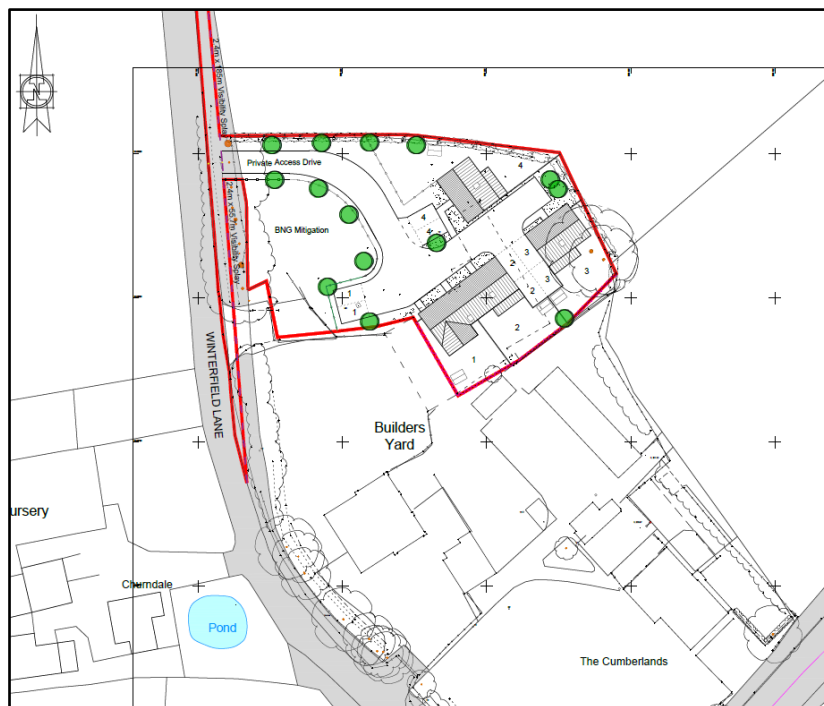


SUPPORTING STATEMENT

OUTLINE APPLICATION FOR CONSTRUCTION OF UP TO 4NO. DWELLINGHOUSES WITH ALL
MATTERS RESERVED EXCEPT FOR ACCESS AT
LAND OFF WINTERFIELD LANE, HULME, STAFFORDSHIRE



APPLICANT: MR FILCHER

DATE: MAY 2026

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- 1.1** Peter Richards & Co have been instructed by Mr F. Filcher to seek outline consent for the construction of up to 4 no. dwellings with all matters reserved except for access on land off Winterfield Lane, Hulme.
- 1.2** It is a material consideration that the site benefits from an extant planning permission for four dwellings, secured under application references SMD/2020/0266 and SMD/2023/0556.
- 1.3** Thus it is acknowledged that the principle of residential development on this site has already been established as acceptable.
- 1.4** The main focus of the application is to relocate the access to a more efficient position, facilitating improved ingress to and egress from the site for future users.
- 1.5** The proposal seeks consent for 'up to' 4no. dwellings, as opposed to the extant description which specifies the development of exactly four dwellings, which would unduly restrict flexibility should the developer of the site opt for a lower density development.
- 1.6** This supporting statement should be read in conjunction with the other relevant plans and information as listed below:
- Location plans
 - Block Plan
 - Indicative Site Plan
 - Access Design – informed by Traffic Data Collected
 - Ecology Assessment – including BNG Matrix & proposed mitigation
 - Arboricultural Assessment
 - Noise Assessment

- 2.1** The site is commercial garage & yard (brownfield) located to the north of Weston Coyney and east of Park Hall Country Park.

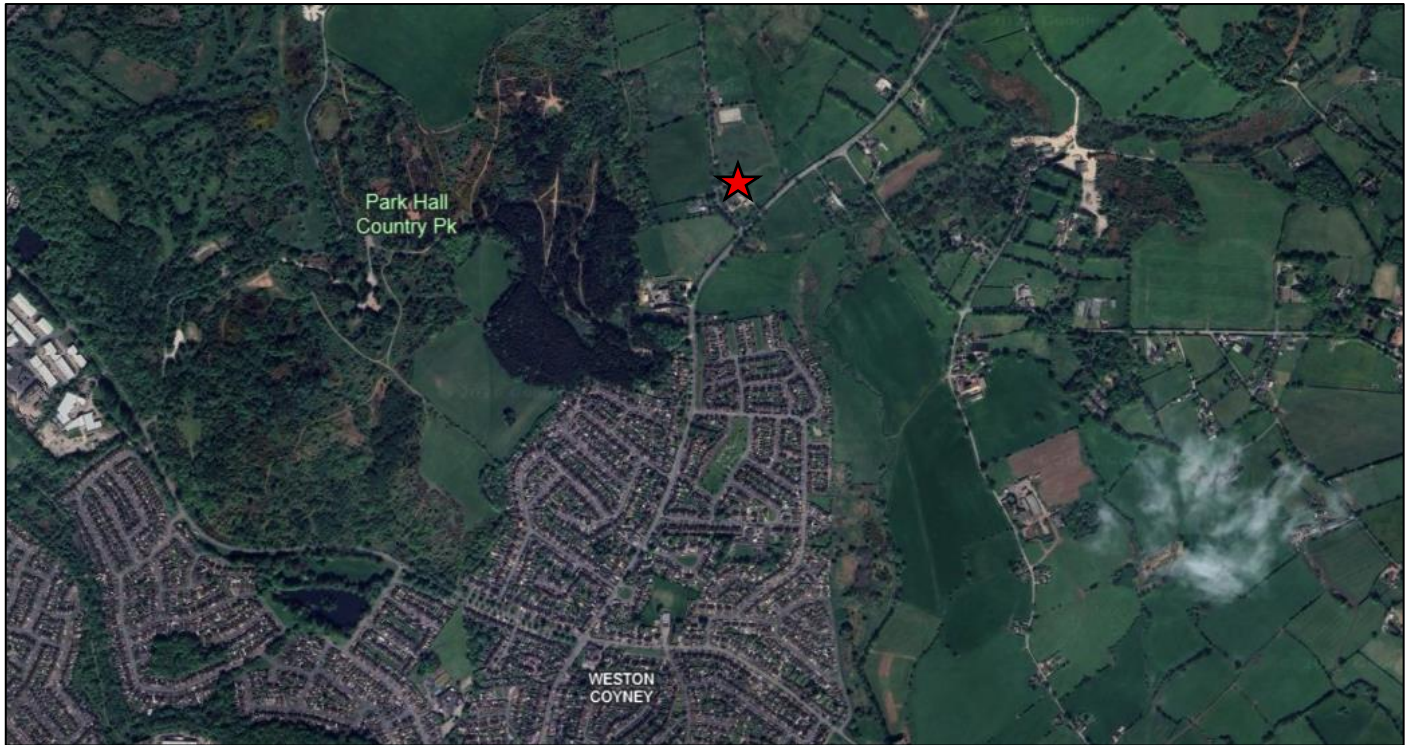


Figure 1: Extract from Google Earth

- 2.2** The site is located to the west of Winterfield Lane. The garage and yard complement the spatial pattern of the neighbouring properties in the immediate vicinity.



Figure 2: Extract from Google Earth

2.3 It is acknowledged that the site lies within the Green Belt; however, as previously developed land redevelopment proposals are considered an appropriate exception in accordance with paragraph 154(g) of the National Planning Policy Framework (NPPF).

2.4 Paragraph 154 of the NPPF advises that development in the Green Belt is inappropriate unless;

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.



Figure 3: Extract from LPA local plan policy interactive map

3.0 PROPOSED DEVELOPMENT

- 3.1** The proposal is for the erection of up to 4 no. dwellings with all details reserved except for access.
- 3.2** The principal difference with this proposal and the extant consent, is the relocation of the proposed access. Accessing the site in the northeast corner affords separation from the current access.
- 3.3** Informed by traffic data collected, SNR ENG Ltd have designed the proposed access affording suitable separation from the bend in Winterfield Lane to the south of the site.
- 3.4** For avoidance of doubt the access and visibility proposed can be afforded within the applicant's ownership or the adopted highway, thus there is no reliance on a third party.
- 3.5** Although this is an outline application, an indicative site plan has been prepared to demonstrate that 4 no dwellings can be achieved and how the site could look following approval of reserved matters. The indicative layout is similar to the plans approved associated with the reserve matters approval (Ref - SMD/2023/0556).

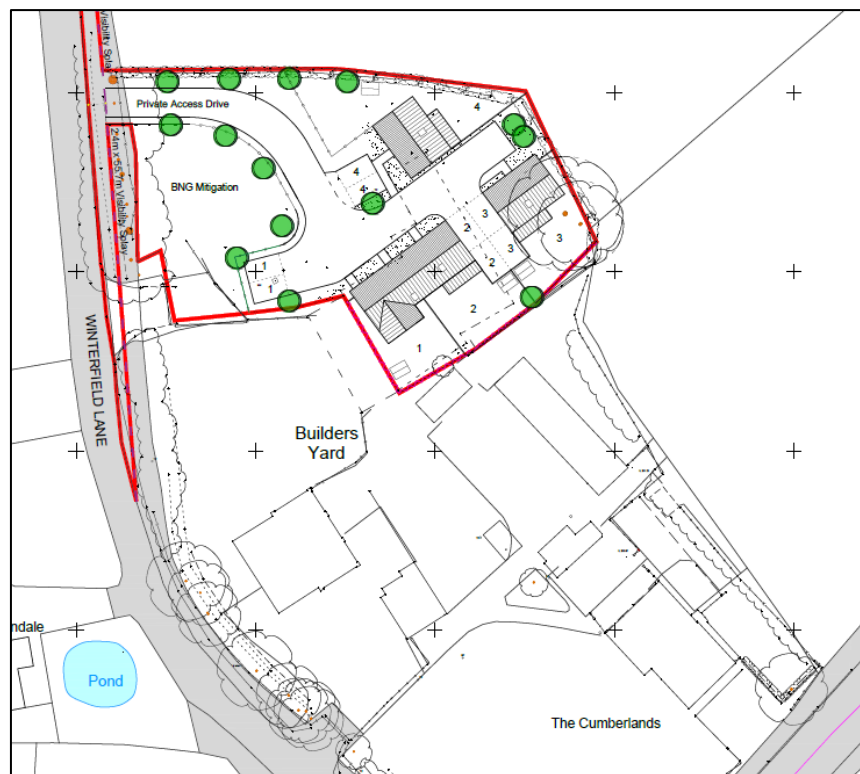


Figure 4: Extract from indicative plans

4.1 **Planning Context**

- 4.1.1** Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 establishes a clear statutory duty: local planning authorities must determine applications in accordance with the development plan unless material considerations indicate otherwise. This principle ensures consistency, but it also recognises that planning decisions must respond to changing circumstances and wider national priorities.
- 4.1.2** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF was most recently substantially updated in December 2024.
- 4.1.3** The changes to the NPPF include reversing some of the changes introduced by the previous December 2023 iteration and the inclusion of new policies.
- 4.1.4** Alongside revisions to the NPPF, the Government have also adopted a new standard method for calculating housing need, to support its target of delivering 1.5 million homes over the next five-years. These requirements will be mandatory for local planning authorities.
- 4.1.5** As a result of this change, the Council's five-year housing land supply figures must be updated to reflect the revised method of calculation. The authority is also required to report on its five-year housing land supply at the start of each financial year.
- 4.1.6** The most recently published figures are the Council's interim housing land supply figures, reported in March 2025 following the appeal proceedings for land to the east of Froghall Road, Cheadle, determined on 26 March 2025. These figures represent an amendment to the five-year housing land supply position as of 1st April 2023. The amendment concluded that the authority's housing land supply equated to 2.95 years.
- 4.1.7** No subsequent five-year housing land supply figures have been published following the introduction of the updated standard method of calculation. It is therefore reasonably assumed that the Council is currently unable to demonstrate an adequate five-year supply of deliverable housing land.
- 4.1.8** In these circumstances, the tilted balance set out at paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged. This requires decision-makers to afford reduced weight to restrictive countryside policies and increased weight to the presumption in favour of sustainable development.

4.1.9 In practice, this means that significant weight must be given to the benefits of new residential development, including the delivery of housing to meet identified need, the support of rural communities and vitality, and the contribution towards improving Staffordshire Moorlands' overall housing land supply position.

4.1.10 Together, these considerations demonstrate that while the development plan remains the starting point, material considerations decisively shift the balance. The shortfall in housing land supply is enough to render key policies out of date, and the presumption in favour of sustainable development must therefore prevail.

4.2 Local Planning Policy

4.2.1 The relevant development plan for the site comprises the Staffordshire Moorlands Local Plan, which was adopted in 2020 and covers the plan period from 2014 to 2033. The relevant development plan policies applicable to the current application are identified below.

4.2.2 Policy SS1: Development Principles requires development and the use of land to contribute to the social, economic and environmental improvement of the Staffordshire Moorlands. This includes the delivery of an appropriate mix of homes, the creation of well-designed places, and development that conserves and enhances the natural environment of the district.

4.2.3 Policy SS2: Settlement Hierarchy defines each tier within the settlement hierarchy and identifies the roles that different categories of settlement are expected to play in meeting development needs across the district. The policy also acknowledges, through its informatives, that the release of Green Belt land is necessary in order to meet those identified development and housing requirements.

4.2.4 Policy SS3: Future Provision and Distribution of Development set out how housing growth is to be distributed across the district's towns and settlements. The policy establishes that 25% of the overall housing requirement will be directed towards rural areas, recognising their important role in contributing to the district's supply of new homes.

4.2.5 Policy SS4: Strategic Housing and Employment Land Supply identifies the housing requirements for each of the district's towns, together with the overall housing provision to be delivered within the rural area, ensuring that sufficient land is allocated to meet identified development needs over the plan period.

4.2.6 Policy SS10: Other Rural Areas Strategy seeks to strictly control development within the countryside and the Green Belt, limiting proposals to appropriate exception sites. Development is permitted only where it accords with Policy H1 and the limited categories of development identified as acceptable exceptions under national policy.

4.2.7 Policy H1: New Housing sets out where different forms of housing development will be supported across the district. In relation to rural areas, the policy supports proposals involving the redevelopment of previously developed land, provided that the site is not of high environmental value and that the development accords with other relevant policies.

4.2.8 Policy DC1: Design Considerations requires that all development is of a high standard of design and responds positively to its context. Development should reinforce local distinctiveness and contribute to, and where possible enhance, the character, appearance and heritage of the surrounding area.

4.2.9 Policy DC3: Landscape and Settlement Setting seek to protect the setting of settlements and the surrounding landscape by resisting forms of development that would result in inappropriate encroachment into the countryside. The policy supports development where it can be demonstrated that proposals respect the character of the landscape and, where possible, enhance local landscape features and key views.

4.3 Planning Precedent

4.3.1 The site benefits from an extant planning permission (SMD/2020/0266 and SMD/2023/0556) which established the principle of residential redevelopment within the Green Belt, having regard to the provisions of the NPPF. It was previously accepted that the scheme constituted the redevelopment of previously developed land under paragraph 145(g) (now paragraph 154(g)), replacing existing commercial buildings with residential development without a greater impact on the openness of the Green Belt. The approved scheme demonstrated a reduction in built footprint compared to the existing development and was therefore found not to result in additional Green Belt harm.

4.3.2 In design terms, the approved reserved matters confirmed that a sensitively designed residential scheme, reflecting a traditional rural 'farmstead' character, could be successfully integrated into the site without adverse impact on the character and appearance of the surrounding area. Existing boundary vegetation was retained to maintain the site's enclosure and minimise visual impact.

4.3.3 The Council also concluded that the development would not give rise to unacceptable impacts on neighbouring amenity, with adequate separation distances ensuring no undue overlooking or loss of privacy. Overall, the previous permission confirms that the site can be redeveloped for residential use in a manner that accords with Green Belt policy, preserves local character, and safeguards residential amenity, providing a strong material precedent for the current proposal.

5.1 Highways and Access

- 5.1.1** The proposed site access is located at the north-west corner of the site and fronts Winterfield Lane. This position corresponds with a straighter section of the carriageway, which allows for improved visibility; The previously accepted visibility splay of 2.4m x 45m in the southerly direction and an improved 2.4m x 60.2m in the northerly direction can be achieved, providing adequate sightlines for the safe operation of the access.
- 5.1.2** Access to the site has been designed by SNR ENG Ltd, informed by relevant speed survey data and site-specific highway features. The accompanying technical commentary confirms that the proposed access position is suitable for the intended use and demonstrates that measured vehicle speeds along this section of straight carriageway are appropriate to support safe visibility and access arrangements.

5.2 Ecology and Biodiversity

- 5.2.1** The site is recognised to be located in the Green Belt; however, it does not form part of any other statutory ecological designations.
- 5.2.2** An ecology survey and BNG calculations have been undertaken by Ben Jones of Ben Jones Ecology. It has been determined that there are no protected species or habitats on site, and that a basic mitigation strategy should be followed to prevent the possibility of harming amphibians.
- 5.2.3** A suitable biodiversity gain can be achieved via the planting of wildflower grassland and 6 native trees within the section of the site identified.
- 5.2.4** A bat survey undertaken by Greenscape Environmental for the previous Reserved Matters application (Ref: SMD/2023/0556) has been submitted in support of this application. The findings concluded that no evidence of roosting bats was recorded within the buildings or trees on the site.

5.3 Flood Risk and Drainage

- 5.3.1** The site is located within Flood Zone 1 and is therefore at low risk of fluvial flooding. A small area of the site is identified as being affected by a 1 in 1,000 annual probability of surface water (pluvial) flooding. This minimal risk identified can be appropriately managed through on-site mitigation measures, including the use of suitable hard-surfaced areas and surface water management techniques, which would effectively mitigate any potential impacts.

5.4 Arboriculture

- 5.4.1** A tree survey and tree constraints plan has been undertaken and provided by Old Oak Tree Care for the proposal. This has concluded the site contains a mix of trees, including three Category B and thirteen Category C specimens, along with one Category C group.
- 5.4.2** The development will require the removal of six Category C trees. These consist primarily of small, self-seeded specimens with limited public visibility, alongside a larger, misshapen oak located adjacent to the road, which must be removed to facilitate site access. The loss of these trees is not considered to result in a material impact on local amenity and will be offset through new tree planting within the scheme.
- 5.4.3** All retained trees will be safeguarded during construction through the implementation of appropriate protective fencing and, where necessary, special engineering solutions.

5.5 Noise

- 5.5.1** A noise assessment was previously undertaken in support of the reserved matters application, following a request from the Local Planning Authority to evaluate potential impacts arising from existing and future neighbouring land uses. The assessment was prepared by Clover Acoustics and is submitted alongside the current application for reference.
- 5.5.2** Whilst the scheme has changed, the underlying context and neighbouring land uses remain unchanged. As such, the principles, findings and conclusions of the noise assessment are still considered relevant to the proposed development.
- 5.5.3** The noise assessment demonstrates that suitable mitigation can be achieved through the installation of acoustic screening to protect external communal areas, with similar measures expected to form part of the current proposal. In addition, enhanced glazing specifications are recommended to maintain acceptable internal noise levels, comprising glazing performance of up to 21 dB RTRA for living areas and up to 27 dB RTRA for bedrooms, thereby ensuring an appropriate standard of residential amenity.
- 5.5.4** Consideration has also been given to the adjacent storage unit; on a worst-case basis assuming the doors are open, the assessment indicates that the resulting noise rating level would remain below the existing typical background sound levels.

- 6.1** In conclusion, this is an outline application for the erection of up to 4 no. dwellings with all matters reserved except for access. The site is noted to benefit from an extant outline permission and subsequent reserved matters permission, referenced SMD/2020/0266 and SMD/2023/0556 respectively.
- 6.2** Whilst it noted that the site is within the Greenbelt, the principle of residential development on this previous developed land being an appropriate 'exception' is acknowledged. The relocation of the access to the north will improve the visibility and remove any complication with delivery by removing the involvement of any third party landowners.
- 6.3** Notwithstanding the site location within the Green Belt, it is free from any significant constraints. The proposed redevelopment of an commercial site with an attractive residential development with appropriate landscaping will constitute an improvement in the landscape therefore an acceptable exception in accordance with Green Belt planning policy.
- 6.4** For the reasons set out above, it is concluded that the proposed development is acceptable and consistent with previous approvals on the site, thus outline planning permission should be granted.