



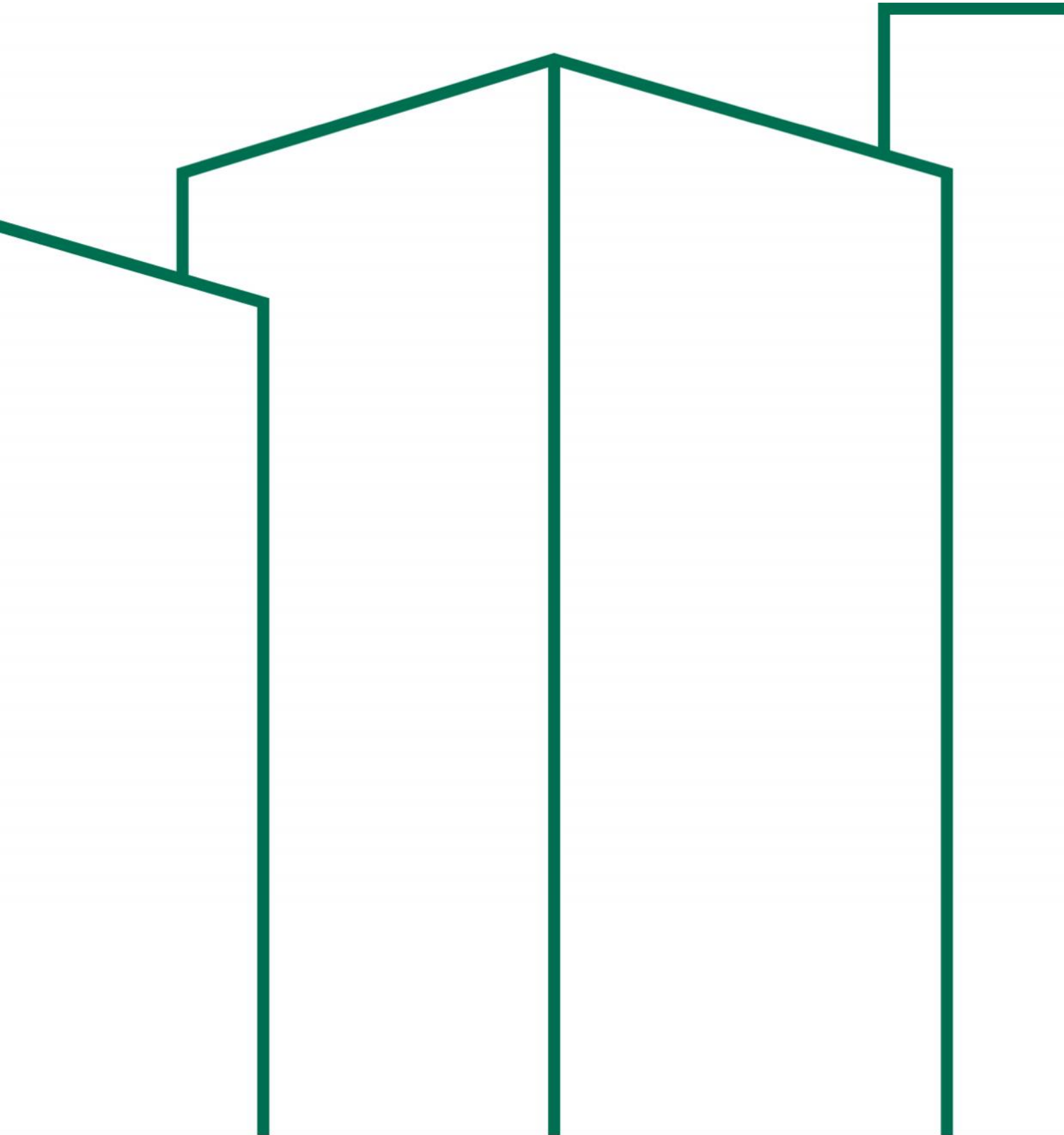
PLANNING STATEMENT

Mr M Petrouis

Land South of Thyme House, Lichfield Road,
Abbots Bromley, Staffordshire WS15 3DL

P/2014/01047

Received 11 Aug 2014



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 M Petrouis. The application seeks outline planning permission for the erection of 5 no. dwellinghouses 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 0.26 hectares and has a frontage to Lichfield Road of some 92 metres. The application site adjoins existing residential development at Thyme House to the north and at Hillcrest and Brambles on the eastern side of Lichfield Road. Lichfield Road, in the vicinity of the application site is subject to the National Speed Limit of 60 miles per hour. Immediately to the north of the application site the speed limit reduces to 30 miles per hour; there are traffic calming measures throughout Abbots Bromley.

1.3 As is evident from the submitted Topographical Survey, the site rises from south to north. The site has been subject to an Ecological Appraisal undertaken by Ecolocation which is submitted as an application document.

1.4 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 village hall. Abbots Bromley also is served by a bus service linking the settlement to Burton on Trent and Uttoxeter.

Planning History

1.5 There is no recent planning history relating to the site.

Application Proposals

- 1.6 Planning permission is sought for the erection of 5 no. dwellings with associated works. The existing vehicular access is to be widened to 5.0 metres. The application is made in outline. Approval is sought at this stage for the access and layout of the proposed development. All other matters of detail are reserved for the subsequent approval of the Planning Authority. The development is described in more detail in the submitted Design and Access Statement.

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 BE1 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 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.

3.2 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

3.3 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 general thrust of National and Local Planning Policies are directed towards achieving housing that promotes a sustainable pattern to development whilst ensuring that new housing development meets the housing requirements of the community, is of high standard and is respectful to the site's character and its surroundings.
- 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.
- 3.6 The application site is well located to the existing pattern of residential development to the east of the site. Existing services and facilities within Abbots Bromley are within easy walking and cycling distance of the application site. It is proposed to provide a 2 metre wide footpath across the site frontage to encourage pedestrian links to existing village facilities. Abbots Bromley is served by public transport. Consequently the site is located such that it minimises the need to travel and maximises the use of sustainable transport modes.
- 3.7 The submitted application drawings demonstrate that high quality residential development can be created on the site and achieves a standard of design and layout that is consistent with the objectives of National Planning Policy. The proposed development has had regard to the context of the application site in terms of the scale and surrounding pattern of built development and its topography.

- 3.8 The proposed development retains the existing hedgerows along the site frontage. The development represents an opportunity to secure new landscape planting within the application site.
- 3.9 It is anticipated that the proposed dwellings will be constructed predominantly in brick and will have a pitched tiled roof. In this respect, the materials of construction are compatible with those to be found in the surrounding area.

Living Conditions

- 3.10 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.
- 3.11 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

- 3.12 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.
- 3.13 There are however material considerations that weigh in favour of granting planning permission for the proposed development.
- 3.14 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.

- 3.15 The proposed development will 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.
- 3.16 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.
- 3.17 The proposed layout demonstrates that the application site can provide for a high quality housing development. The submitted layout plan and supporting documents provide the basis for securing a development at the Reserved Matters stage 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 also be possible to secure new landscaping within the site which will enhance the appearance of the site and the diversity of the site.
- 3.18 The proposed development would therefore be entirely consistent with emerging Strategic Policies 2 and 4. Planning permission should therefore be granted.

CET/DY/4127

1st August 2014



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Mr M Petrouis
Land South of Thyme House Lichfield Road,
Abbots Bromley, Staffordshire WS15 3DL

Our Reference: CET/DY/4127
Date: 1st August 2014

CT Planning Limited
Trafalgar House 20a Market Street
Lichfield Staffordshire WS13 6LH
Tel: 01543 418779
Fax: 01543 418115
Email: plan@ctplanning.co.uk

