site.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area comprises the following documents:

- Staffordshire Moorlands Local Plan (2020)
- Checkley Neighbourhood Plan (2024)

3.2 The following policies of the Development Plan are of relevance to the determination of this Reserved Matters application:

Staffordshire Moorlands Local Plan

3.3 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

3.4 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. This will be achieved via a number of actions, including (amongst others):

- Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

3.5 Policy SD3 of the Local Plan relates to 'Sustainability Measures in Development' and states that the Council will support further carbon-saving or water-saving measures in both new and existing developments, in the following ways:

1. Supporting developers who propose exceeding the thermal efficiency or water conservation standards required by law for new buildings or extensions, at the time of the application. In the case of larger developments such as housing estates the Council will support measures such as 'communal' renewables, or District Heating installations.
2. The Council will support measures by landowners/developers designed to contribute to existing or emerging District Heating networks (for example by connecting 'exporters', with receptors, of heat).
3. The Council will support measures designed to improve the sustainability of existing buildings (such as improved thermal insulation, water conservation, or the installation of micro-renewables).

3.6 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development should 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 SPD. It goes on to state that new development should (amongst others):

- 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, sunlight, outlook, privacy and soft landscaping, as well as noise, odour and light pollution.

3.7 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) here 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.

3.8 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 (amongst other measures):

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

Checkley Neighbourhood Plan

3.9 Policy DES1 of the Neighbourhood Plan relates to 'Design and states that:

1. Development must be well designed and sustainable, comprising distinctive and site-specific design, and meeting the following

requirements of this policy, proportionate to the scale and nature of the scheme.

2. Development must complement the surrounding townscape in terms of scale, height, massing, spacing, and degree of set-back from streets.
3. Development must support active travel and create attractive, safe and convenient environments for pedestrians and cyclists, including:
 - a) Streets and spaces overlooked by active building frontages, to create natural surveillance:
 - b) Safe and accessible routes on foot, by wheelchair and bicycle to local services, facilities, green spaces and public transport.
4. Parking should be well designed, as an integral part of development, including:
 - a) Providing for parking of vehicles as an integral part of the layout, so that it does not dominate the streets and spaces.
 - b) Ensuring parking provision within the curtilage of each dwelling should be proportionate to the size of the property.
5. Use of local or recycled materials, where available.
6. Innovative architectural and building design will be particularly welcomed, especially where it involves superior environmental performance.
7. Development proposals should identify views into and out of the site, and local landmarks, considered to be of merit, and demonstrate how the layout and design of the proposal responds to views and landmarks identified.
8. Development should have no adverse impact from drainage of surface water and should:
 - a) Provide permeable hard surfaces, to allow water to drain away;
 - b) Take opportunities to incorporate Sustainable Urban Drainage into landscape design of all major developments

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 securing high quality design, delivery a net gain to biodiversity where possible, and managing the challenge of climate change. 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. The content of the Design Guide SPD has been taken into consideration in the preparation of this application.

SMDC Design Principles for Development SPG

- 4.3 The adopted Design Principles for Development SPG was the forerunner to the Design Guide SPD and is still applied as supplementary guidance by the Local Authority. The content of the Design Principles for Development SPG has been taken into consideration in the preparation of this application.

5 Planning Assessment

Background

- 5.1 The principle of erecting 2no. detached dwellings on this site has already been established via the original outline application (SMD/2022/0474). The means of access to the site off Quarry Bank was approved as part of that outline consent.
- 5.2 Condition 2 of application SMD/2022/0474 requires the submission of the Reserved Matters application within three years of the date of the outline permission (i.e. before 11th November 2025), with Condition 3 setting out the details of which matters need to be addressed within that submission, i.e. matters of scale, siting, appearance and landscaping.
- 5.3 This application has been submitted in accordance with the timeframe set out within Condition 2, and serves to address the matters described within Condition 3. The application is also accompanied by information to address the specific requirements set out within Conditions 5, 13, 15 and 20 of the outline consent. These matters will now be considered.

Scale

- 5.4 The surrounding area is characterised, predominantly, by two storey development, including the newly constructed dwellings to the south of the site on the opposite side of Main Road, Highlands to the southwest of the site, Rowan Cottage to the west/southwest of the site, and Holbeck further to the east of the site. A dormer bungalow can also be observed to the southwest of the site (Weavers Down). It is nevertheless two storey development that is the most characteristic and predominant form of development in this part of Hollington, and indeed the wider village.

- 5.5 The plans submitted to accompany the application serve to demonstrate that the proposed dwellings will each be two storey in scale, and both are to have cottage-esque proportions akin to the more traditional forms of residential development within the village. The proposed scale of the development is consequently held to be in keeping with the character and appearance of the surrounding area.

Siting

- 5.6 The siting of the proposed dwellings has been carefully considered in order to achieve a high quality layout that respects the character and appearance of the area and safeguards residential amenity. The dwellings have been sited so that they are set well back from the northernmost boundary of the site, thereby helping to reduce the visual impact of the development when approaching the site from the north along Quarry Bank and avoiding any conflict with existing trees and hedgerows along that boundary.
- 5.7 The dwellings will each sit centrally within generously sized plots, and be provided with a large area of private amenity space to their rear which exceeds the minimum required standard set out within the Local Authority's Space About Dwellings Standards. The dwellings will also have a spacious relationship to one another, and will not impinge upon any existing boundary vegetation. Each plot will also benefit from its own private driveway with off-road parking for at least two vehicles. Plot 1 will also benefit from a single detached garage.
- 5.8 Plot 1 has been designed to be double fronted in order that it presents a front elevation to both the west and the north, with Plot 2 orientated to face north. This arrangement affords natural surveillance over the vehicular access to the site, and optimises views over the valley to the north / northeast.

- 5.9 Owing to the distance of the site to neighbouring properties, the siting of the proposed dwellings will not result in any breach of the minimum interface distances set out within the Space About Dwellings Standards. The siting of the development will therefore not give rise to any loss of amenity to neighbouring occupiers and will provide a good standard of amenity for future occupants of the dwellings.
- 5.10 Having regard to the above considerations it is submitted that the siting of the proposed development will not give rise to any adverse harm to the character and appearance of the area, in respect of residential amenity, and is therefore in accordance with the requirements of policies SS1, SS10 and DC1 of the Local Plan and policy DES1 of the Neighbourhood Plan.

Appearance

- 5.11 The adopted Design Guide SPD and accompanying Design Principles for Development SPG identify a number of key design parameters that new development should seek to achieve in the interests of delivering high quality design that respects the character and appearance of the Staffordshire Moorlands. The guidance includes, *inter-alia*, the following requirements:
- **Buildings should sit comfortably in the landscape – best achieved by emulating the horizontal, ground-hugging form of traditional buildings with their strong eaves and ridge lines:** The proposed dwellings accord with this objective and exhibit a cottage-esque scale, with strongly defined eaves and ridge lines.
 - **A new dwelling should respect the scale of those surrounding it.** As discussed within the Scale section above, two storey development predominates within the surrounding area, and the proposed dwellings are in keeping with that prevailing characteristic.

- **Using a similar size and proportion of opening throughout.** The proposed window size and proportions are generally consistent throughout the scheme and in keeping with traditional vernacular.
- **Limiting the number of openings to achieve a high solid to void ratio.** The proposed dwellings each exhibit a high solid to void ratio.
- **Arranging the openings harmoniously, often in a formal, symmetrical manner:** The proposed development encompasses a simple arrangement of openings, aligned in a broadly symmetrical manner within the principal elevations.
- **The roof form should be simple with a dominant roof line and, where appropriate to the locality or the building, emphasised by gables:** The proposed dwellings each encompass a dominant roof line, emphasised by gables.
- **The roof should span the shorter side where practicable:** The proposed roof of the dwellings spans the shorter side of the roof on both plots.
- **Flat roofs should be avoided:** No flat roofs are proposed on either of the dwellings.
- **The roof pitch and materials should match those of the locality:** The proposed roof pitch is consistent with the vernacular of the Moorlands and will facilitate the use of Staffordshire Blue plain clay tiles. The proposed dwellings are also to be constructed from reclaimed brickwork which is a characteristic of the local area and the wider landscape within which the development sits.

- **Window patterns should be aligned in columns and storeys rather than randomly placed:** The proposed development accords with this objective.
- **Window frames should be recessed by a minimum of 50mm to avoid a flat appearance to the elevation and to emphasise the solidity of the walls:** The proposed windows are to be recessed within the elevations by 50mm to accord with this requirement. Such detailing can be secured by way of an appropriately worded condition
- **Traditional surround to doors and windows should be incorporated, for example stone cills and lintels;** The proposed development encompasses the provision of stone cills and lintels, as well as exposed timber rafters and stone quoins.

5.12 The above assessment serves to demonstrate that the proposed development responds positively to the Local Authority's adopted design guidance, encompassing a high quality form of development that will be in keeping with the character and appearance of the surrounding area and wider Moorlands vernacular. The appearance of the development is consequently held to meet the requirements of policies SS1, SS10, SD3 and DC1 of the Local Plan and policy DES1 of the Neighbourhood Plan.

Landscaping

5.13 A detailed landscaping scheme has been submitted to accompany the application which details how the site is to be landscaped. It includes the retention of the existing vegetation along the northern and eastern site boundaries, supplemented by shrub planting behind alongside the driveway.

5.14 A new indigenous hedgerow is to be planting in between the two plots, supplementary by additional shrub planting. Shrub planting is also to be

provided along the western site boundary. Substantial lawn areas are also identified.

- 5.15 The proposed landscaping will serve to soften the impact of the development on the character and appearance of the surrounding area, and to anchor it into the landscape, in accordance with the requirements of policies SS1, SS10 and DC1 of the Local Plan.

Other Issues

- 5.16 In granting outline consent, a number of conditions were imposed requiring the submission of additional information to accompany the Reserved Matters application.
- 5.17 Condition 5 required the submission of a landscaping scheme. This information is provided on drawing AL41 Rev.A, and is discussed within the preceding Landscaping section.
- 5.18 Condition 13 requires the submission of a scheme of surface and foul water drainage. This information is detailed on drawing AL40 Rev.B and shows connection of foul waste to the main sewer in Main Road, with surface water being dealt with via soakaways.
- 5.19 Condition 15 requires the submission of details of sustainable design measures to be included within the development. Both dwellings are to be provided with integrated photovoltaics to their roofs, as well as being served by ground source heat pumps, in accordance with the objectives of policy SD3 of the Local Plan. The location of these measures are set out on the following drawings:
- AL15 Rev.D – Plot 2 South Elevation (Photovoltaics)
 - AL17 Rev.D – Plot 2 West Elevation (Photovoltaics)
 - AL19 Rev.C – Plot 2 GF Plan (ASHP)

- AL33 Rev.E – Plot 1 GF Plan (ASHP)
- AL36 Rev. F – Plot 1 South Elevation (Photovoltaics)
- AL38 Rev.E – Plot 1 East Elevation (Photovoltaics)

5.20 Condition 20 requires the submission of a scheme of Biodiversity Enhancements across the site to achieve a net gain to biodiversity. The application is accompanied by a Biodiversity Management Plan prepared by Ostara Ecological Services to address the requirements of this condition, and as a consequence the proposal meets the requirements of policy NE1 of the Local Plan in this regard. It should be noted nonetheless that the development is not subject to Statutory Biodiversity Net Gain requirements as the original outline was submitted prior to such matters becoming mandatory.

6 Conclusion

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

- The proposed two storey scale of the development is in keeping with the character and appearance of the surrounding area.
- The siting of the development is in keeping with the character and appearance of the area, will result in a high quality development, and will not detract from the amenity of neighbouring occupiers.
- The appearance of the development will be of a high quality and in keeping with the character and appearance of the area and wider Moorlands vernacular.
- The landscaping of the site will soften the impact of the development, and anchor it into the landscape.
- The development will provide an appropriate means of surface and foul water drainage.
- The development will incorporate sustainable design measures
- The development will secure a net gain to biodiversity.

6.2 The Reserved Matters submission is consequently held to meet the requirements of policies SS1, SS10, SD3, DC1, NE1 and T1 of the Staffordshire Moorlands Local Plan (2020) and guidance contained within the National Planning Policy Framework, the SMDC Design Guide SPD and the Design Principles for New Development SPG.