

The Application is for outline planning permission for the demolition of existing buildings, the erection of a replacement farmhouse and 11 bungalows, access, parking and amenity space. Access into the site, but not within it, is for consideration in this application with all other matters (appearance, landscaping, layout and scale) reserved for subsequent approval.

The application site, which measures 0.9 hectares, lies within the open countryside and an Area of Landscape Restoration as indicated on the Local Development Framework Proposals Map.

This application was reported to Committee on the 29th January but a decision was deferred to enable the applicant to attempt to demonstrate the provision of acceptable visibility splays that overcome the objection of the Highway Authority.

The 13 week period for the determination of this application expired on 1st October 2018 but the applicant has agreed to extend the statutory period until 1st March 2019.

RECOMMENDATION

Refuse for the following reasons:

- 1. The adverse impacts of the development, namely the reliance on the use of private motor vehicles by reason of the site's location would significantly and demonstrably outweigh any benefits of the development when assessed against the policies of the National Planning Policy Framework (2018) taken as a whole and the proposal therefore represents an unsustainable development**
- 2. In the absence of a secured planning obligation the development fails to make an appropriate contribution towards the provision of affordable housing which is required to provide a balanced and well-functioning housing market.**

Reason for Recommendation

Due to the isolated location of the site away from a higher level of services, employment and public transport links, residents would be dependent on the use of private motor vehicles. Overall, the adverse effects of allowing the development of this proposal, significantly and demonstrably outweigh the benefits.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

It is considered that the proposals are unsustainable and do not conform to the core planning principles of the National Planning Policy Framework and it is considered that the applicant is unable to overcome the principal concerns in respect of this development.

Key Issues

Outline planning permission is sought for the demolition of existing buildings, the erection of a replacement farmhouse and 11 bungalows, access, parking and amenity space. Access is for consideration in this application with all other matters (appearance, landscaping, layout and scale) reserved for subsequent approval. The applicant has now confirmed that the proposed bungalows are to be limited to over 55s only.

The application site, which measures 0.9 hectares, lies within the open countryside and an Area of Landscape Restoration as indicated on the Local Development Framework Proposals Map.

This application was reported to Committee on the 29th January but a decision was deferred to enable the applicant to attempt to demonstrate the provision of acceptable visibility splays that overcome the objection of the Highway Authority.

The main issues for consideration in the determination of this application are:-

- Is this an appropriate location for residential development in terms of current housing policy and guidance on sustainability?
- Would the proposed development have a significant adverse impact on the character and appearance of the area or the wider landscape?
- Would the proposed development have any material adverse impact upon highway safety?
- Is affordable housing provision required and if so how should it be delivered?
- What, if any, planning obligations are necessary to make the development policy compliant?
- Do the adverse impacts of the development significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole?

Is this an appropriate location for residential development in terms of current housing policy and guidance on sustainability?

The application site lies within the Rural Area of the Borough in the open countryside.

Core Spatial Strategy (CSS) Policy SP1 states that new housing will be primarily directed towards sites within Newcastle Town Centre, neighbourhoods with General Renewal Areas and Areas of Major Intervention, and within the identified significant urban centres. It goes on to say that new development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling.

CSS Policy ASP6 states that in the Rural Area there will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key Rural Service Centres, namely Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements, in particular, the need for affordable housing.

Furthermore, Policy H1 of the Newcastle Local Plan (NLP) indicates that planning permission for residential development will only be given in certain circumstances – one of which is that the site is within one of the village envelopes.

This site is neither within a village envelope nor would the proposed dwellings serve an identified local need as defined in the CSS. As such its development for residential purposes is not supported by policies of the Development Plan.

Reference is made in representations to the Chapel & Hill Chorlton, Maer & Aston and Whitmore Neighbourhood Plan (NDP). An emerging neighbourhood plan may be a material consideration and Paragraph 48 of the National Planning Policy Framework sets out the weight that may be given to relevant policies in emerging plans in decision taking. It states as follows:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In this case, whilst the NDP has now been submitted, given that Regulation 16 stage has not yet been reached, which is the publicising of the Plan by the Council and the invitation to object to it, it is not possible yet to be certain whether or not any policy within the emerging Neighbourhood Plan is free of

objection. So applying 48(b) it is the view of your Officer that at this stage, limited weight can be given to the NDP.

Paragraph 11 of the revised NPPF states that Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

(Para 11(d))

It is the case that the Council is now able to demonstrate a five year supply of specific deliverable housing sites, with the appropriate buffer, with a supply of 5.45 years as at the 1st April 2018. However the Inspector in the Gravel Bank appeal decision notes that the village envelopes referred to in both NLP Policy H1 and CSS Policy ASP6 were defined in the context of a local plan that was not intended to meet housing needs beyond 2011, and furthermore the limit of 900 dwellings in policy ASP6 is not based on any up to date assessment of housing needs and is at odds with the Framework that reflects the Government's objective of significantly boosting the supply of homes. He notes that a similar conclusion was reached in the appeal decision for Tadedale Quarry. For these reasons he not only gives the undisputed conflict with policy H1 and ASP6 limited weight but he also considers, as accepted by the Council at the Inquiry, paragraph 11(d) of the Framework to be engaged.

Appeal decisions can be a significant material consideration and a failure to take them into account can be a basis for a claim of unreasonable behaviour. Applying this to the case in hand here planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework policies taken as a whole – the application of policies in the Framework that protect areas or assets of particular importance (and listed in a footnote) not providing a clear reason for refusal.

The NPPF refers to three objectives of sustainable development – economic, social and environmental. In terms of economic benefits, the applicant asserts that significant weight should be given to the contribution that the development would make to catering for an ageing society and for its promotion of sustainable transport. It is also stated that great weight should be given to the site being less than 1 hectare and a windfall site nestled within the centre of an existing settlement. In terms of social benefits, it is stated that great weight should be given to the contribution of 2 affordable bungalows and weight should be given to addressing the shortage of housing, particularly bungalows, for the ageing population. It is argued that weight should be given to the provision of a communal pond and benches which would be accessible to the whole community. A car sharing scheme for the neighbourhood community will add further sustainable transport methods. The applicant states that environmental benefits include improvements to the biodiversity on the site which includes the use of boundary hedgerows and a communal pond. It is argued that great weight should be given to the applicant's commitment to minimise the impacts from this development on climate change with the intention that the entire site is run from green energy.

In terms of social benefits, the development would provide 11 dwellings, although there is at present no shortfall of housing supply in the Borough and therefore the weight to be attributed to such a benefit is considered limited. Assuming that the bungalows would be for over 55s only, the development would make a contribution to providing accommodation for an ageing population although in the absence of any evidence of a particular need for such accommodation in this area, the weight to be attributed to such a benefit is again considered limited. The applicants have now indicated that the development would provide two affordable dwellings on site (18%) and that they would be prepared to make a contribution of £34,130 for off-site affordable housing as well. More detailed comment on this is provided later on in this report.

The applicant's assertion that great weight should be given to the site being less than 1 hectare and a windfall site nestled within the centre of an existing settlement is disputed by your Officer. Paragraph 68 of the NPPF states that local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes. This site is located within a small group of dwellings rather than a settlement and for reasons given below, is not considered to be a suitable site for housing. The applicant's intention to construct environmentally friendly dwellings is acknowledged but is not considered to attract anything more than limited weight.

The NPPF seeks to promote sustainable development in rural areas and states that housing should be located where it will enhance or maintain the vitality of local communities. In terms of the accessibility of the site, it is some 1000m from the shops and services of Baldwin's Gate. The applicant states that the walking route to Baldwin's Gate is largely on a well-maintained footpath starting off on a very safe single lane road that effectively leads to a dead-end and is only used by the 5 houses that adjoin it.

In dismissing an appeal for two dwellings on land adjacent to Maerfield Gate Farm (Ref. 16/00460/FUL) which is approximately 250m to the west of the current application site, the Inspector noted the distance from the centre of the village and that to get to the village would require at least a 15-20 minute walk along country lanes that have no footway or street lighting along them. The Inspector considered that they would therefore be unattractive and a safety risk to pedestrian use. The Inspector also noted the limitations of the bus service and concluded that the distance of the site from the shops and services of Baldwin's Gate would make it likely that most journeys by occupiers and visitors to the proposed dwellings would be made by car, making it an unsustainable location. In dismissing an appeal for four dwellings on a site to the east of Slater's Craft Village approximately 150m to the west of the current site (Ref. 14/00875/OUT), the Inspector made similar comments and concluded that the site was in an unsustainable location.

The applicant asserts that the walk from Croft Farm to Baldwin's Gate is along a very different route to the one considered in the above appeal decisions which used Sandy lane. Whilst it is acknowledged that the route is different, the issues of lack of footpaths and street lighting are the same and therefore the conclusions equally apply in this case.

Would the proposed development have a significant adverse impact on the character and appearance of the area or the wider landscape?

CSS Policy CSP1 states that new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres. It states that new development should protect important and longer distance views of historic landmarks and rural vistas and contribute positively to an area's identity and heritage (both natural and built) in terms of scale, density, layout, use of appropriate vernacular materials for buildings and surfaces and access. This policy is considered to be consistent with the NPPF.

RE5 of the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010) states that new development in the rural area should amongst other things respond to the typical forms of buildings in the village or locality and that new buildings should respond to the materials, details and colours that may be distinctive to a locality.

R12 of that same document states that residential development should be designed to contribute towards improving the character and quality of the area. Proposals will be required to demonstrate the appropriateness of their approach in each case. Development in or on the edge of existing settlements should respond to the established urban or suburban character where this exists already and has a definite value. Where there is no established urban or suburban character, new development should demonstrate that it is creating a new urban character that is appropriate to the area. R13 states that the assessment of an appropriate site density must be design-led and should consider massing, height and bulk as well as density. R14 states that developments must provide an appropriate balance of variety and consistency.

The density of the proposed scheme would be approximately 12 dwellings per hectare. Your Officer's view is that given the location of the site, the density of the proposed scheme is appropriate. Although an indicative layout has been submitted to show how the site may be developed, layout, scale, appearance and internal access arrangements are all matters reserved for subsequent approval, and therefore, it is not considered necessary to comment in detail on or consider the layout submitted.

CSS Policy CSP4 indicates that the location, scale, and nature of all development should avoid and mitigate adverse impacts (on) the area's distinctive natural assets and landscape character. This policy is considered to be consistent with the NPPF which states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

The site is within a Landscape Maintenance Area and Policy N19 of the Local Plan states that within these areas it will be necessary to demonstrate that development will not erode the character or harm the quality of the landscape.

The application is accompanied by a Landscape and Visual Impact Assessment which concludes that the overall impact of the proposed development on the landscape and visual amenity is considered to be not significant. It states that due to the topography and the screening effect of adjacent hedgerows, effects on the landscape will be highly localised to within close proximity of the site. It goes on to state that the inclusion of appropriate mitigation including tree planting will help to reduce the visual impact on the landscape.

The land slopes down from the road by up to 4m and the proposed replacement farmhouse at the entrance to the site would screen much of the development in views from the highway. Existing views of the site from the north are limited due to the presence of mature hedgerows and trees along its boundaries. Given that the proposed dwellings would be bungalows, with appropriate and sensitive additional planting, it is considered that the development would have a limited effect on the wider landscape character.

It is not considered therefore that an objection could be sustained on the grounds of adverse impact on the character and appearance of the area or the wider landscape.

Would the proposed development have any adverse impact upon highway safety?

Paragraph 108 of the NPPF states that safe and suitable access to a site shall be achieved for all users and paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

The application is accompanied by a Transport Statement (TS) which includes a traffic speed survey on Stone Road (A51) and information regarding visibility splays. The TS states that appropriate visibility can be achieved in both directions and that the very small amount of additional vehicular movements associated with the development can safely be accommodated onto the highway network. The document concludes that the impact of the proposed development on the highway network cannot be considered severe.

The Highway Authority initially recommended refusal of the application on the grounds that the application failed to demonstrate that adequate visibility splays can be provided for the proposed development to the detriment of highway users. However, discussions have been held with the applicant and a revised access plan has been received. The Highway Authority has no objections subject to the imposition of conditions and therefore it is not considered that an objection could be sustained on the grounds of adverse impact on highway safety.

Is affordable housing provision required and if so how should it be delivered?

CSS Policy CSP6 states that residential development within the rural area, on sites of 5 dwellings or more will be required to contribute towards affordable housing at a rate equivalent to a target of 25% of the total dwellings to be provided. Within the plan area the affordable housing mix will be negotiated on a site by site basis to reflect the nature of development and local needs.

This application proposes 11 dwellings and at 25% provision for affordable housing, 3 affordable dwellings would normally be required (the number being rounded up). On this site a hybrid approach is now proposed with 18% of the affordable housing obligation (2 dwellings) provided on site with the remaining 7% delivered by a commuted sum for provision elsewhere in the Borough. There has been no opportunity to take independent advice on whether the offered commuted sum appropriately reflects the policy requirement, or indeed that the development can sustain such a contribution.

Any developer contribution to be sought must be both lawful, having regard to the statutory tests set out in Regulation 122 and 123 of the CIL Regulations, and take into account guidance. It must be:-

- Necessary to make the development acceptable in planning terms
- Directly related to the development, and
- Fairly and reasonably related in scale and kind to the development.

Paragraph 62 of the NPPF states that where they have identified that affordable housing is needed, local planning authorities should set policies for meeting this need on site, unless off-site provision or an appropriate financial contribution in lieu can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. The Council's Developer Contributions SPD states that whilst affordable housing should be provided on the application site so that it contributes towards creating a mix of housing, where it can be robustly justified, off site provision or the obtaining of a financial contribution in lieu of on-site provision (of broadly equivalent value) may be accepted. The SPD suggests that one of the circumstances where offsite provision may be appropriate is where the Council considers that "the provision of completed units elsewhere would enable it to apply the contribution more effectively to meet the Borough's housing need".

In relation to the original proposal for no on-site provision, the Housing Strategy Section advised that the affordable housing should be provided on-site rather than as an off-site contribution. Their views on the proposed hybrid approach have been sought but given that the same approach was considered acceptable by Officers in both the Gateway Avenue development (Ref. 13/00426/OUT) and the Meadow Way scheme (Ref. 16/01011/FUL), both in Baldwin's Gate, it is anticipated that the principle of such an approach will be supported here. A further report will be given on any additional comments received.

What, if any, planning obligations are necessary to make the development policy compliant?

Any developer contribution to be sought must be both lawful, having regard to the statutory tests set out in Regulation 122 and 123 of the CIL Regulations, and take into account guidance. It must be:-

- Necessary to make the development acceptable in planning terms
- Directly related to the development, and
- Fairly and reasonably related in scale and kind to the development.

The Open Space Strategy which was adopted by the Council on the 22nd March 2017 requires a financial contribution of £5,579 per dwelling towards public open space improvements and maintenance. In this case, the Landscape Development Section requires the contribution to be used for improvements at Whitmore Village Hall. However, Whitmore Village Hall play area is approximately 1700m away from the site along roads with no footways and therefore it could not be argued that the occupiers of these dwellings are likely to place additional pressure on such facilities. On this basis it is not considered that it would be lawful to secure an obligation in this case.

As stated above, the applicant has confirmed that the accommodation would be for the over 55s. Staffordshire County Council having originally requested a contribution for both primary and secondary places accepts that it would be unreasonable in such circumstances to require a financial contribution towards local school provision if the future occupants of the development are limited to the over 55s. Adequate control would need to be applied to limit the age of future occupants of the development. Whilst it is in theory possible to restrict by the use of a planning condition the occupancy of units to those of more than a certain age, such conditions where justified are more appropriately used in either semi-institutional developments or where the dwelling size is aligned to the condition. In this case the revised illustrative drawing indicates that at least some of the bungalows will have three or more

bedrooms which might suggest that were the Council to seek to limit occupation to the over 55s, there could be issues in the future. Whilst the drawing is illustrative only, it should be noted that the viability assessment undertaken by the Council's adviser was based upon the indicative house sizes.

Do the adverse impacts of the development significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole?

In conclusion, the development is not in an accessible location owing to its distance from services and the necessity for future residents to travel to and from the site by car. It is not considered that the limited benefits outweigh this harm.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy SP1:	Spatial Principles of Targeted Regeneration
Policy SP3:	Spatial Principles of Movement and Access
Policy ASP6:	Rural Area Spatial Policy
Policy CSP1:	Design Quality
Policy CSP3:	Sustainability and Climate Change
Policy CSP4:	Natural Assets
Policy CSP5:	Open Space/Sport/Recreation
Policy CSP6:	Affordable Housing
Policy CSP10:	Planning Obligations

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy H1:	Residential Development - Sustainable Location and Protection of the Countryside
Policy N3:	Development and Nature Conservation – Protection and Enhancement Measures
Policy N4:	Development and Nature Conservation – Use of Local Species
Policy N17:	Landscape Character – General Considerations
Policy N21:	Areas of Landscape Restoration
Policy T16:	Development – General Parking Requirements
Policy C4:	Open Space in New Housing Areas
Policy IM1:	Provision of Essential Supporting Infrastructure and Community Facilities

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\) \(2018\)](#)

[Planning Practice Guidance \(PPG\) \(2014\)](#)

[Supplementary Planning Guidance/Documents](#)

[Newcastle-under-Lyme Open Space Strategy \(March 2017\)](#)

[Developer contributions SPD \(September 2007\)](#)

[Affordable Housing SPD \(2009\)](#)

[Space Around Dwellings SPG \(SAD\) \(July 2004\)](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD \(2010\)](#)

[Planning for Landscape Change - SPG to the former Staffordshire and Stoke-on-Trent Structure Plan](#)

[Waste Management and Recycling Planning Practice Guidance Note \(2011\)](#)

[Staffordshire County Council Education Planning Obligations Policy](#)

[Relevant Planning History](#)

17/00630/FUL	Extensions and alterations	Approved
17/00776/FUL	Erection of a replacement dwelling	Approved

Views of Consultees

The **Environmental Health Division** has no objections subject to conditions regarding noise and hours of construction.

The **Highway Authority** in the light of a revised access detail and speed surveys advises that they have no objections on highway grounds subject to conditions being imposed relating to a number of matters including the provision and maintenance of the 2.4 m x 90 m visibility splays indicated on this revised access detail.

The **Waste Management Section** states that swept path analysis needs to be done to demonstrate that the layout is suitable for collection vehicles. The access road will need to be to highway standards or adopted over its entire length. Certainty is needed regarding access and egress from Stone Road. Without this a shared bin store is needed for all properties where the access road meets the adopted highway. Information about gradients is needed. The two properties at the far end of the site access behind the farmhouse look particularly problematic and would need a collection point. In such circumstances containers are often left at the collection point between collections, causing negative visual impact, road safety issues and neighbourhood disputes.

The **Landscape Development Section** has no objections subject to conditions regarding submission of a landscaping scheme and tree protection. A contribution of £5,579 per dwelling is sought towards off-site open space which would be used for improvements at Whitmore Village Hall which is approximately 1730m from the site.

The **Education Authority** states that the development falls within the catchments of Baldwin's Gate CE (VC) Primary School and Madeley High School and both schools are projected to be full for the foreseeable future. The development is scheduled to provide 11 dwellings which could add 2 Primary School aged pupils and 2 Secondary School aged pupils. An education contribution is sought for 2 Primary School places (2 x £11,031 = £22,062) and 2 High School places (2 x £16,622 = £33,244). This gives a total request of £55,306 for up to 11 houses.

The **Crime Prevention Design Advisor** states that the area is a generally low crime one and the broad proposals do not appear to introduce any obvious vulnerabilities. The proposals should include fencing and lockable gating close to the front of the building line along with attack resistant external doorsets and ground floor windows in line with the minimum recommended physical security standards in Secured by Design Homes 2016 document.

Chapel and Hill Chorlton Parish Council support the application in principle but make the following comments:

- The proposal would increase the number of dwellings in Hill Chorlton by 50% and would represent overdevelopment. Six rather than eleven bungalows would be supported.
- An opportunity for more publically available green space as outlined in the emerging Neighbourhood Plan would be welcomed.
- The replacement farmhouse should be built on or close to the present dwelling.
- The provision of affordable housing on site rather than the making of a contribution would be supported.
- More detail is required regarding how both foul waste and surface water drainage is to be dealt with.
- When leaving the site it is difficult to have a clear line of sight of vehicles approaching from the right so visibility needs to be addressed.
- The A51 has long standing and unresolved speeding issues and there is concern regarding the safety of people accessing and leaving the location. Traffic calming should be introduced.
- The submitted speed survey is inadequate and lacks validity. It was carried out over 1.5 hours in early afternoon on a single day in early August, i.e. during the school holidays and not at peak time. It is not representative of average traffic flow. In contrast, the safety van readings do show that there is a speed problem.
- Part of the visibility splay is across private land not owned by the applicant.

- Should the application be approved, there should be a condition requiring the maintenance of hedgerows between gardens rather than fencing.
- Only single storey dwellings should be permitted.
- A number of projects were suggested for S106 funding contributions – resurfacing of the path between Sandy Lane and Woodside, improvements to the hard standing for passengers at bus stops, improvements to Chapel and Hill Chorlton footpath number one by the use of compacted hardcore and traffic calming measures on the A51.
- The developers are congratulated for their innovative environmental approach.

The **Lead Local Flood Authority** raises no objection subject to a condition requiring the submission, approval and implementation of a detailed surface water drainage scheme.

Severn Trent Water has no objections subject to a condition requiring drainage plans for the disposal of foul and surface water flows.

The **Environment Agency** has assessed this application as having low environmental risk and therefore they have no comments to make.

Staffordshire County Council as the **Mineral and Waste Planning Authority** has no comments on this application.

Natural England makes no comment on the application and recommends that their Standing Advice is used to assess impacts on protected species and ancient woodland and veteran trees.

The **Housing Strategy Section** is not satisfied that the applicant had robustly justified that an off-site provision is appropriate in this particular case. There is a need for affordable housing within the Borough and this is demonstrated by the Strategic Housing Market Assessment. It could be the case that the types of housing that are being provided would not be taken up by Registered Providers and if this is the case then this would have to be evidenced. Following receipt of evidence, it is stated that an on-site contribution is required rather than an off-site contribution.

Representations

18 letters of objection have been received. Objection is made on the following grounds:

- The proposal is not sufficiently detailed to allow the key planning issues to be addressed
- Surface water and foul waste drainage have not been adequately addressed
- Highway safety concerns due to difficulties of access/egress and speed issues on the A51
- The speed limit should be reduced to 30mph and traffic calming measures installed
- Roadside and footway parking are frequent in Hill Chorlton because many dwellings have limited off-road parking and turning space due to having shallow frontages. Stationary vehicles reduce visibility for all highway users.
- The visibility splay to the west cannot be achieved without making modifications to Pine Tree House. Even if it could be achieved, it would still cross land outside the boundary of the development site i.e. it would cross the garden of Pine Tree House, and there is no guarantee that the dwelling will continue to be controlled by the applicant.
- Too many dwellings are proposed and a smaller development would be preferable
- Urbanising effect on a rural hamlet and a significant adverse impact on the character of the settlement and the area
- The replacement farmhouse should be built on the site of the current farmhouse as its siting is an important feature of the settlement's character
- Conditions are requested limiting the height and permitted development rights of the bungalows
- The western half of the site is agricultural land and has not been used as garden
- The site is crossed by power distribution lines
- There are a limited number of services in Baldwin's Gate and the minimum walking time to reach them is 20 minutes. All walking routes involve rural roads with no footway or lighting and a speed limit of 60mph.

- The majority of businesses at Slaters cater to the wedding and tourist trades and none provide for convenience or weekly household shopping.
- Most journeys would need to be made by car and therefore Hill Chorlton is not a sustainable location.
- The Council is now able to demonstrate a housing land supply of 5.89 years and therefore the Council's housing policies are no longer out of date.
- The Neighbourhood Plan has now completed two rounds of Regulation 14 consultation. The three parish councils involved have submitted the Plan to the Local Planning Authority.
- Impact of street lighting on the night-time environment

Applicant's/Agent's submission

The application is accompanied by the following documents:

- Transport Statement
- Road Safety Audit
- Sustainable urban Drainage Strategy (SuDS) Report
- Design & Access Statement
- Landscape & Visual Impact Assessment
- Tree Survey
- Preliminary Ecological Appraisal

These documents are available for inspection at the Guildhall and on <https://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/18/00507/OUT>

Background papers

Planning files referred to

Planning Documents referred to

Date report prepared

13th February 2019