

PLANNING STATEMENT

**LAND ADJ. 67 SHAW PARK ROAD
KINGSLEY HOLT**

AUGUST 2026

Site Address:

Land adjacent to 67 Shawe Park Road, Kingsley Holt, ST10 2DJ

Applicant:

Mr. F. Klucznik

Proposal:

Erection of 4no. bungalows for the over 55s and associated works

Planning Statement:

Date Issued: 19th August 2026

Job Reference: RDP/2026/079

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 has been instructed by Mr. F. Klucznik to seek full planning permission for the erection of 4no. bungalows and associated works on land adjacent to 67 Shawe Park Road, Kingsley Holt, whose occupancy are to be restricted to the over 55's.

1.2 The application represents a resubmission following the refusal of application SMD/2024/0237 which had also proposed the erection of 4no. bungalows for the over 55's. That application received a resolution to be refused by the Planning Applications Committee at its meeting of the 26th March 2026, although the decision notice is still yet to be issued nearly five months later. The following reasons for refusal were raised:

1. There is no support in principle for residential development on this open countryside site due to conflict with policies SS1, SS2, SS9, H1 and H2 of the Staffordshire Moorlands Local Plan as the site is not infill, is not for rural exceptions housing, is not an allocated site and does not fall into any of the allowances outlined within Local Plan policy H1.
2. This is a prominent, edge of settlement location which is currently free from any built development, and which is visually prominent from the public domain. The dwellings, their curtilages (including boundaries), bin storage area, path, parking area and vehicular access would be visually intrusive within this open countryside location and would significantly harm and unacceptably change its undeveloped character, resulting in a ribbon of residential development extending beyond the existing settlement. The application is therefore contrary to policies DC1, DC3 and H1 of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework including section 12.

3. National Planning Policy Framework paragraph 135 states that development should add to the overall quality of an area, be visually attractive because of good architecture, and be sympathetic to local character. Moreover paragraph 139 states that development which is not well-designed should be refused. Staffordshire Moorlands Local Plan policy DC1 (amongst other matters) states that all development shall be well-designed, be of a high quality, add value to the local area (including detailing and materials appropriate to the character of the area) and be designed to respect the site and its surroundings. The proposal for the four bungalows incorporates oddly merged hip and gable designed roofs which are out of character with the surrounding area. The oddly formed roofs (replicated four times) would result in a jarring relationship between the development site and surrounding residential properties. The proposal is therefore considered contrary to policy DC1 of the Staffordshire Moorlands Local Plan and section 12 of the National Planning Policy Framework.
4. Due to its location and close proximity to the principal elevations of the proposed dwellings, the private path will result in adverse amenity and privacy impact upon the occupants of the dwellings by reason of the comings and goings of those wishing to access their vehicles within the shared parking space. The application is therefore contrary to policy DC1 of the Staffordshire Moorlands Local Plan and section 12 of the National Planning Policy Framework.
5. The Council cannot demonstrate a 5-year housing land supply and therefore consideration is given to paragraph 11 of the National Planning Policy Framework, however the adverse impacts of the development outlined in the reasons above and conflict with Policies SS1, SS2, SS9, H1,

H2, DC1 and DC3 of the Staffordshire Moorlands Local Plan would significantly and demonstrably outweigh any identified benefits.

1.3 In response to the concerns raised within the previous application, the following revisions have been made to the proposed development:

- The bungalows have been reduced in size, with all four plots now having the same proposed house type, which comprised of a rectangular plan form with a gross internal floor area of 72.5m². The accommodation of each dwelling will now comprise of an open plan lounge / kitchen / dining area, two bedroom, bathroom and hallway. The previous application had proposed three-bedroomed units.
- The bungalows have been re-sited further back into the site. The previously proposed bungalows were to lie between 5.2m – 5.8m rear of the carriageway edge. The re-siting of the properties means they will now lie between 7.6 – 8.6m rear of the carriageway.
- The re-siting of the dwellings also means that the principal elevations of the properties will now lie between 2.5m – 3.5m rear of the proposed private footway that is to be created within the site. A new hedgerow is also to be planted on the house-side of the footway to afford greater privacy. Previously the footway was to be located between 1.2m – 2.1m away from the principal elevations.
- The design of the bungalows have been revised to create a simpler, rectangular plan form with a hipped roof. The previously proposed gabled / hipper roof hybrid design has been omitted.

- The dwellings incorporate the provision of photovoltaic panels to their rear, south facing roof slopes, so as to provide the occupants with a renewable source of electricity. The dwellings will also be served by air-source heat pumps so as to provide the occupants with a renewable source of heating.
- 1.4 The dwellings continue to be arranged in a linear pattern, set back from the carriageway of Shawe Park Road, reflecting the building line established by the neighbouring properties to the east.
- 1.5 Vehicular access to the site will continue to be taken direct off Shawe Park Road in the northwest corner of the site, which will be shared by all the properties. A communal area of parking / turning space will be provided to the west of the dwellings, with 8no. parking spaces to be provided.

2 Site Description

- 2.1 The application site lies within the rural area and extends to some 0.17 hectares in area. The site is located at the western end of the village of Kingsley Holt and on the southern side of Shawe Park Road. The site comprises of grassland and is enclosed along its southern and western site boundaries by mature vegetation, with the landscape beyond dropping down towards a brook.
- 2.2 The northern boundary of the site is enclosed by a mature hedgerow, beyond which lies the carriageway of Shawe Park Road. On the opposite side of the road, beyond another mature hedgerow, lies an equestrian paddock and manege. To the east of the site, the land is bordered by the domestic curtilage of no.67 Shawe Park Road.
- 2.3 Properties within the surrounding area comprise of a mixture of single storey, one-and-a-half storey and two storey developments, with the two properties closest to the site comprising of bungalows. The design of those properties exhibits considerable variance and there is no strong prevailing vernacular.
- 2.4 The site has been previously found by the Local Authority to constitute a reasonably sustainable location for new housing. There are no statutorily listed buildings located in close proximity of the site, 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 applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 The Development Plan for this area comprises the Staffordshire Moorlands Local Plan of which the following policies are of relevance to the determination of the application:

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, 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.

3.4 Policy SS3 of the Local Plan relates to the 'Future Provision and Distribution of Development' and states that provision will be made for at least 6080 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands during the period 2014 to 2033 - an annual average of 320 homes per year. Sufficient deliverable land will be identified to provide at least 5 years of development at all times. The policy goes on to confirm that 25% of the total housing requirement will be delivered within the rural areas.

3.5 Policy SS9 of the Local Plan relates to the 'Smaller Villages Area Strategy' and confirms Kingsley Holt to be a smaller village. The policy states 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 shall be achieved via a number of actions, including:

- Enabling limited new housing development, including small infill schemes in accordance with Policy H1

3.6 Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and confirms that the 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 goes on to state 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:

- Restricting new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with Policy
- 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

3.7 Policy H1 of the Local Plan relates to 'New Housing Development' and states that, amongst other requirements:

- New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H3, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies.
- 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.

- All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. Higher densities will generally be appropriate in locations which are more accessible by public transport and which have good access to services.
- 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. This will be determined on a site-by-site basis subject to considerations such as viability and design.
- All 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.
- Housing development on sites not allocated for such purposes in Policy H2 will be supported within the development boundaries of the towns and larger villages subject to compliance with the Spatial Strategy and wider Local Plan policies.

3.8 Policy H1 goes on to state 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 a sporadic pattern of development. Otherwise, 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.

3.9 Policy SD1 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).

3.10 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 (amongst other requirements):

- 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
- incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development
- protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution
- provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use

3.11 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.

3.12 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:

1. By ensuring all development schemes have regard to the surveys and actions recommended by the Council's Extended Phase 1 Habitat Surveys and Local Wildlife Assessment, and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate.
2. Resisting any proposed development that could have an adverse effect on the integrity of an International site (or successor designation) alone or in combination with other plans or projects unless it can be demonstrated that the legislative provisions to protect such sites can be fully met. Any development with a potential to adversely affect a European site/s through construction activities should ensure that Ciria construction guidelines are

followed including environmental good practice on control of dust and water pollution.

3. The Council will not normally permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.
4. 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.
5. 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.

6. Supporting opportunities to improve site management and increase public access to wildlife sites including supporting the objectives of the Staffordshire County Council Rights of Way Improvement Plan.
7. Ensuring development promotes the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design. The Staffordshire Moorlands Biodiversity Opportunity Map, in conjunction with the Staffordshire Biodiversity Action Plan, will be used to guide biodiversity enhancement measures to be included in development proposals as appropriate to the nature and scale of development proposed and other environmental interest, in particular supporting opportunities to increase grassland and heathland habitats including supporting targets in the UK and Staffordshire Biodiversity Action Plan.
8. Protecting and enhancing habitats and species of principal importance for the conservation of biodiversity as identified in legislation, and recognising and implementing appropriate measures, including landscape-scale conservation management, to take account of the fact that the distribution of habitats and species will be affected by climate change.

9. Recognising the value of the natural environment for sport and leisure activities and the need to manage such activities to ensure there is no conflict.

10. Ensuring the provision and protection of green infrastructure networks in line with Policy C 3.

3.13 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 requirements):

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. Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.
3. 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 (NPPF) seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of significantly boosting the supply of housing, securing high quality design, supporting the transition to net zero, and ensuring highway. The content of this document has been taken into consideration in the preparation of the application.

Staffordshire Moorlands Design Guide SPD

- 4.2 The adopted Design Guide SPD sets out guidance aimed at securing the delivery of high quality built development within the Staffordshire Moorlands. The content of this documentation has been taken into consideration in the preparation of the application.

Staffordshire Moorlands Space about Dwellings SPG

- 4.3 This document provides a series of numerical standards that new development should seek to achieve in the interests of safeguarding residential amenity. The content of this document has been taken into consideration in the preparation of the application.

Appeal Decision 3220112 – Land Adj. 67 Shawe Park Road

- 4.4 The above appeal decision related to the proposed construction of 4no. two storey dwellings on the same application site. The conclusions of the Planning Inspector in the determination of that appeal have been taken into consideration in the preparation of this application as material considerations.

5 Planning Assessment

Principle of Development

- 5.1 The application site is located within the rural area, wherein policies SS9, SS10 and H1 of the Local Plan seek to restrict new residential proposals to a limited number of types of development. Policy H1 allows for limited infill development on the edge of smaller villages provided that it relates well to the existing pattern of development and will not create or extend ribbon development or lead to a sporadic pattern of development.
- 5.2 It is accepted that the proposal does not constitute infill development for the purposes of Policy H1 and that, as a consequence, the proposal could be considered to conflict with Policies SS9, SS10 and H1 of the Local Plan. However, the weight attributable to those policies has to be assessed in regard to the recently updated National Planning Policy Framework (NPPF).
- 5.3 Policy S5 of the NPPF establishes the circumstances in which development outside settlements should be supported. It includes development that would address an evidenced unmet need as a type of development which should be approved where it is physically well-related to an existing settlement and is of a scale which can be accommodated having regard to the existing or proposed availability of infrastructure (Policy S5)(1)(j) refers).
- 5.4 The proposal meets these locational and scale requirements. The site adjoins the established built form of Kingsley Holt, with the residential property at No. 67 Shawe Park Road directly abutting up to the eastern boundary. The site therefore has a clear physical relationship with the existing settlement rather than constituting an isolated form of development. The proposed development is also of a modest scale, comprising only four single-storey

dwellings, and the development can be accommodated within the existing pattern of development and infrastructure serving the locality.

- 5.5 Paragraph 2 of Annex A to the Framework is clear that development plan policies which are materially inconsistent with national decision-making policies should be given very limited weight. In this case policies SS9, SS10 and H1 of the Local Plan, insofar as they relate to the delivery of housing, are inconsistent with the updated provisions of the NPPF and thus have to be afforded very limited weight.
- 5.6 The proposal is consistent with the provisions of the updated National Planning Policy Framework and will deliver a type of housing development that is explicitly supported by policy S5. We consequently conclude that the principle of development is acceptable.

Housing Need & Provision of Homes for Older People

- 5.7 The proposal will provide four additional dwellings which will contribute positively towards meeting the identified housing needs of the Staffordshire Moorlands.
- 5.8 Policy HO7(1) of the NPPF states that substantial weight should be given to the benefits of providing homes which contribute towards meeting the evidenced accommodation needs of the local community. Policies HO1 and HO5 of the NPPF furthermore recognise older people as a specific group whose accommodation needs should be identified and addressed, including through the provision of specialist housing where an identified need exists.
- 5.9 The Staffordshire Moorlands Strategic Housing Market Assessment Update 2017 provides clear evidence of a substantial and growing requirement for housing suitable for older people. Paragraph 7.83 of the SHMA identifies:

“significant growth in demand for specialist housing”

And a...

“very significant mismatch between demand and supply”.

5.10 The Planning Practice Guidance confirms in this regard that:

“The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is project to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking. (our emphasis)

5.11 The proposal would make a particularly specific contribution towards meeting the accommodation needs of older people, and to ensure that this benefit remains in perpetuity the applicant proposes to enter into a Section 106 Agreement restricting occupation of all four dwellings to persons aged 55 and over.

5.12 This restriction provides a direct mechanism to ensure that the development contributes to the identified accommodation needs of an ageing population rather than simply adding unrestricted market housing to the general housing

stock. In doing so the development will make a specific and beneficial contribution towards meeting the housing needs of an ageing population, in accordance with policy HO7(1) of the NPPF.

Design & Visual Impact

- 5.13 The second reason for refusal of application SMD/2024/0237 cites concerns that the site occupies a prominent, edge of settlement location which is currently free from any built development, and which is visually prominent from the public domain. The Local Authority concluded that the proposed dwellings, their associated curtilages, pathway, parking etc and vehicular access would be visually intrusive and would significantly harm and unacceptably change its undeveloped character.

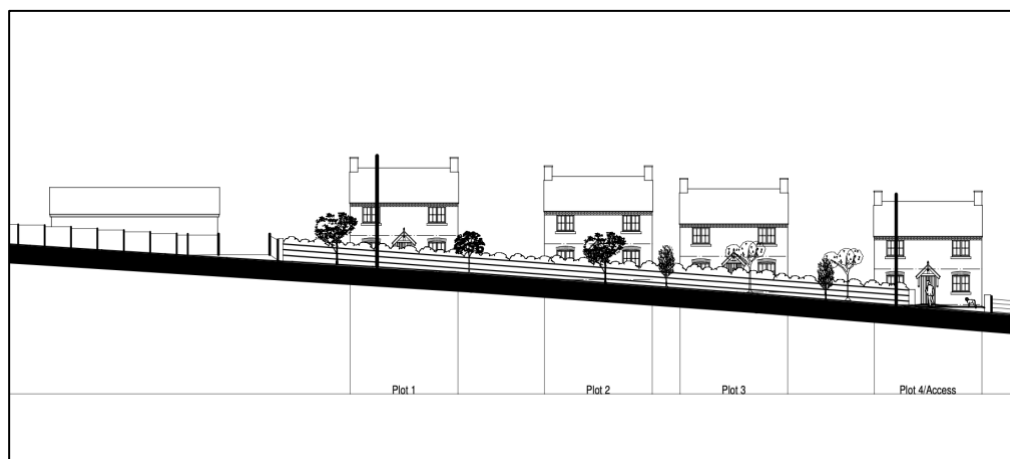
Figure 1 – Extract of Refused Site Plan SMD/2018/0282



- 5.14 The Local Authority's concerns in this regard stem from a previously refused application on the site (SMD/2018/0282) which had proposed the erection of 4no. detached two storey dwellings on the site, served by a shared access and frontage driveway, with parking to the side of the dwellings. An extract of the

refused site plan is shown in Figure 1 above with an extract of the refused street scene drawing shown in Figure 2 overleaf.

Figure 2 – Extract of Refused Street Scene Plan (SMD/2018/0282)



- 5.15 That application was refused on the grounds that the development would have a harmful impact on the character and appearance of the surrounding area. An appeal against that decision was also subsequently dismissed. In dismissing the appeal, the Planning Inspector observed that:

“Whilst the built form of Kingsley Holt is to the immediate east, the site’s location and undeveloped appearance give it a strong visual affinity with the surrounding open countryside. The site contributes positively to the rural character of the open countryside, appreciable along Shawe Park Road”

- 5.16 The Planning Inspector went on to comment that:

*“Kingsley Holt contains single and two storey dwellings sited alongside one another. However, **the single storey scale of Nos 67 and 68 Shawe Park Road aids the transition into the open***

countryside and helps visually define the extent of the built form of Kingsley Holt. The two storey scale, siting and combined mass of the dwellings would be a visually intrusive feature in the open countryside. Furthermore, the downward slope of land away from Kingsley Holt and the vehicular use associated with the proposal at the site frontage would further add to the prominence of the development” (our emphasis)

5.17 The Planning Inspector went on to conclude that:

“Owing to the scale and mass of the development and the associated site activity, existing and proposed landscaping measures would not fully prevent this harm. Whilst the proposal would not fully conform with the rear garden depths set out in the Space About Dwellings Supplementary Planning Guidance document, this in itself would not materially harm local character and appearance. However the harm identified above would remain”
(our emphasis)

5.18 This revised proposal takes on board the comments raised in the previous appeal decision, and also seeks to address the concerns raised by the Local Authority in their resolution to refuse application SMD/2024/0237. It also seeks to address the concerns raised in the third reason for refusal regarding the design of the roofs of the bungalows.

5.19 The revised site layout retains four detached units arranged in a linear fashion parallel to Shawe Park Road. Each dwelling has a smaller footprint than the previously proposed dwellings and the buildings have also been set further back within the site, more closely reflecting the building line established by the neighbouring properties to the east.

- 5.20 The dwellings have also been re-designed to provide simple hipped roofs, removing the previously proposed hip / gable roof hybrid, which in turn reduces the overall massing and volume of the buildings and produces a simpler and more visually restrained form of development. Coupled with the existing boundary hedgerow and the additional landscaping that is to be provided on the southern side of the pedestrian footway, the revised proposal considerably reduces the visual impact of the development on the character and appearance of the surrounding area.
- 5.21 The resultant development, like nos. 67 and 68 Shawe Park Road adjacent, will continue the transition between the built up area of the village into the open countryside, as observed by the Planning Inspector. The single storey form of the buildings, and their hipped roofs, means the development will relate positively to the dwellings immediately to the east of the site and will be seen against the backdrop of mature vegetation at the western end of the site, and the rising landscape beyond. The proposed development will therefore not constitute a visually intrusive feature within the open countryside.
- 5.22 In reaching this conclusion we draw attention to the comments of the Trees & Woodlands Officer in their consultation response for the previous application (SMD/2024/0237) where it was commented that:

*“Although only shown indicatively at present, the proposed layout would provide opportunity for new landscaping – including substantial stretches of new hedging with hedgerow trees which could more than compensate for the loss of the existing remnant frontage hedgerow and which once established **would provide some filtering/screening of the visual impact of the scheme as seen from Shawe Park Road, especially when approaching the site at close quarters from the south-west of the village.** From*

*viewpoints further afield, **the site is already visually well contained from the south and west**" (our emphasis)*

- 5.23 The layout of the site continues to provide a singular access point off Shawe Park Road serving a communal parking and turning area. The consequential effect of this layout is to remove the road in front of the houses that was found to be unacceptable in the previous appeal on the site, which will instead be retained as greenery / planting with a pedestrian footway provided in behind the hedgerow for connectivity. The visual impact of the communal parking area will furthermore be softened by landscaping / planting on either side of the vehicular access.
- 5.24 As a consequence, the hardstanding / vehicular movements within the site will not be anywhere near as dominant or harmful to the character and appearance of the surrounding area as the scheme previously dismissed at appeal (SMD/2018/0282). The prominence of the development is also substantially reduced in comparison to the previously refused scheme, with the bungalows being reduced in size and re-sited further back into the site.
- 5.25 There are a wide variety of architectural styles and ages of development exhibited within the surrounding area, and there is no strongly prevailing vernacular. The single storey scale of the buildings is in keeping with the character of the area, as is the proposed palette of materials. The strongly defined eaves and ridge lines, with hipped roofed design, coupled with the high solid-to-void ratio, and a simple arrangement of openings, all accord with the design guidance set out within the adopted Design Guide SPD.
- 5.26 Having regard to the considerations set out above it is submitted that the proposed development is of an acceptable design that will not have a harmful impact on the character and appearance of the surrounding area or the wider

landscape, and thus meets the requirements of policies SS1, DC1 and DC3 of the Local Plan and policy DP3 of the NPPF. The application has therefore addressed reasons for refusal 2 and 3 of SMD/2024/0237.

Residential Amenity

- 5.27 The fourth reason for refusal of application SMD/2024/0237 cites concerns that the location and close proximity to the principal elevations of the proposed dwellings to the private path will result in adverse amenity and privacy impact upon the occupants of the dwellings by reason of the comings and goings of those wishing to access their vehicles within the shared parking area.
- 5.28 The current proposal has been amended to address these concerns. The bungalows have been reduced in size and set further back within the site, such that the principal elevations are now located between 2.5 metres and 3.5 metres from the proposed footway, compared with between 1.2 metres and 2.1 metres under the previous scheme. A new hedgerow is also proposed between the footway and the principal elevations of the dwellings. This will provide additional separation and screening and will assist in protecting the privacy of future occupants.
- 5.29 In terms of other amenity considerations, the proposed bungalows will each have a gross internal floor area (72.7m²) that exceeds the Nationally Described Space Standards for a two bedroomed / four person property (70m²). The bungalows will also each have an area of private amenity space to the rear that exceeds the minimum required standard of 65m² as set out within the Space About Dwellings SPG.
- 5.30 No conflict with the minimum interface distances set out within the Space About Dwellings SPG in relation to neighbouring properties will arise either.

The submitted proposal will therefore provide future occupiers of the dwellings with a good standard of residential amenity and safeguard the amenity of neighbouring occupiers and is concluded to have resolved the fourth reason for refusal of application SMD/2024/0237.

Highway Safety

- 5.31 The application proposes the formation of a new vehicular access in the northwest corner of the site, in the same general location as the one proposed under application SMD/2024/0237, which was found to be acceptable to the Local Highway Authority.
- 5.32 The access will benefit from good visibility in both directions on egress onto Shawe Park Road and will be of sufficient width to enable two vehicles to pass one another. Within the site there will be off-street parking of 2no. spaces per dwelling, which accords with the requirements of the Local Authority's adopted parking standards. There will also be associated manoeuvring space so that vehicles may exit the site in a forward gear.
- 5.33 The proposed development will therefore not lead to any severe residual impacts to highway safety and is considered to meet the requirements of policy T1 of the Local Plan, and policies TR3 and TR4 of the National Planning Policy Framework.

Protected Species

- 5.34 The application is accompanied by a Preliminary Ecological Assessment prepared by Fauna Forest Ecology. The assessment concludes that the proposed development is unlikely to result in significant adverse effects on nearby statutory or non-statutory designated sites, which are separated from the site by existing development, pasture and arable land. The Assessment concludes that no further survey efforts are required.

- 5.35 A series of precautionary measures are recommended within the Assessment, and these can be secured via an appropriately worded planning condition. In doing so the development will meet the requirements of policy NE1 of the Local Plan and policy N2 of the National Planning Policy Framework.

Climate Change and Energy Efficiency

- 5.36 Policy CC2 of the recently updated NPPF requires development proposals, where relevant, to contribute towards climate change mitigation and the transition to net zero, including through sustainable patterns of movement and energy-efficient design. Importantly, policy CC2(2) states that substantial weight should be given to the benefits of drawing energy from renewable and low-carbon sources, including through the installation of heat pumps and solar panels.
- 5.37 The proposed dwellings incorporate photovoltaic panels to their south-facing roof slopes and will also be served by air-source heat pumps to provide renewable/low-carbon electricity and heating. These environmental benefits should be afforded substantial weight in the planning balance.

Planning Balance

- 5.38 The provisions of the recently revised NPPF establish a materially different policy framework for the consideration of housing development outside settlements. Policy S3 establishes a presumption in favour of sustainable development and directs decision-makers to policy S5 when considering development outside settlements.
- 5.39 Policy S5(1)(j) is of particular relevance to the proposal. It expressly identifies development which would address an evidenced unmet need, including housing where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites as a form of development which should be

supported where it is physically well-related to an existing settlement and is of an appropriate scale having regard to infrastructure.

- 5.40 The proposal falls within the circumstances identified by policy S5(1)(j) as the site is physically well-related to Kingsley Holt, directly adjoining the established built form of the settlement, and the proposal is of a modest scale comprising four bungalows.
- 5.41 Substantial weight should be given to the provision of four additional homes which contribute towards meeting the housing needs of the District. Further substantial weight should be given to the specific contribution which the proposal makes towards meeting the accommodation needs of older people, in accordance with policy HO7(1) of the NPPF. The proposed Section 106 restriction to persons aged 55 and over provides certainty that the dwellings will contribute towards this specific identified housing need.
- 5.42 Economic benefits will arise from the construction of the development and from expenditure associated with the occupation of the four dwellings. 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, equivalent to 17.2 jobs in this particular case.
- 5.43 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.
- 5.44 Those figures date from 2017 and when adjusted for inflation will now be somewhere in the order £6,500 for the initial one-off spend, and £12,300

spend per annum. The proposed development will therefore contribute circa £26,000 to the local economy in terms of one-off spend, along with an additional £49,200 *per annum* by way of ongoing annual spend. Such economic benefits lend further significant weight in favour of the proposed development.

5.45 Having regard to the above considerations it is concluded that the adverse effects arising from the development would not substantially outweigh the benefits of approving the proposal. The proposal therefore satisfies the requirements of policy S5 of the NPPF and should be approved in accordance with the presumption in favour of sustainable development.

5.46 The proposed development will furthermore not result in the creation of isolated homes in the countryside. The bungalows will be closely related to the existing built up area of the village and will reinforce and reflect the strongly defined pattern of development that prevails along this part of Shawe Park Road. The band of mature vegetation and brook at the western end of the site furthermore acts as a strong defensible boundary against any future encroachment of development beyond the site. The proposed development therefore derives no conflict with the provisions of paragraph 84 of the NPPF.

5.47 The proposal will also secure the delivery of new housing on a site that has been previously found to constitute a suitable location by the Local Authority, who concluded in their determination of application SMD/2018/0282 that:

*“Kingsley Holt does not have an array of services for it to be considered as a truly sustainable location **however, the village is within close proximity to Kingsley where facilities including a church, school, bowling club and village hall can be found.** This application follows on from refusal of application reference*

*SMD/2017/0496. During the course of considering the previous application the agent submitted information to demonstrate that the village is relatively well connected to other locations by bus including a Leek-Froghall-Cheadle service and a Hanley-Cheadle-Tea-Uttoxeter service. The site is not considered to be located within a truly sustainable location but **it is not wholly unsustainable as it is linked to other areas and services**"*

- 5.48 Additional environmental benefits will ensue as a consequence of the proposed dwellings providing photovoltaic panels and air source heat pumps so as to provide future occupiers of the dwellings with renewable sources of electricity and heat. Such benefits accord with the objectives of paragraphs 161, 164 and 168 of the NPPF, and lend further weight in favour of permission being granted.
- 5.49 There is unquestionably a significant demand for the delivery of new housing within the District. Given the nature of the proposed development, the intention to restrict occupancy to the over 55s, coupled with the sustainable location of the site and the Local Authority's continued inability to demonstrate a five year deliverable supply of housing, we submit that the conflict of the proposal with policies SS10 and H1 of the Local Plan is clearly outweighed by other considerations.
- 5.50 No adverse impacts would arise to *significantly and demonstrably* outweigh the benefits of the development when assessed against the NPPF taken as a whole, and 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 comprises development which addresses an evidenced unmet housing need and is physically well-related to the existing settlement, engaging policy S5(1)(j) of the NPPF
- The proposal provides four additional homes towards meeting the housing needs of the District
- The proposed restriction of occupation to persons aged 55 and over provides a specific contribution towards meeting the accommodation needs of older people, to which substantial weight should be given under policy HO7(1);
- The revised design and layout have directly addressed the concerns raised in respect of previous application and provide a substantially improved response to the site's edge-of-settlement location
- The development provides an appropriate and safe means of vehicular and pedestrian access and would not result in unacceptable highway or transport impacts
- The proposal incorporates photovoltaic panels and air-source heat pumps, providing identifiable renewable and low-carbon energy benefits to which substantial weight should be given under policy CC2(2)

- The proposal retains and strengthens existing landscape and ecological features and provides additional landscaping and hedgerow planting in accordance with policy N2;
- The development provides an appropriate standard of residential amenity for future occupiers and safeguards the amenity of neighbouring residents.

6.2 Whilst the proposal is acknowledged to derive conflict with policies SS9, SS10 and H1 of the Staffordshire Moorlands Local Plan, the national policy position has materially changed, and those policies are now inconsistent with the NPPF. The NPPF dictates therefore that they be afforded very limited weight.

6.3 Having regard to the considerations set out in the Planning Assessment, there are no adverse impacts that would arise to substantially outweigh the benefits of the development. The proposed development is consequently held to meet the requirements of policies SS1, SS3, DC1, NE1 and T1 of the Staffordshire Moorlands Local Plan, and policies contained within the National Planning Policy Framework.