

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

18th July 2024

Application No:	SMD/2023/0593	
Location	Blythe Bridge Phase 2A, Land South West of Levison Street, Blythe Bridge, Staffordshire	
Proposal	Full planning application for residential development comprising 14 dwellings (Use Class C3), access and internal road for vehicle, footpaths and cycle linkages, parking, landscaping, ecological habitats and associated infrastructure and earthworks.	
Applicant	St Modwen's Homes	
Agent	N/A	
Parish/ward	Forsbrook	Date registered 20/12/2023
If you have a question about this report please contact: Rosie Dinnen rosie.dinnen@highpeak.gov.uk		

REFERRAL

The planning application has been referred to Planning Applications Committee because it is locally contentious.

1. SUMMARY OF RECOMMENDATION

APPROVE – Subject to a S106 agreement

2. SITE DESCRIPTION & ITS SURROUNDINGS

- 2.1 The Application Site measures approximately 1.18 hectares and comprises an undeveloped parcel of land within the wider development site. The site is bordered on three side by a hedgerows and there are 11 individual trees on the south east and south western boundaries. The site slopes down approximately 4.0m from the north-eastern boundary to the south-western boundary. Access to the site is from an estate road within the development, which is currently under construction.
- 2.2 The land forms part of a larger development site, known as Blythe Vale, which comprises approximately 48.5 hectares. The wider development site is divided by the A50 and essentially separated into two separate parcels: one north of the A50 and another south of the A50. Phases 1, 2, and 2A are located within the parcel to the north of the A50.
- 2.3 The development proposals benefit from adjacent extant Planning Approvals on Phases 1 and 2. The site is part of a mixed-use allocation in the Staffordshire Moorlands Local Plan (DSR 1) which includes approximately 300 new homes.

3. DETAILS OF PROPOSAL

- 3.1 The proposal seeks full planning permission for residential development of 14 dwellings (Use Class C), access and internal road for vehicles, parking, landscaping, and associated infrastructure and earthworks. The development site is located on the land between the extant approvals for Phases 1 and 2 and includes open space, landscaping, access and parking.
- 3.2 The proposed development will deliver 14 units and seeks to continue the high-quality and distinctive design that reflects the character approved on the previous phases of development. There will be two access points into the site. The residential development will comprise of 2, 3 and 4 bedroom houses, four of which will be affordable units. The dwelling typology is as follows:

Dwelling typology	
2 Bed	4
3 Bed	3
4 Bed	7
Total:	14

- 3.3 Access to the development will be via an estate road from a phase 2 development which is currently under construction. Three detached properties are accessed of a private drive close to the junction with Levison Street. The other 11 properties are access by a separate access point along the same estate road.
- 3.4 The application is supported by a Planning Statement, Design and Access Statement, Air Quality Assessment, Arboricultural Assessment, Ecological Appraisal, Biodiversity Metric, Flood Risk Assessment, Geoenvironmental Assessment, Landscape Management Plan Noise Assessment and Sustainability Statement.
- 3.5 The application files including the drawings, reports and other details of the proposal together with consultation and notification responses can be viewed on the Council website at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=176205>

4. RELEVANT PLANNING HISTORY

Application no.	Proposal	Date
SMD/2011/0304	Planning permission for a premium employment site on land adjoining the A50, Blythe Bridge	Approved 09/08/2011
SMD/2017/0512	The development of 118 dwellings (Use Class C3), new access and internal roads for vehicles, pedestrian and cycle linkages; car	Approved 09/05/2018

	and cycle parking; associated play and open space, landscaping, ecological habitats; sustainable drainage measures, earthworks.	
SMD/2018/0443	Reserved matters application for the phase 2 access road and associated infrastructure, including drainage to serve the road, tree removal, levels, landscaping, safeguarding area, great crested newt mitigation, pursuant to planning application ref 11/00405/REM1MJ (SMD/2011/0304)	Approved 17/10/2018
SMD/2018/0790	Development of 146 dwellings (Use Class C3), and all associated works.	Approved 12/05/2020
SMD/2021/0370	Development of 11 no. residential dwellings (Use Class C3) and associated works.	Approved 25/04/2023
SMD/2021/0418	Full planning application for residential development of 200 dwellings (Use Class C3), access and internal roads for vehicles, footpaths and cycle linkages, parking, public open space and landscaping, ecological habitats, community orchard, sustainable drainage measures, and associated infrastructure and earthworks.	Approved 16/06/2023

5. RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Adopted Staffordshire Moorlands Local Plan 2020

- SS1 Development Principles
- SD1 Sustainable Use of Resources
- SD3 Carbon-saving Measures in Development
- SD4 Pollution and Water quality
- SD 5 Flood risk
- SS2 Settlement hierarchy
- SS3 Future provision and distribution of development
- SS4 Strategic housing and employment supply
- SS12 Planning obligations and community infrastructure levy
- H1 New housing development
- H2 Housing Allocations
- H3 Affordable housing
- DC1 Design Considerations
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and hedgerows
- T1 Development and Sustainable Transport
- T2 Other Sustainable Transport Measures
- DSR 1 Blythe Vale

National Planning Policy Framework (NPPF)

Section 2: Achieving Sustainable Development
Section 5: Delivering a sufficient supply of homes
Section 8: Promoting healthy and safe communities
Section 9: Promoting sustainable transport
Section 12: Achieving well-designed and beautiful places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

Adopted Supplementary Planning Documents (SPD's)

Staffordshire Moorlands Design Guide (2018)
Developer Contributions (October 2023)

6. CONSULTATIONS CARRIED OUT

Site Notice: Expired 20.06.24
Press Notice Published:
Neighbour Notifications:

Staffordshire Police:

05/01/2024:

The Following comments should be considered:

- There is much to commend in terms of designing out criminal opportunity within the proposals. Unauthorised access from the front of the dwellings into the private rear gardens will be denied by standard 1.8m high fencing/gating. Plots 201 and 214 will have dwarf brick walls and piers with wooden infill panels. The relevant drawing suggests these infill panels will be positioned at the front edge of the dwarf walls to eliminate a potential climbing point. The applicant should ensure this will be the case.
- The fact that the dwellings will be set back from the road with an effective buffer in front of them, which includes that provided by the existing and to be retained tress/hedgerows is ideal. The inclusion of dual aspect dwellings is noted and welcomed.
- Lighting proposals are unknown, but it will be important for the applicant to ensure that the crime prevention benefits from suitable lighting (street lighting columns and that for individual dwellings) is realised. Offenders prefer to operate where there is less chance of them being observed.
- The parking provision for half of the dwellings will be primarily at the side of the dwellings with no opportunity for vehicles parked there to be observed from the respective dwellings. The police's Secured by Design Homes 2023 design guide recommends "Where parking is designed to be adjacent to or between units, a gable end window should be considered to allow residents an unrestricted view over their vehicles; opaque or otherwise obscured glass in window sets in gable ends do not constitute an unrestricted view in these circumstances." Each of the houses has habitable ground floor rooms which could provide the opportunity for the inclusion of at least one window at the side to overlook parking (or give the perception of this).

- In addition to a layout, which deters criminal and anti-social opportunity, Staffordshire Police recommend that the dwellings within this development satisfy the recommended minimum physical security requirements contained within the police Secured by Design Homes 2023 design guide (or any subsequently published version) available online. Of particular importance would be to factor in at this planning stage (and ultimately install at the construction stage) external doorsets (plus adjacent panels), ground floor/accessible windows and garage doorsets, which have been tested to, and importantly, are fully certificated by an independent third party, accredited by a United Kingdom Accreditation Service (UKAS) Notified Body in the name of the manufacturer/fabricator to a recognised manual attack-resistant security standard (such as PAS24:2022). This would be one further significant way in which the applicant could seek to design out criminal opportunity and provide a safer living environment, and would undoubtedly be for the long-term benefit of the future residents.

National Highways

12/06/2024:

Offers no objection:

Further information has been provided by the Applicant, on the 07 June 2024, this information has now alleviated National Highways concerns, National Highways are now in a position to offer No Objection to the proposal.

Alliance Environmental Services

04/04/2024:

No issues regarding waste collections

Checkley Parish Council

17/01/2024:

No local objections and it conforms with planning policies as defined in the Staffordshire Moorlands District Council Core Strategy and NPPF.

Checkley Parish Council are disappointed that the Developer feels it necessary to replace a small surviving Greenfield site with 14 more dwellings within such a Major Residential Development when provision of Greenfield areas within a large Residential Development are desirable to provide a necessary change of outlook, an environmentally friendly aspect and an essential place of respite for the neighbourhood.

Forsbrook Parish Council

16/01/2024:

Objection:

Forsbrook parish Council feels disappointed with St Modwen and how they it necessary to replace a small surviving Greenfield site with 14 more dwellings within such a Major Residential Development when provision of Greenfield areas within a large Residential

Development are desirable to provide a necessary change of outlook, an environmentally friendly aspect and an essential place of respite for the neighbourhood.

SMDC Regeneration

01/02/2024:

Economic development statement:

- The new householders occupying each new house will spend some of their income locally through shopping and use of local services. National research has identified that 34% of all household expenditure is spent at district level or below. For this development of 15 units this is calculated at £131,432 per year.
- Each new house will generate direct jobs within the construction industry or associated supply chain, of which 25% are likely to be locally based. Indirect Jobs are also generated by local spend in shops and services. Based on the approved multipliers the development will generate 15 direct jobs and 2 indirect jobs.

The development will also generate approximately £2,572 council tax for the area per annum.

SMDC Regeneration (affordable housing)

15/02/2024:

33% planning policy compliant contribution would be 4.62, rounded up to 5 units. The applicant is proposing to provide 4 affordable units. The recently adopted Developer Contributions states that if the affordable housing contribution is not a whole number, 0.5 and above will be rounded up to the nearest whole number.

The units are referred to on tenure plan as 'affordable' but no indication as the tenure breakdown (First Homes/Affordable rent/ Shared Ownership) of the 4 units is provided. A policy compliant tenure mix of 5 units would be as follows:

- 1 First Home
- 3 social/ affordable rent
- 1 shared ownership

Applicant is proposing to provide 4 x 2 bed units, house type 852 and 852D which are 852sqf/

79.1 sqm, both of which are NDSS complaint and would meet the councils bed space criterion.

Staffordshire and Stoke-on-Trent Integrated Care Board

22/02/2024:

It is noted that this development proposal sits adjacent to already approved phases of development with 146 dwellings on Phase 1 (nearing completion according to the accompanying planning statement) and the 200 dwellings approved for Phase 2 under permission SMD/2021/0418. Health commissioning groups had not engaged with the application process when these schemes were previously determined and whilst this approved growth will continue to result in further demands upon local primary care services as development continues, this response is made only in respect of the application before the authority for determination.

The ICB wish to confirm the position in respect of community health and preventive and primary care services, which fits within the ambit of 'community facilities' as described within the wording of policy C 1 as confirmed in the glossary of terms within the plan. In this case a request is made under s106 of the Act for developer contributions to mitigate for the impacts of additional patient demand upon local primary care services, which would be expected to serve this development.

The current position within the PCN:

The application site is situated within the Moorlands Rural PCN, which comprises of nine premises (7 practices, 2 branches). Analysis shows that clinical and administration space is challenged across the PCN with the majority of premises insufficient when benchmarked against current standards and it is clear that recruitment and retention is impacted by a lack of suitable estate capacity. The PCN currently has a notably higher, than ICS average, older population with 26.68% of patients over 65 years of age and significantly higher numbers of people 75-85 years. There is a high prevalence of long-term conditions such as coronary heart disease, hypertension and stroke, with 30% of adults overweight.

The development outputs:

The ICB would request a contribution which would support the development of primary care services in the area with small-scale expansion opportunities under review. In respect of the Lower layer super output area (LSOA) in which the application site is situated it is evident that patients are split across Tean Surgery, Allen Street Surgery and The Tardis Surgery with a proportion of patients also registered to the Trinity Medical Centre in the Meir PCN within Stoke-on-Trent. As per the wider outlook for the PCN there is an overall shortfall in clinical capacity for current patient numbers across these practices.

The outputs are derived from the Department for Health guidance 'Health Building Note 11-01: Facilities for Primary and Community Care Services', which provides best practice guidance on the delivery of new healthcare buildings and adaptation and extension of existing facilities. It is applicable to a range of building types including GP premises, Health centres, Primary care centres and Urgent care centres.

The total sum (£12,552) would be targeted towards supporting the future adaptation/refurbishment/expansion of premises within the Moorlands Rural PCN as appropriate and would be informed by strategic estates plans, which will enable the ICB to work towards the aim of tackling inequalities in outcomes, experience, and access for patients.

Staffordshire County Council Flood Risk Management

08/07/2024:

We have reviewed the updated Proposed Drainage Plan (Drg No. R9074- BML-23-00-DR-C-0801- Rev P9, dated 02/07/2024) and email dated 27/06/2024 outlining proposed amendments to the drainage design to replace the proposed storage tank with areas of permeable paving.

At this stage, the applicant has demonstrated that a surface water drainage system is viable, subject to the provision of the detailed design drawings of the surface water drainage system and its associated SUDS features.

As such, we have no objection to the application at this stage, but we would recommend that the conditions are attached to any planning permission to ensure that a full detailed design is

submitted for review; that a plan for managing surface water is in place during the construction phase; and that a final management and maintenance plan is submitted with a named body to ensure that the drainage system is managed over the lifetime of the development.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 20-May-2024

CONDITIONS

1. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
2. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

NOTES TO PLANNING OFFICER

Application is for construction of 14 dwellings on part of a wider development. Proposal appears to infill between phase 1 and phase 2. The wider development has a traffic signal controlled access constructed under S278 agreement. Proposal will be accessed from two private drives. Technical approval will be required. Garages are dimensioned at (scaled for integral) 3m x 6m internal. As garages are required to meet parking standards, condition is recommended above.

Staffordshire County Council School Organisation Team

13/02/2024:

Advise that the planning application would result in an education contribution of £132, 888 sought from the developer to mitigate the impact on education from the development. This contribution is calculated in line with Staffordshire's Education Infrastructure Contribution Policy (SEICP) and would make the development acceptable from an education perspective subject to a S106 agreement which meets this requirement. Should the number and/or mix of dwellings change we would wish to be consulted so that a revised contribution can be calculated.

The location of a housing development in relation to schools in the local area is taken into consideration when assessing the mitigation required for education provision. Based on the location of the proposed development and current demographics we have considered the impact on school places at the following school(s):

The William Amory Primary School
Blythe Bridge High School and Sixth Form

It was calculated that 14 dwellings would require 3 primary school places and 3 secondary/post 16 places. These are based on a pupil product ratio (PPR) 0.03 per dwelling per year group and uses 7 year groups for Primary and 6 for secondary/post 16 (5 secondary, 1 post-16).

Where appropriate 1 bedroom dwellings have been deducted from the dwellings numbers in line with our Staffordshire Education Infrastructure Contributions Policy. There are projected to be an insufficient number of school places in the local area to mitigate the impact of this development at both primary and secondary phases of education.

Staffordshire County Council Service Commissioning

09/01/2024:

The application site falls within a Mineral Safeguarding Area for Sand and Gravel and Bedrock Sand. The site is part of the larger development site, Blythe Vale, a 48.5 hectare mixed-use development. As this site is allocated in the Moorlands Local Plan, the Staffordshire Mineral and Waste Planning Authority has no comments to make regarding this application.

Neighbours

27 representations objecting have been received, the content of which may be summarised as follows:

- Concerns over insufficient lighting
- Impact on wildlife
- Loss of Green Space and having sufficient open space for outdoor activities
- Congestion and traffic concerns, especially with regards to entering and leaving the estate
- Loss of Nature Reserve and community green space
- Upon being sold the property St Modwens promised buyers this green space would remain undeveloped.

7.0 OFFICER COMMENT AND PLANNING BALANCE

Principle of Development

7.1 The site is within an allocated site in the local plan, Policy DSR: 1 Blythe Vale, which identifies the wider site as being suitable for mixed use development including 300 new homes. The site is also included in policy H2 which identifies the housing allocations for the entire district. Blythe Vale is included in the rural housing allocation. The policy notes the remaining capacity of the Blythe Bridge allocation as 182 dwellings on the basis that Blythe Vale had planning permission for housing development on part of the allocation 118 dwellings at 31 March 2019.

7.2 It had never been intended that the application site would be kept free from development and provide open space. It did not come forward for development as part of the original applications on the site due to differing land ownership at the time. The site has since been acquired by St. Modwen. Nevertheless, many residents believe this was the case and have submitted objections based on the basis that an open space is being developed. Similar objections have been received from the Parish Councils. Currently the site represents an undeveloped parcel of land within the strategic allocation. Other open spaces were masterplanned as part of the wider development.

7.3 Policy SS1 of The Staffordshire Moorlands Local Plan 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; this

echo's the stance of the NPPF. The Local Plan aims to deliver a wide range of development including (applicable to this application but not necessarily limited to) 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 leisure and community use, access to services and a well-designed environment.

- 7.4 Local Plan policy SS8 identifies Blythe Bridge as a 'Larger Village.' Within the larger villages the Local Plan seeks to ensure the area retains/enhances its role as a service centre by methods such as (but not limited to);
- Increasing community facilities
 - Protecting community facilities where loss would be deemed to reduce the community's ability to meet its day to day needs
 - Increasing the range of available and affordable house types
 - Deliverable housing sites with good accessibility to services and facilities
 - Reuse and regeneration of existing redundant, underused or surplus sites.
- 7.5 Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development which for decision making means approving development proposals that accord with an up-to-date development plan without delay. This proposal accords with the development plan as it is an allocation site identified by policies H2 and Policy DSR:1 and accordingly the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

Housing mix and affordable housing

- 7.6 The proposals comprise a 14 houses, a mix of semi and detached properties. The 14 houses comprise: 4 x 2 bedroom houses, 3 x 3 Bedroom houses, 7 x 4 bedroom houses. All dwellings comply with the Nationally Described Space Standards (NDSS) and M4 (2) standards.
- 7.7 Policy H1 outlines that new housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing. It also states that for developments of 10 dwellings or more, the housing mix should be influenced by the Strategic Housing Market Assessment (SHMA). The proposals comprise a mix of unit types from smaller two bedroom properties to large 4 bedroom houses which would cater for a range of household needs. The market mix is 2x 3 bedroom properties and 7 x 4 bedroom properties.
- 7.8 Policy H3 requires residential dwellings of 10 dwellings or more to provide 33% affordable housing. The application proposes five affordable housing properties comprising: three social/affordable rent properties, one shared ownership and First Homes. The First Home would be 3 bedroom property and the social/affordable rent and shared ownership would be 2 bedroom properties. The Housing Officer has indicated that the housing mix is acceptable and its delivery would be secured through a legal agreement.

Design

- 7.9 Policy SS1 'Development Principles' states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands and 'development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings.

- 7.10 Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change. Policy DC 1 of the Local Plan states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing to the special character and heritage of the area in line with the Council's Design Guide SPD.
- 7.11 The applicant has submitted a range of house types that would be incorporated into the development and these are acceptable. The proposed materials comprises predominantly red brick , render and grey tiles which are characteristic of Blythe Bridge and the Moorlands area generally. It is noted the proposed materials, architectural style and range of house types are broadly similar to the approach adopted in the previously approved Phase 1 & 2 development. Overall, therefore it is considered that the design philosophy respects the largely traditional existing elements of Blythe Bridge whilst incorporating contemporary elements which will give the new development its' own individual and distinctive character and sense of place.
- 7.12 The layout of the proposed house types completes the perimeter block design alongside the previous approval on phase 1, this includes outward facing dwellings that front onto the Phase 2 spine road to the north and east of the site. Dual aspect units are proposed to the corners of the perimeter block to allow a continuous active frontage and increase safety and security. The retention of existing trees and hedgerows so far as is reasonably practicable whilst also providing vehicular access.
- 7.13 Having carefully assessed all of the above, overall the scheme is considered to represent a high quality design which will create a distinctive development and which will comply with policies SS1, H1 and DC1 of the Core Strategy as well as NPPF advice in terms of design.

Amenity

- 7.14 The Council's adopted Supplementary Planning Guidance relating to space about dwellings sets out that in New Residential Developments, a distance of 22m between principal windows and 13m between a principal window and a flank elevation is required to maintain an adequate standard of privacy and amenity between residential properties. These standards will be achieved in respect of separation distances between the proposed dwellings and the existing neighbouring properties.
- 7.15 The development has been laid out to maintain privacy and adequate light to all habitable windows.
- 7.16 According to the Council's Space about dwellings, minimum private amenity space of 65sq.m is considered to be appropriate for new housing of 3 or more bedrooms. All properties benefit from private outdoor amenity space which is proportionate to the size of the dwelling and broadly compliant with the recommendations. On this basis the level of private amenity space provision is considered to be acceptable and commensurate with the properties which it serves.
- 7.17 The layout and design of the site are considered to be acceptable in accord with the requirements set out in policies SS1, DC1, the Design Guide SPD and the NPPF.
- 7.18 All proposed dwellings are compliant with the Nationally Described Space Standards (NDSS) in terms of both internal and external space, it is therefore concluded that the

proposed development would be acceptable in amenity terms and would comply with the requirements of Policy DC.1 of the Local Plan.

Flood Risk

- 7.19 The applicant submitted a detailed Flood Risk Assessment (FRA) with the application. The findings of the report can be summarised as follows:
- The EA Flood Map for planning depicts the site is within a Flood Zone 1 area, with a very low risk of flooding from surface, tidal & fluvial, and artificial sources. The proposed development is classed as Less Vulnerable usage and it is located in Flood Zone 1 which meets the sequential test. An Exception test is not required. EA pluvial flood maps show that there no risk of surface water flooding within the development.
 - It is proposed that the site will discharge at 54.3 l/s (5l/s/Ha). To ensure that the proposed development will discharge at the proposed rates, a vortex flow control unit (Hydrobrake) will be used to limit flows leaving the
 - development. A concrete tank system constructed within phase 1 has been designed to attenuate flows from this site.
 - The use of SuDS features has been considered and explanation to why some SuDS techniques were disregarded has been given in section 6.2. Due to the nature of the ground (See section 3.3), no infiltration techniques have been implemented.
 - The site does not pose any increased flood risk to the site itself or adjacent developments, and it is not susceptible to flooding by other means.
- 7.20 The LLFA engaged in discussions with the applicant during the course of the determination to agree the surface water drainage arrangements. The LLFA has confirmed that they have no objection to the proposal subject to a condition being imposed requiring a surface water drainage design and a construction phase Surface Water Management Plan (SWMP) to be submitted and approved.
- 7.21 Accordingly, the proposed development satisfies the requirements set out the Local Plan policy SD5 with regards to flooding and surface water drainage.

Access and Highways considerations

- 7.22 The application includes proposals to create two access points for the development on to an estate road, which is in part of the site which is currently under construction. One access point is a private drive to three dwellings and the other access which serves 11 properties will have an adoptable turning head and private drives. Vehicle tracking plans have been provided illustrating that there is sufficient space for turning a fire engine and refuge vehicle. A 2m footpath would be provided on the edge of the estate road to connect the development with the wider area.
- 7.23 In terms of car parking, three of the properties have integral garages and five plots have detached garages that are set back from the street scene with two additional car parking spaces in front of the properties. All properties have been provided with a minimum of two car parking spaces for the 2 and 3 bedroom properties, the 4 bedroom houses have been provided with three car parking spaces which accords with the car parking standards sets out in Appendix 1 of the local plan.
- 7.24 Some local residents have raised some concerns about the highway impacts of the proposal. However, the proposal is for 14 dwellings and the highway capacity of the site to deliver the wholes allocation has been assessed through the previous

applications which indicated that there was sufficient capacity in the local highway network.

- 7.25 The bar to demonstrate highway impacts is a high one (Para 111 of the NPPF). It requires that development should only be prevented or refused where there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe. In the absence of any objection from the County Council as highway authority the District Council would be unable to evidence a severe impact on the road network.
- 7.26 Staffordshire County Council, has stated there is no objection to the development, subject to the following conditions:
- The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
 - The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.
- 7.27 The site is also in close proximity to the A50 trunk road and it is further noted that Highways England have raised no objection with regard to any potential impact on this part of the strategic network. The proposals are therefore considered acceptable in terms of policy T1 and the transport considerations.

Trees & landscaping

- 7.28 The scheme has been designed to retain as much of the existing landscaping as possible by retaining existing trees and hedgerows. In addition new planting is proposed to bolster this and soften the streetscape of the development.
- 7.29 Policy NE2 states that the Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.
- 7.30 The arboricultural survey identified a total of 11 trees and three hedges on and adjacent to the site, these included five individual trees graded Category B (trees of moderate value), five individual trees and three hedges graded Category C (trees of low value). One individual tree was graded Category U (trees unsuitable for retention).
- 7.31 An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of sections of one hedgerow graded 'C' category. One tree is recommended for removal due to its condition and unsuitable for retention.
- 7.32 The application forms part of an already existing development and the above are not of significant wider amenity value, being classified as retention category C which would not normally be regarded as a reasonable constraint to development in principle nor to specific layout. On this basis the scheme would be compliant with Policy NE2.

Ecology

- 7.33 It is acknowledged that a number of local residents raised concerns about the impact on wildlife and loss of green space. However supporting information was submitted with the application addressing biodiversity.
- 7.34 A preliminary ecological appraisal was submitted with the application which states a small population of great crested newts was recorded on site during surveys in 2015 and 2017 and more recently in 2021. However, no recent records of common amphibians were identified within the 1 km search area. No further evidence of, or potential for protected or notable species was recorded on site and as a result no additional surveys or mitigation are required.
- 7.35 The planning application was submitted prior to the mandatory requirement of 10% biodiversity net gain (BNG) coming into force in February 2024. Nevertheless the applicant has submitted a Biodiversity Metric report which concluded that the development could result in a 13.47% gain in habitat units and a gain of 33.21% of hedgerow units therefore significantly exceeding the 10% requirement. This BNG gain could be secured by a condition requiring a Landscape and Ecological Management Plan.
- 7.36 Although Staffordshire Wildlife Trust had not commented at the time of report preparation, for the reasons set out above the proposals are nevertheless considered satisfactory with regards to policy NE1 and enhance biodiversity.

Air Quality & Noise

- 7.37 The site is adjacent to the A50 accordingly air quality and noise assessments were submitted with the application to assess any potential impacts on residential amenity of the new residents.
- 7.38 The noise assessment was informed by a noise survey that was undertaken in June 2023 to assess existing noise levels. The report makes a number of recommendations include:
- Plots 213 & 214: Living room and bedroom provided with windows having a minimum manufacturer's rating of Rw 35;
 - All remaining habitable windows throughout the development should have a minimum manufacturer's rating of Rw 33;
 - All habitable rooms should be provided with propriety wall or window mounted trickle vents to achieve background ventilation in accordance with the Building Regulations.
 - All such vents should, when open, have a manufacturer's rated sound reduction of Dnew 40 to bedrooms of plots 213 and 214 and the living room of plot
 - It is recommended that the western boundary of gardens to plots 213 and 214 and the southern boundary of plot 214 be provided with solid barrier fencing of minimum height 2m.
- 7.39 The Air Quality Assessment had previously been scrutinised for the phase 2 development. It reviewed the air quality impacts of the proposal during construction and once operational. The assessment outlined a number of Construction Dust Mitigation Measures that could be implemented during the construction of the development.

- 7.40 Environmental Health comments were awaited at the time of report preparation and these will be included within the update sheet.

Planning Obligations

- 7.41 Policy SS12 provides the overarching framework for collecting developer contributions, including the requirement for new development to agree to the provision of necessary on-site and off-site infrastructure before permission is granted. The Local Plan policies are supported by an Infrastructure Delivery Plan (IDP), to set out the specific infrastructure requirements needed to support the growth needs of the District.
- 7.42 The Council adopted a Developer Contributions SPD on 18 October 2023. The SPD sets out details regarding the Council's approach to planning obligations and the types of contributions that will be required.
- 7.43 As outline in the consultation responses section, the following planning obligations are being sought:
- Affordable Housing: 5 houses secured on site comprising: 3 social/affordable rent, 1 shared ownership and 1 First Home;
 - Education contribution:
 - Primary School: £55,944
 - Secondary/Post 16: £76,944
 - NHS contribution: £12,552
 - Monitoring fee £218.83 for every obligation trigger in the S106 agreement where the contribution is paid to Staffordshire Moorlands District Council.

8.0 CONCLUSION & PLANNING BALANCE

- 8.1 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision making this means that amongst other things, that local planning authorities should positively seek opportunities to meet the development needs of their area unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits and to secure a development that improves the economic, social and environmental conditions of the area.
- 8.2 The principle of developing the site is accepted as the site is within the mixed used allocation of Blythe Vale which has been assigned 300 new homes. The submitted scheme demonstrates that the form and scale of the development is appropriate and compatible with its surroundings and would have a positive impact on the character of the area.
- 8.3 There is no adverse impact in terms of visual amenity, highway safety or ecological matters.
- 8.4 The scheme would deliver important social benefits including the provision of affordable housing and financial contributions towards education and the NHS. These factors weigh in favour of the scheme.
- 8.5 Subject to no objection being raised by the Environmental Health Officer, the proposal is considered to comprise sustainable development under the terms of the NPPF, and complies with Policies SS1, SD1, SD4, SD5, SS12, H1, H2, H3, DC1, NE1, NE2, T1, T2 and DSR1 of the Staffordshire Moorlands Local Plan which seek

provide sustainable residential development. On this basis the application is recommended for approval.

9. RECOMMENDATION

That planning permission be granted subject to the prior completion of a Section 106 agreement to secure 33% of the total number of dwellings as affordable homes; financial contributions towards education and healthcare and to the following conditions:-

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

- 2. The development hereby approved shall be carried out in complete accordance with the submitted plans and specifications as follows:-**

TBC

Reason:- To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

- 3. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.**

Reason:- In the interests of highways safety.

- 4. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.**

Reason:- In the interests of highways safety.

- 5. No development shall begin until the final detailed surface water drainage design and a construction phase Surface Water Management Plan (SWMP) have been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.**

The drainage design shall be based upon Proposed Drainage Plan (Drg No. R9074-BML-23-00-DR-C-0801- Rev P9 (dated 02/07/2024), Proposed Levels Plan (Drg No. R9074-BML-23-00-DR-C-0800 – Rev P4, dated 07/11/2023) and the Flood Risk Assessment & Drainage Strategy Report (rev 1.2, July 2023). The design must demonstrate:

- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any sullies, attenuation system, SuDS features (water butts, permeable pavement, attenuation tank, hydrobrake and swale system) and the outfall arrangements.**

- Calculations shall demonstrate the performance of the drainage system during the critical storm events for the 2-year, 30-year, and 100-year plus climate change return periods.

A plan showing the impermeable areas of the final site layout shall be provided, and all contributing areas shall be increased by a factor of 10% to model the impact of urban creep over the developments lifetime.

A climate change factor of 40% shall be added onto any rainfall data.

- The final design shall include the finished floor levels (FFL) of the proposed dwellings.
To prevent ingress of surface water, the FFL shall be 150mm above the surrounding ground where appropriate.
At the very minimum (and where level access is required for access purposes etc.), all surrounding ground shall slope away from the proposed building and infrastructure such as permeable paving and/or drains etc., shall be designed to intercept any surface water prior to inundation of access and egress points.
- Final management and maintenance plan with a named body responsible for undertaking the required maintenance over the lifetime of the development.

The Surface Water Management Plan (SWMP) shall include detail upon all temporary and permanent mitigation measures required to ensure the management of surface water runoff and potential contaminants during the Construction Phase.

The plan shall ensure that all surface runoff is conveyed, attenuated, stored and treated within the site boundary and does not affect 3rd party land before discharging to a confirmed point of outfall at a rate no greater than that of the existing site.

6. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and is subject to the approval in writing of the Local Planning Authority.

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

7. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy construction activities shall be restricted to the following times of operations.
 - 08:00 - 18:00 hours (Monday to Friday);
 - 08:00 - 13:00 hours (Saturday)

- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy construction activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: - To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

8. No development shall commence on site (including any, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) until such time that temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained have been erected in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, and these barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.

Reason:- In order to protect existing trees in the interests of the character and appearance of the area

9. The landscaping scheme hereby approved in the Landscape Management Plan P02 (Liz Lakes June 2023) and accompanying plans: R9074-LLA-23-00-DR-L-0301P01 and R9074-LLA-23-00-DR-L-0201 P04 shall be carried out in accordance with the approved schedule and any landscaping shall be carried out in the first planting and seeding season following occupation of the building(s) or the completion of the development, whichever is the sooner within that particular phase; any trees or plants which within a period of five years, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Policy NE2 of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework.

Other conditions as may be recommended by Staffordshire Wildlife Trust and/or Environmental Health including:

- Implementing noise report recommendations
- Securing BNG
- Construction Management Plan

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/in formatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.

