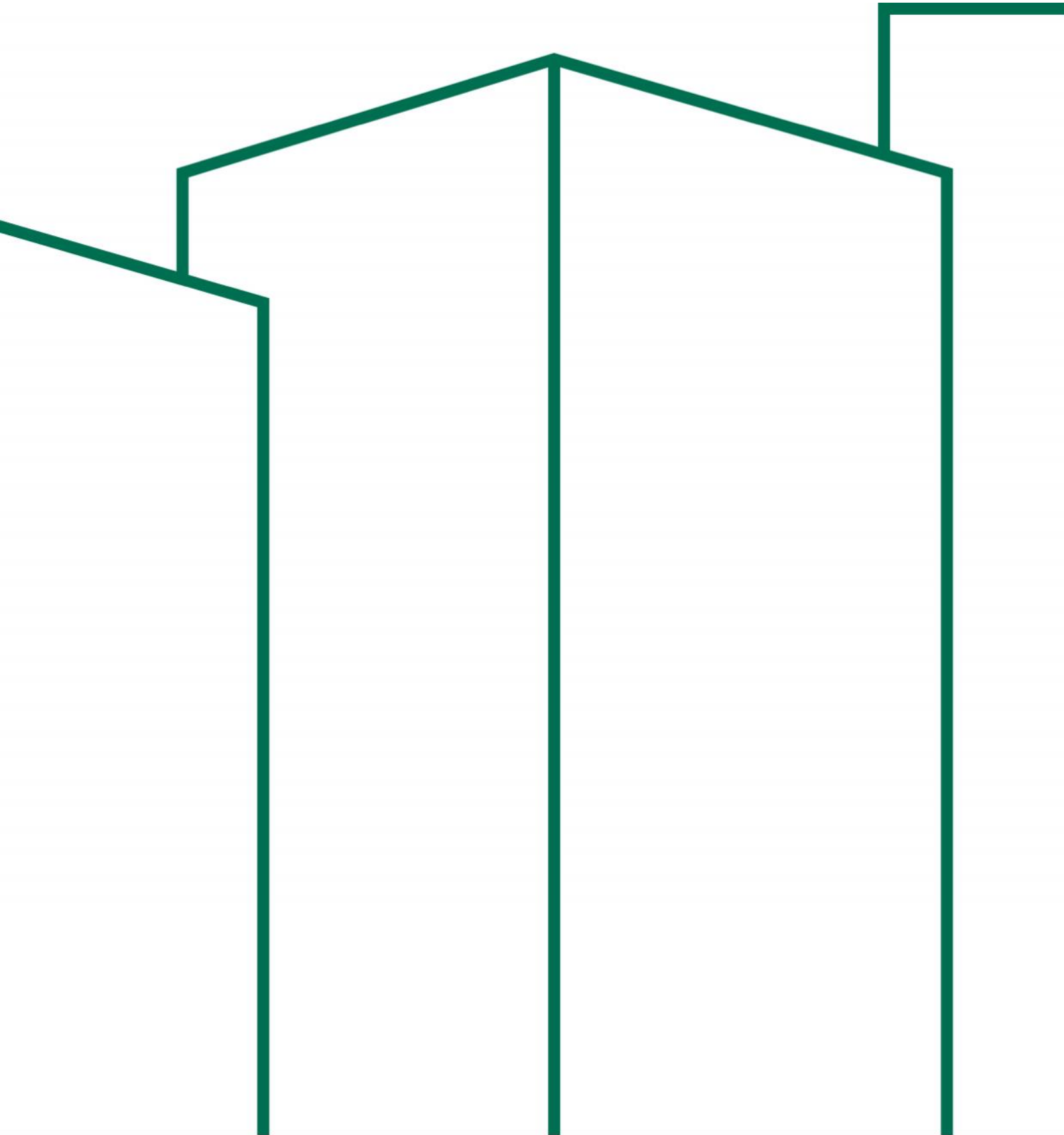




PLANNING STATEMENT
Mr and Mrs A Fox
Land West of Lichfield Road,
Abbots Bromley, Staffordshire WS15 3DN

P/2014/01012

Received 04/08/14



1.0 INTRODUCTION

1.1 This Planning Statement has been prepared to accompany a planning application submitted to East Staffordshire Borough Council on behalf of Mr and Mrs A Fox. The application seeks outline planning permission for the erection of 6 no. dwellinghouses, formation of a new vehicular access (existing vehicular access to be closed) with associated works. Approval is sought at this stage for the layout and access to the site. All other matters are reserved for the subsequent approval of the Planning Authority.

The Application Site

- 1.2 The application site comprises of some 0.75 hectares. The site lies on the western side of Lichfield Road, immediately to the west of the property known as Coleshill Lodge. The site has a frontage to Lichfield Road of some 110 metres. To the south of the site lies Abbots Bromley Cricket Club. The site is currently in agricultural use and is presently laid down as grass.
- 1.3 There are no landscape features within the application site. There are existing hedgerows along site boundaries that are interspersed with some trees and these are assessed in the submitted Ecological Appraisal. The existing vehicular access to the site is obtained from Lichfield Road at a point approximately midway along its frontage.
- 1.4 There is a small pond in the south east corner of the site which is also assessed in the submitted Ecological Appraisal.
- 1.5 On the eastern side of Lichfield Road, opposite the application site are a number of detached dwellings within substantial plots.
- 1.6 In the vicinity of the application site, Lichfield Road is unrestricted subject to a maximum national speed limit of 60 miles per hour. The speed limit reduces to 30 miles per hour to the north of the site.
- 1.7 Abbots Bromley is a large village that supports a wide range of services and facilities. These include a range of local shops, a primary school and private sector school, public houses and a multi-purposes village hall. There are a

number of sporting facilities throughout the village. Abbots Bromley is also served by a bus service linking the settlement to Burton on Trent and Uttoxeter.

Planning History

- 1.8 There are no recent planning applications relevant to the application site.

Application Proposals

- 1.9 Planning permission is sought for the erection of 6 no. dwellinghouses, together with the formation of a new vehicular access. The existing vehicular access onto Lichfield Road is to be closed. The application is made in outline. Approval is sought at this stage for the access and layout for the proposed development. All other matters of detail are reserved for the subsequent approval of the Planning Authority.

2.0 PLANNING POLICY

East Staffordshire Local Plan

- 2.1 The East Staffordshire Local Plan was adopted in 2006. The application site is shown to be located outside of the Development Boundary defined for Abbots Bromley on Inset No. 3.
- 2.2 Local Plan Policy NE1 relates to development outside of Development Boundaries and seeks to avoid granting consent for development outside Development Boundaries unless it cannot reasonably be located within them. Local Plan Policy H6 relates to housing design and indicates a requirement for applicants to demonstrate the need for good design in proposals. Local Plan Policy B1 relates to design and indicates the Council will approve applications for development which respond positively to the context of the area surrounding the site and exhibits a high quality of design and identifies a number of criteria which the Council will take into consideration when determining planning applications.

Pre-Submission East Staffordshire Local Plan

- 2.3 In October 2013, East Staffordshire Borough Council published its Pre-submission Local Plan; this was subject to public consultation. Those consultations have now been considered by the Council. The Local Plan was submitted to the Planning Inspectorate for independent examination on 11th April 2014. The Local Plan is to be subject to examination in Autumn 2014.
- 2.4 Abbots Bromley is identified in Strategic Policy 2 as a Tier 2: Local Services Village. Strategic Policy 2 indicates that new development should be concentrated within the Settlement Boundary of the main towns, strategic villages, local service villages and rural industrial estates. Strategic Policy 4 distributes the housing allocation amongst the various settlements and makes a development allowance for Abbots Bromley of some 40 dwellings. Inset 8 to the Pre-Submission Local Plan proposes an extension to the Settlement Boundary for Abbots Bromley. The application site is located



within the proposed extension to the Settlement Boundary.

3.0 PLANNING CONSIDERATIONS

Principle of Development

3.1 An analysis of the Development Plan Policies demonstrates that the application site is not: -

- Within or adjoining the Green Belt
- Within or adjacent to an Area of Outstanding Natural Beauty
- Within or adjacent to either a Special Landscape Area or a Landscape Protection Zone
- Part of, or adjoins, a Site of Special Scientific Interest, Local Nature Reserve, Wildlife Site or Special Area of Conservation
- A Regionally Important Geological Site
- Important Open Space
- Within or close to a Scheduled Ancient Monument, Battlefield, Historic Park or Garden
- Safeguarded for mineral extraction
- Protected or safeguarded for infrastructure improvements
- Located within or adjacent to any building Listed as being of Special Architectural or Historic Interest
- Located within a Conservation Area

3.2 The application site is outside of the Development Boundary defined for Abbots Bromley on Inset 3 to the adopted East Staffordshire Local Plan. As such, the site is presently located within the countryside. Residential development on this site would therefore be contrary to Local Plan Policy NE1. On the face of it therefore, this application conflicts with the adopted Local Plan Policy NE1, which seeks to protect the countryside for its own sake.

3.3 East Staffordshire Borough Council has recently confirmed that it is not able to demonstrate a five year supply of deliverable housing land. In these circumstances, the Council's Housing Policies are out of date thereby

bringing into play paragraphs 14 and 49 of the National Planning Policy Framework (the Framework). In the absence of an identified five year supply of housing, the Framework gives strong support for the proposed residential development. The proposed residential development constitutes sustainable development in terms of its economic, social and environmental dimensions.

- 3.4 The Development Boundary defined for Abbots Bromley on Inset 3 to the East Staffordshire Local Plan is based on housing requirements for the period up to March 2011. Whilst the Policies in the Local Plan were saved, this was by a Direction in July 2009, prior to March 2011. The West Midlands RSS and the Staffordshire and Stoke on Trent Structure Plan which provided a context for the East Staffordshire Local Plan, were abolished on 20th May 2013. The relevance of the Policies contained in the East Staffordshire Borough Local Plan have been reduced considerably. Any conflict with Development Plan Policies needs to be assessed with the context of whether there are other material considerations that outweigh any conflict.
- 3.5 The application site has been identified (Inset 8) within the proposed Settlement Boundary Extension for Abbots Bromley in the emerging East Staffordshire Local Plan. As such, a residential development of the site would be entirely consistent with Strategic Policies 2 and 4 of the emerging Local Plan. It is understood that Abbots Bromley Parish Council, at its meeting on 25th September 2013 resolved to support the extension to the Settlement Boundary proposed in the emerging East Staffordshire Local Plan.
- 3.6 The application site is eminently appropriate for a residential development insofar as the application site is well located in terms of access by foot and cycle to village facilities. Schools, shops and other community facilities are located within easy access of the application site. Everyday activities can be undertaken within Abbots Bromley from the application site without the need to travel. Abbots Bromley is located on a public transport route.

Consequently, a development on the application site would minimise the need to travel and maximise the use of sustainable modes.

- 3.7 Having regard to the site's location on the edge of Abbots Bromley, the proposed development has been conceived in an agricultural style and is typical of other residential developments to be found in the surrounding area. Although the application is made in outline, the indicative street scene provided on application drawing 10 gives a flavour of the style of development that is intended for the application site. The proposed dwellings would be of a simple rural design which would be consistent with the site's location on the edge of Abbots Bromley.
- 3.8 It is evident from the street scene that the design of the proposed dwellings take their cue from the existing agricultural buildings in the area and would sit comfortably within the landscape. The proposed development would incorporate single-storey and two-storey elements. The layout provides for a form of development that is consistent with the character and appearance of the dwellings to be found in the surrounding area. The layout plan and the illustrative street scenes exhibit a high quality design which correspond to and enhance the surrounding development. It is anticipated that the buildings will be constructed in traditional materials comprising of brick walls with pitched tiled roofs and will incorporate painted softwood windows and traditional style rainwater goods. The design of the proposed layout is of a high order and would assist in raising standards of design within the surrounding area.
- 3.9 The application site is well located in scale and location to the existing pattern of development within Abbots Bromley, particularly that on the eastern side of Lichfield Road. It is evidenced from the submitted layout plan that the proposed development can accommodate a high quality sustainable development. The proposed development can retain all of the existing hedgerows that form the boundaries to the application site, save for a small length of hedgerow to be lost for the formation of the new vehicular access; the loss of this length of hedgerow will be mitigated by the planting

of a new hedgerow at the point where the existing vehicular access is to be closed.

- 3.10 The submitted Ecological Appraisal contains a number of measures that can be delivered as part of development on this site and can be secured through the use of appropriate conditions. As a consequence, the proposed development would incorporate habitat creation and restoration measures that would represent a net gain in biodiversity on this site.
- 3.11 The proposed development will secure a new footpath across the site frontage. The footpath will be constructed using no dig construction methods so as to ensure that the existing hedgerow across the site frontage (which is to be retained) will not be harmed by the construction of the footpath. The footpath will provide enhanced pedestrian links to Abbots Bromley, thus encouraging journeys on foot to utilise local services. The footpath will also facilitate pedestrian links from the village to Abbots Bromley Cricket Club that lies to the south of the site.

Living Conditions

- 3.12 The layout plan demonstrates that each of the proposed dwellings is provided with a private amenity area. The gardens are of sufficient size to provide usable amenity space commensurate to the size of the dwellings proposed. These gardens will be sufficiently large to provide space for children to play with a degree of privacy that would reasonably be expected within any residential area. There would be no harm to the living conditions of prospective residents.
- 3.13 The layout of the proposed development is such that there would be no adverse impact upon the living conditions of neighbouring properties by reason of overlooking or loss of privacy. The proposed dwellings would be sited a significant distance away from any nearby property.

Conclusions

- 3.14 The application site currently lies outside of the Development Boundary defined for Abbots Bromley on Inset 3 to the East Staffordshire Local Plan. The site is thus located in the countryside. In Policy terms, the proposed residential development on this site is contrary to adopted Local Plan Policy.
- 3.15 There are however material considerations that weigh in favour of granting planning permission for the proposed development. The relevance of the East Staffordshire Local Plan Housing Policies have greatly diminished since they were adopted. Although contrary to the Development Plan, the weight of harm to Development Plan Policy should be suitably reduced.
- 3.16 The application site has been included within the proposed Settlement Boundary Extension to Abbots Bromley shown on Inset 8 to the emerging East Staffordshire Local Plan. Residential development of the application site would thus be consistent with emerging Strategic Policies 2 and 4. The application site is deliverable, developable, suitable and achievable for development. The proposed development will therefore deliver the objectives of the emerging Local Plan.
- 3.17 It is understood that East Staffordshire Borough Council cannot demonstrate a five year supply of deliverable housing land. In these circumstances, the Council's Housing Policies are in any event considered to be out of date, thereby bringing into play paragraphs 14 and 49 of the Framework. In the absence of an identified five year supply of housing, the Framework gives strong support to the proposed residential development.
- 3.18 The proposed development will also make a contribution towards ensuring an adequate supply of housing land and assist the Borough in achieving its five year supply of housing land. In so doing, the proposed development will secure economic growth and employment.
- 3.19 The proposed residential development constitutes sustainable development in terms of its economic, social and environmental dimensions. The proposed layout forms the framework for securing a high quality

development on the site which is accessible to local services and facilities by foot, cycle and public transport.

3.20 The proposed development of six dwellings will provide an attractive environment. It has been demonstrated that the application site can provide for a high quality housing development. The submitted layout plan and supporting documents provide the basis for securing the development which is distinctive in terms of its character and place and which will provide an attractive environment where people will be safe. At the Reserved Matters stage it will be possible to secure new landscaping within the site which will enhance the appearance of the site and the diversity of the site.

3.21 The proposed development would therefore be entirely consistent with emerging Strategic Policies 2 and 4. Planning permission should therefore be granted.

CET/DY/4163

31st August 2014



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PLANNING STATEMENT

Mr and Mrs A Fox
Land West of Lichfield Road, Abbots Bromley,
Staffordshire WS15 3DN

Our Reference: CET/DY/4163
Date: 31st August 2014

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