

PLANNING STATEMENT

**LAND AT SCHOOL HOUSE
BRADNOP**

JULY 2025

Site Address:

Land at School House, School Lane, Bradnop, ST13 7ND

Applicant:

Mr. B. Carroll-Knight

Proposal:

Erection of self build dwellinghouse and associated works

Planning Statement:

Date Issued: 25th July 2025

Job Reference: RDP/2025/064

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. B. Carroll-Knight to seek full planning permission for the erection of a self-build detached dwellinghouse on land forming part of the curtilage of School House, School Lane, Bradnop. The applicant, his brother and his sister were all born in Bradnop, and he himself lived in the village for 18 years. At one point in time some four properties within the village were owned by his family. The applicant continues to keep animals in a field in the village and would like to return to raise his children there, hence this application being brought forward.
- 1.2 The proposed self-build dwelling will have a gross floor area of 152.5m² (excluding its integral garage) and stand to a maximum ridge height of 7.45 metres. Its accommodation will comprise of an open plan lounge / kitchen / dining room, office, utility and w.c. at ground floor, with stairs leading up to four double bedrooms (two ensuite) and bathroom at first floor. A double integral garage is also proposed.
- 1.3 The dwelling is to be constructed from natural stone with a Staffordshire Blue tiled roof atop, with traditional fenestration and detailing incorporated, including a high solid to void ratio, stone window surrounds, stone quoins and stone headers to the windows. The application also proposes the construction of a new dry stone wall along the northern site boundary with School Lane in place of the existing post and rail fence.
- 1.4 Vehicular access to the site will be taken direct off School Lane towards the far northeast corner of the site where there is an existing five bar gate. The access will serve a new parking and turning area with space for parking of at least four vehicles (two within the integral garage).

2 Site Location

- 2.1 The application site is located within the smaller village of Bradnop and comprises a parcel of land that currently forms part of the domestic curtilage to School House. The land is laid to grass and is enclosed by a post and rail fence to its northern boundary, with a wide verge beyond that leading up to the carriageway of School Lane. Occasional trees are located along that northern site boundary.
- 2.2 A dry stone wall encloses the eastern site boundary, beyond which runs a driveway serving a neighbouring property (Lyndhurst). Further to the east, beyond that driveway, lies a detached former agricultural building that has consent for conversion to residential use by virtue of applications SMD/2020/0723 and SMD/2023/0164.
- 2.3 The southern site boundary is enclosed by a post and rail fence and hedgerow, beyond which lies land in residential use associated with the neighbouring properties of Lyndhurst, which lies to the southeast, and Sytch Villa which lies to the southwest.
- 2.4 The site as a whole falls within the rural area. The existing property of School House (School Cottages) constitutes a Grade II Listed Building. A further Grade II Listed Building lies to the northwest (Sytch Farmhouse) and a third one located to the north (Buckley Farmhouse). The site is not within a Conservation Area.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan taking into consideration any relevant material considerations. The Development Plan for this area comprises the 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 SS9 of the Local Plan relates to the 'Smaller Villages Area Strategy' and confirms Bradnop as comprising one of the smaller villages. The policy confirms that these settlements shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. This will be achieved through a number of actions, including enabling limited new housing development, including small infill schemes in accordance with Policy H1. The policy goes on to state that new development must reflect and enhance each village's special character and heritage by protecting and enhancing the setting and historic character of the village, including heritage assets.

- 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. 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.
- 3.5 Policy H1 of the Local Plan relates to 'New Housing Development' and states that all development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision. In line with Government legislation the Council will maintain and update a register of those interested in acquiring self-build / custom-build housing plots across the District. Where a demand exists, residential developments of 10 dwellings (or 0.5ha) or more will make an appropriate contribution towards this need in agreement with the Council. This will be negotiated on a case by case basis. Policy H1 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.
- 3.6 Policy H1 also states that outside of the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial

Strategy will be supported, provided that the development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic form of development. In all cases the development must not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside.

3.7 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.

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

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

7. The Council will promote development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of Conservation Area Appraisals, Design Guidance and Statements, Archaeological Assessments, Characterisation Studies and Masterplanning.

3.9 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.

3.10 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.

3.11 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 securing high quality design, delivering rural housing including self-build projects, safeguarding heritage assets, achieving a net gain to biodiversity, and maintaining highway safety. The provisions of the National Planning Policy Framework constitute material considerations in the assessment 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, including new build dwellings. The content of the Design Guide SPD constitutes a material consideration in the assessment of this application.

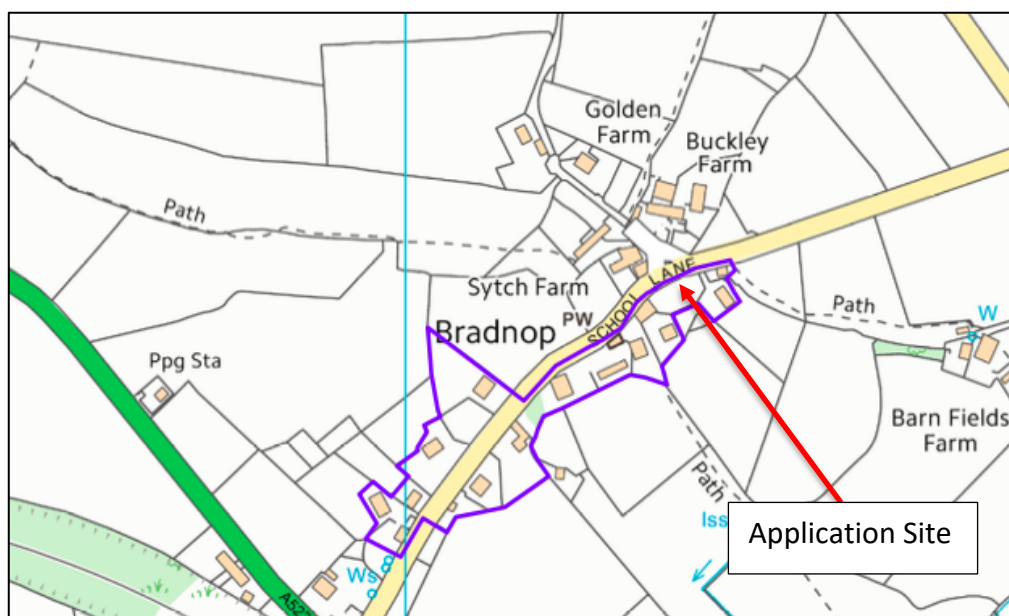
5 Planning Assessment

Principle of Development

- 5.1 The application proposes the erection of a detached self-build dwelling on a parcel of land that is located within the smaller village of Bradnop, and within the rural area. Policy SS9 of the Local Plan seeks to meet community and social needs within the smaller villages by allowing limited new housing development, including small infill schemes, in accordance with policy H1 of the Local Plan. Policy SS10 of the Local Plan reflects those provisions, and also offers support for new housing development within the rural areas where it accords with policy H1 of the Local Plan.
- 5.2 Policy H1 sets out a list of appropriate types of housing development that will be permitted within the rural areas, which includes limited infill residential development of an appropriate scale and character for the Spatial Strategy provided that it is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic form of development.
- 5.3 The proposed development encompasses a form of limited infill development that will sit between the two storey form of School House to the west, and the one-and-a-half storey form of the former agricultural building to the east, which is currently undergoing conversion to residential use. The proposed dwelling will sit in between those existing built developments, infilling the gap, and will be well related to the existing pattern of development in the village and not create or extend ribbon development or lead to a sporadic pattern of development.
- 5.4 We also draw attention in this regard to the fact that this parcel of land was included within the draft settlement infill boundary for Bradnop as defined

within the Preferred Options version of the Local Plan (see Figure 1), so this area has been acknowledged by the Local Authority as being a location where infill residential development would be considered acceptable in principle.

Figure 1 – Extract of SMDC Preferred Options Consultation Document



- 5.5 The proposal is also consistent with paragraph 73 of the NPPF which confirms that local planning authorities should seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing. The proposal amounts to a self-build proposal, designed specifically for the applicant and to be occupied by them.
- 5.6 Having regard to the above considerations it is concluded that the principle of erecting a dwellinghouse on this site is acceptable and accords with the provisions of policies SS9, SS10 and H1 of the Local Plan.

Design & Layout

- 5.7 The character of the surrounding area is one of detached dwellings, and smaller non-domestic buildings, principally constructed from natural stone with Staffordshire blue tiled roofs. There is no strong pattern of development observable, although the bulk of built development in the locality is consolidated in and around the application site and to its north.
- 5.8 The proposed dwelling is to be setback within its plot so as to retain an open frontage between it and the highway in a manner that reflects a number of other properties in the surrounding area. It will adopt a two storey scale in keeping with surrounding residential developments and will also utilise a complementary palette of vernacular materials.
- 5.9 The dwelling adopts a simple design approach that reinforces the vernacular of the area, with the dwelling having a strong, dominant ridge line emphasised by gables, a symmetrical front elevation with centralised front door, a high solid to void ratio, and traditional fenestration designs and detailing, including stone window surrounds, quoins and headers. The resultant effect is a dwelling that has a cottage like appearance that is in keeping with the character and appearance of the surrounding area.
- 5.10 On approach to the site along School Lane from the west, the plot is obscured by School House until almost alongside, whereafter views of the dwelling will be seen against the backdrop of the stone former agricultural building beyond, and the dwelling of Lyndhurst behind. It will not appear dominant or intrusive in such views. Likewise on approach from the east along School Lane, the proposed dwelling will be seen against the backdrop of School House itself, with its setback position ensuring that School House remains the dominant view on approach from this direction.

- 5.11 The existing dry stone wall to the eastern site boundary is to be retained, as is the post and rail fence / mature hedgerow that encloses the southern site boundary. A new hedgerow will be planted along the western boundary of the site to delineate the site from School House to the west. To the northern site boundary, it is proposed to remove the existing post and rail fence and erect a new dry stone wall, so as to reinforce the prevailing characteristics of the surrounding area where such boundary treatments are dominant feature.
- 5.12 Having regard to the above it is concluded that the design and layout of the development is acceptable and will not detract from the character and appearance of the area, nor will the development lead to a prominent intrusion within the countryside. The proposal is consequently held to meet the requirements of policies SS1, DC1 and DC3 of the Local Plan, and the adopted Design Guide SPD.

Residential Amenity

- 5.13 The internal layout of the proposed dwelling has been designed to avoid the provision of principal windows to its southern elevation, thereby ensuring that no harm to the amenity of neighbouring occupiers at Lyndhurst will arise. A single dormer window is proposed to the master bedroom at first floor, but the applicant is agreeable to this window being fitted with obscure glazing to preclude any potential for overlooking (there is a strong screen of mature vegetation in between the two so overlooking is unlikely).
- 5.14 The proposal will derive no conflict with the adopted Space About Dwellings standards and will ensure that both School House and the new dwelling are afforded adequate areas of private amenity space to meet the minimum required standards. The gross internal floor area of the proposed dwelling also exceeds the minimum floorspace requirements as set out within the DCLG Technical Housing Standards (Policy H1 refers). The proposed development is

consequently held to be acceptable in terms of residential amenity considerations and meets the requirements of policy DC1 of the Local Plan in this regard.

Heritage Impact

- 5.15 The site forms part of the curtilage to School House, which is a Grade II Listed Building, and also lies in proximity to two other Grade II Listed Buildings to the northwest and north. The impact of the development on those heritage assets has been assessed within the accompanying Heritage Statement.
- 5.16 The Heritage Statement acknowledges that the erection of a dwellinghouse on this site has the potential to affect the setting of the Grade II Listed School House. The Heritage Statement acknowledges that the dwelling has been sited at the far end of the plot away from School House so as to not impinge upon that property and to cause as little impact to the principal views of School House on approach from the east along School Lane. The design of the development has also been deliberate in order to avoid disrupting the experience of anyone entering the village from this direction, as it respects the architectural vernacular of the village, including its palette of materials.
- 5.17 It is consequently concluded that the proposed development will have a negligible impact of the setting of the Listed Building and that some beneficial enhancement will arise from the construction of the new drystone boundary wall. The proposal consequently derives no conflict with policy DC2 of the Local Plan or guidance set out within the National Planning Policy Framework.

Highway Safety

- 5.18 The application proposes to repurpose an existing gateway at the far northeastern end of the site to provide vehicular access to the proposed dwelling. The application is accompanied by a Highways Technical Note

prepared by MODE Transport Planning in order to demonstrate that the proposed means of access is acceptable.

- 5.19 The Highways Technical Note acknowledges that School Lane is a 60mph road at this point but draws attention to two speed surveys undertaken near the site to confirm the 85th percentile speeds of traffic using the road. Those speed surveys have been used to inform the visibility splay requirements for the development, with Appendix C to the document demonstrating that the required visibility splays can be achieved.
- 5.20 The Highways Technical Note also demonstrates that there have been no recorded accidents on this stretch of road over the last ten years and that as a consequence there are not any specific highway safety issues that need to be addressed as part of the development proposals. An assessment of parking requirements is also included in the report, with the proposal demonstrating that the adopted car parking standards for a four bedroomed dwelling (3 spaces) will be met (4 spaces proposed). An assessment of trip generation has also been undertaken which serves to demonstrate that the development will result in just one additional trip on the highway network per 30 minutes within the AM and PM peak periods. As such the development will have a negligible impact on the highway network.
- 5.21 Having regard to the content of the Highways Technical Note it is concluded that the development will not give rise to any severe residual impacts to highway safety and that adequate off-street parking will be accommodated on site. The submitted proposal is consequently in accordance with the requirements of policy T1 of the Local Plan and guidance set out within the National Planning Policy Framework.

Biodiversity Net Gain

- 5.22 The application proposes a self-build dwelling and thus benefits from an exemption to statutory biodiversity net gain requirements. The applicant is nevertheless agreeable to undertaking new planting within the site, and installing a bat box into the fabric of the building in order to deliver a net gain to biodiversity. In doing so the development will meet the requirements of policy NE1 of the Local Plan.

6 Conclusion

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

- The proposal involves a self-build dwelling that amounts to limited infilling within a smaller village that will be well related to its existing pattern of development and which will not create or extend ribbon development or lead to sporadic form of development.
- The design and layout of the development will not detract from the character and appearance of the area or the surrounding countryside.
- The development will provide a satisfactory level of amenity for future occupiers of the dwelling and not cause harm to neighbouring amenity.
- The proposed development will not cause any loss of significance to existing heritage assets within the locality.
- The proposed development will not give rise to any severe residual impacts to highway safety and will provide adequate off-street parking.
- The development is exempt from statutory biodiversity net gain requirements, but will nevertheless deliver a net gain to biodiversity.

6.2 The proposed development is consequently held to meet the requirements of policies SS1, SS9, SS10, H1, DC1, DC2, 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.