

The application seeks full planning permission for the construction of 8 semi-detached, 2 and 3-bedroom dwellings, including the formation of an access off Ashbourne Drive, associated parking and landscaping, on land at The Bush Inn, Silverdale. The public house and its main car park would be retained.

The site is located within the urban area of Silverdale, as indicated on the Local Development Framework Proposals Map. The Bush Inn is on the Council's Register of Locally Important Buildings and therefore comprises a non-designated heritage asset.

The application has been called in to Planning Committee by ward Councillors due to concerns regarding density, parking and access and impact on the existing village infrastructure.

The 8-week period for the determination of this application expires on 23 July 2025.

RECOMMENDATION

Permit, subject to conditions relating to the following matters: -

- 1. Time limit**
- 2. Approved plans**
- 3. Details of facing and hardsurfacing materials**
- 4. Boundary treatments**
- 5. Surface water and foul drainage details**
- 6. Construction hours**
- 7. Construction environmental management plan**
- 8. Noise mitigation measures**
- 9. Contaminated land**
- 10. Access constructed in accordance with approved details**
- 11. Driveway, parking and turning/servicing areas constructed in bound material**
- 12. Provision of cycle storage**
- 13. Landscaping scheme**
- 14. Tree protection/mitigation measures in approved AIA and Method Statement**
- 15. Refuse strategy**
- 16. External lighting of courtyard**
- 17. Details of side gate/gate enclosing alleyway to rear of plot 2**
- 18. Habitat management plan**
- 19. Biodiversity gain plan**

Reason for Recommendation

Subject to conditions, the layout, scale and density of the development would preserve the character and appearance of the area/significance of locally listed buildings, provide an appropriate living environment for both existing and proposed residents, have no significant impact on highway safety, not increase flood risk or adversely impact on biodiversity. As such, planning permission is recommended, subject to the above conditions.

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

Additional information and amended plans have been sought and provided and the scheme is now considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

Key Issues

The application seeks full planning permission for the construction of 8 semi-detached, 2 and 3-bedroom dwellings, including the formation of an access off Ashbourne Drive, associated parking and landscaping, on land at The Bush Inn, Silverdale.

The Bush Inn occupies a corner plot at the junction of High Street and Ashbourne Drive, with vehicular access to the car park taken from High Street. The application site comprises a parcel of overspill parking/scrub land directly to the south of an existing public house. The public house and its main car park would be retained.

The site is located within the urban area of Silverdale, as indicated on the Local Development Framework Proposals Map. The Bush Inn is on the Council's Register of Locally Important Buildings and therefore comprises a non-designated heritage asset.

Planning permission was refused and an appeal dismissed last year (Ref: 24/00068/FUL) for the erection of 4 detached dwellings on the site. The appeal was dismissed solely on the grounds that it was considered that the level of noise and disturbance from the use and occupation of the public house would adversely impact on the living conditions of future occupiers of the dwellings. An updated Noise Impact Assessment (NIA) and a noise survey, together with additional supporting information has now been submitted by the applicant to address these concerns.

Taking account of the above background, the key planning matters in the determination of the application are:

- The principle of residential development in this location,
- Whether the proposed development would provide an appropriate living environment for both existing and proposed occupiers,
- Design, density and layout, and its impact on the character and form of the area, the locally listed building and existing trees,
- Parking and impact on highway safety,
- Flood risk and drainage,
- Ecology/biodiversity net gain,
- Planning balance.

Principle of development

The application site is located within the defined district centre of Silverdale, which falls within the urban area of the borough. An area of the existing beer garden for the pub and an ancillary tarmac area would be utilised as the site area for the proposed development.

The site's location within Silverdale is considered to represent a sustainable location for new residential development where occupants of the proposed dwellings would have good access to a variety of services and facilities as well as public transport links and suitable pedestrian and cycle routes. Although concerns have been raised by local Councillors and local residents regarding the potential impact on local infrastructure/services, given the modest scale of the development, it is not considered that it would place an undue burden on such facilities. Therefore, the principle of residential development in this location is considered to be acceptable.

The Council is unable to demonstrate a 5-year housing land supply. Paragraph 11 d) of the National Planning Policy Framework (the Framework) indicates that in such circumstances where the requisite housing land supply cannot be shown, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. An overall assessment of these matters is made in the 'planning balance' section at the end of this report.

Residential amenity

Paragraph 135 of the Framework lists a set of core land-use planning principles that should underpin decision-taking, one of which states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Supplementary Planning Guidance (SPG) Space about Dwellings provides advice on environmental considerations such as light, privacy and outlook.

Noise impacts

The application documents detail that the Bush Inn would remain active and so consideration must be given to whether the commercial use of the building would result in a harmful impact on the occupants of the proposed dwellings.

The Inspector dismissed the 2024 appeal for the sole reason that the level of noise and disturbance from the use and occupation of the public house would adversely impact on the living conditions for future occupiers of the dwellings. In particular, the Inspector concluded that due to the time of year the Noise Impact Assessment (NIA) was undertaken (April), it would not have monitored the site during peak periods for the use of the external areas i.e. summer months, when potential noise and disturbance to nearby future occupiers would be at its greatest. Insufficient information had also been provided on the other premises referred to by the appellant which were considered to be similar to The Bush Inn and used to calculate noise output in the summer months. The key extracts from the 2024 appeal decision are set out below:

The appellant submitted a Noise Impact Assessment (NIA) with the planning application and a noise survey was carried out over a 3-day period in April. Given the time of year the survey was conducted, the survey's periods of assessment were during periods that would not have seen the external spaces of the public house in peak use. In response to this the appellant has used bespoke calculations from 3 other public houses to calculate the potential noise output during the summer months, when external spaces would likely be in peak use.

There is limited information before me regarding the public houses used to calculate noise output in the summer months. In the absence of details regarding the opening hours of these premises and the size of these public houses and outdoor seating areas, I cannot be assured that these public houses are comparable to The Bush Inn. Additionally, the absence of information regarding when these surveys took place, the weather when the surveys took place, the numbers occupying the beer gardens and whether the public houses were trading as normal raises further uncertainties regarding the assumptions in the NIA. Given this, I cannot be certain that the data which has informed the noise output calculations accurately reflects the noise levels at the appeal site when the beer garden is in peak use. It is not therefore possible to know whether the mitigation methods proposed would be successful in achieving an acceptable noise environment within the proposed dwellings and gardens.

For the above reasons I cannot be assured that the proposal would provide satisfactory living conditions for future occupiers with regard to noise and disturbance. The proposal would therefore conflict with the requirements of the Framework which seek to ensure that new development provides a high standard of amenity for future occupiers.

The current application has been accompanied by an updated NIA and noise surveys, together with additional supporting information to address the above issues.

The current application has been accompanied by an updated NIA and noise surveys. Whilst the revised NIA was undertaken over 3 days between the 19th-21st April, the applicant has confirmed that the timing of the assessment was deliberate, as it was scheduled across a full weekend while the Bush Inn was open and operating as normal, including hosting a live event i.e. a worst case scenario when both the pub's car park and beer garden was in use and a late night music event was taking place. The NIA was undertaken over a period when the weather conditions remained largely dry and fair, with temperatures between 7–13°C. Although these conditions are cool, they allowed for reliable acoustic data capture.

To address concerns raised by the Inspector in the 2024 appeal regarding the representativeness of the data, the NIA incorporates bespoke calculations based on measured data from three comparable public houses: The Travellers Rest (Pensford), The Newbold Crown (Rugby), and The Bristol Inn (Clevedon). These venues were selected for their similar size, outdoor seating arrangements, and operational characteristics. Each had beer gardens in use during the assessments, with two hosting live or amplified music events. The surveys were conducted during warmer months (April to September), with temperatures ranging from 24–27°C, and all venues were trading under normal

conditions. The number of patrons in the beer gardens was estimated at up to 30 people, a figure deemed appropriate for the size of The Bush Inn's Garden. Using established acoustic modelling techniques, the noise generated by such occupancy levels was calculated to be approximately 74 dBA at source, reducing to 54 dBA at a 10-metre distance consistent with measured levels at the Bush, Silverdale site.

Mitigation measures have been carefully designed within the scheme to ensure compliance with BS8233:2014 and WHO guidelines. These include the installation of high-performance glazing systems capable of achieving a minimum 35 dB sound reduction, and the provision of alternative ventilation systems such as units with summer bypass and acoustic trickle vents for dwellings most exposed to noise sources (Plots 1, 2, 5, and 6). These systems allow for effective ventilation without the need to open windows during periods of elevated noise. Importantly, the NIA does not state that windows must remain closed at all times; rather, it provides a flexible solution that allows for natural ventilation when conditions permit. Moreover, a 2.1-metre-high acoustic fence will be erected along the boundary between the public house garden and the proposed residential plots providing further mitigation to satisfy any potential adverse noise impacts. The layout of the development has been optimised to minimise direct exposure to noise, with no windows on elevations facing the public house or car park, and several plots benefiting from quieter, screened facades.

The NIA concludes that with these mitigation measures in place, internal and external noise levels will fall within the low-risk category under ProPG guidance. The calculated levels for amenity spaces are expected to be around 42–43 dB LAeq, well below the 50–55 dB threshold recommended for outdoor living areas. The assessment also confirms that the dwellings can be naturally ventilated for long periods during the day and night, with alternative systems available during peak noise periods. The design aligns with the Framework, the Noise Policy Statement for England, and the Planning Practice Guidance, particularly in its application of the Agent of Change principle. It ensures that the existing public house is not subject to unreasonable restrictions due to the new development, while also safeguarding the amenity of future residents. The Council's Environmental Health Officer is satisfied that the submitted NIA appropriately assesses the potential impact on proposed occupiers and raises no objections to the application, subject to conditions ensuring that the noise mitigation measures in the NIA are implemented in full to ensure the required noise levels for residential buildings are maintained.

In conclusion, subject to the aforementioned conditions, it is considered that the updated NIA addresses the Inspector's concerns in the 2024 appeal and the potential noise and disturbance of the use and occupation of The Bush Public House during peak periods would not adversely impact on the living conditions of potential future occupiers of the development.

Odour

An Odour Assessment (OA) has also been undertaken to assess the potential impact of odour on proposed occupiers from the public house and the Food Junction Takeaway which is situated around 70m from the site. Both these establishments have kitchen exhaust systems that appear to comply with EMAQ+ guidance, and prevailing wind directions and the presence of odour control systems suggest that any impact on the proposed development would be minimal. As such, the submitted OA found no major odour sources likely to impact future residents of the proposed development. This is supported in the comments from the Environmental Health Officer who raises no objections to the application on this basis.

Space Around Dwellings

Each of the 8 dwellings proposed would have a suitably sized garden and appropriate separation distances between principal windows. Although there would be a degree of overshadowing of the rear garden serving plot 4 from the existing trees directly to the south, this impact is not considered to be significant and was considered to be acceptable in consideration of the 2024 application.

It is noted that planning permission has been granted for the construction of a detached dwelling directly beyond the eastern boundary of the site (application reference 22/01078/FUL). Whilst a commencement has not been made on this permission, the consent is extant, and so consideration must be given on the impact of the proposed development on the potential future occupants of this approved dwelling. The rear elevations of the proposed houses on plots 5 and 6 contain principal windows that would look out onto the side elevation of the approved dwelling and the site plan

indicates that there would be around 18m between these elevations of plots 5 and 6 and the approved dwelling. The recommended separation distance within the Council's Space Around Dwellings Guidance recommends a distance of 13.5m where it faces a wall that contains no principal windows. Whilst there are windows on this side elevation of the extant dwelling, they are not principal windows and therefore on this basis the development would conform with the recommended distances within the SPG.

Waste collection

Notwithstanding the concerns raised by the Parish Council, sufficient space has been allocated for the collection of waste and recycling receptacles off Ashbourne Drive, with the bin collection point within a reasonable distance of all 8 dwellings.

It is therefore considered that the development would not raise any adverse implications for residential amenity and would accord with the principles of the Framework.

Character and appearance of the development

Paragraph 131 of the Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the Framework lists 6 criteria, a) – f) with which planning policies and decisions should accord and details, amongst other things, will function well and add to the overall quality of the area; be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Policy R3 of the Urban Design Supplementary Planning Document (SPD) states that new housing must relate well to its surroundings, it should not ignore the existing environment but should respond to and enhance it, exploiting site characteristics. Policy R5 goes on to state that "buildings must define the street space with a coherent building line that relates to existing building lines where they form a positive characteristic of the area [and] infill development should generally follow the existing building line". R12 states that residential development should be designed to contribute towards improving the character and quality of the area.

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 Framework.

Paragraph 215 of the Framework outlines that in weighing applications which directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Saved Policy B8 of the Local Plan states that the Council will ensure the conservation of locally important buildings and structures by encouraging their retention, maintenance, appropriate use and restoration.

The application site comprises a parcel of land to the rear of the Bush Inn Public House that is currently a mixture of tarmac, lawned areas and an area developed for part use as the beer garden for the pub. The proposed dwellings would be accessed from Ashbourne Drive and would comprise 8 semi-detached, two storey properties. Development within the surrounding area comprises a mixture of modern and traditional semi-detached and terraced dwellings. To the north, south and southwest of the application site lie more modern housing developments comprised of semi-detached dwellings of traditional brick and tile construction. To both the west and east of the site, sitting in line from the frontage of the Bush Inn Public House lies a row of attractive villa terraces which are locally listed. The Bush Inn itself is also a Locally Listed building; two storeys in height and constructed from red

brick with a tiled roof and decorative chimney stacks.

Two of the pairs of semi-detached dwellings would be orientated to present an active frontage onto Ashbourne Drive, sited either side of the private access road which would then continue to the remaining 4 dwellings which are positioned at the southeastern edge of the site.

There are two house types to be used within the development, both of which are two storey and utilise red facing brickwork with brown plain clay roof tiles. The house type on plots 1-4 would have varied ridge heights to add interest to the frontage of the development. Elements of architectural interest are provided through a greater level of detailing which includes the provision of brick corbelling detail, stone cills, gabled roof and porch details and traditional brick chimney stacks.

Local Councillors and the Parish Council have raised concerns regarding the density of the proposed development and the impact of the proposal on the character and appearance of the area. Specific reference has been made to the Silverdale Design Guidance and Codes (SDGC) which provides design guidance for Silverdale. SAT2 of the SDGC advises that a density of 33 dwellings per hectare is appropriate, based on the existing densities within the village envelope.

The proposed density for this scheme would be around 44 dwellings per hectare. However, the SDGC is guidance rather than adopted planning policy and given that it is to sit alongside the emerging Silverdale Neighbourhood Plan which is at a very early stage of preparation, the document can therefore be afforded no weight in the assessment of this case.

Notwithstanding the above, consideration needs to be given to the layout and mix of existing housing in the locality. It is important to note that the density referred to in SAT2 explicitly excludes significant existing residential development outside the village envelope to the south of the application site (i.e. Hulme Close etc) which is of a comparable density to the proposed scheme. Moreover, there are numerous examples of terraced and semi-detached housing within the village envelope (High Street etc) that are of a similar/higher density than the current scheme. Therefore, the density of the scheme would broadly respect the prevailing pattern of development in the area.

The scale, form and design of the proposed dwellings are considered to be appropriate. The positioning and orientation of the dwellings allows the development to present an attractive, active frontage onto Ashbourne Drive and the level of architectural detail and high-quality material pallet will ensure that the residential development makes a positive contribution to the character and appearance of not only the site, but also the wider locality.

The application details that brick walls would be utilised as the boundary treatment in the areas of the development that are readily visible from wider public vantage points, namely the front elevation to Ashbourne Drive, and the northern boundary adjacent to the car park with the pub. A combination of post and rail fencing and close boarded fencing would be used elsewhere throughout the scheme. These boundary treatments are considered to be acceptable, and the use of the brick wall detailing is particularly welcomed to provide a positive feature in a sensitive position adjacent to the locally listed buildings. The afore mentioned boundary treatments and overall layout of the development would also provide a secure environment which reduces the potential for crime/the fear of crime. To enhance security within the development and to accord with secured by design principles as referred to in the Staffordshire Police Designing Out Crime Officer comments, conditions providing lighting in the rear courtyard and gated access to plot 2/enclosing the alleyway to the rear of this unit are recommended. Similarly, to secure the satisfactory appearance of the development, conditions can be attached requiring precise details of facing materials, hard surfacing materials and fenestration finishes.

Although the Council's Conservation Officer (CO) has not commented on the current application, in determining the 2024 application, the CO concluded that the density, scale, layout and design of the development preserved the significance of the locally listed public house and its setting and was therefore acceptable. As the position, overall layout and broad design of the proposed dwellings mirror that proposed under the 2024 scheme, with the only change being the splitting up of the large detached dwellings into 4 pairs of semi-detached houses, it is considered that the current proposal would have a similar impact to the 2024 scheme on the significance of the locally listed building and its setting.

It is not considered that the development, by virtue of its overall design and density, would have a detrimental impact on the locally listed buildings. In addition, there is a great variety of development and design surrounding the application site and the traditional design of the development as proposed would fit well into the vernacular of the wider area. Whilst other development has been approved within the vicinity of the application site, it is not considered that the cumulative impacts of the development would be harmful to the character and appearance of the area given the variety of design and the siting of the application site within a built up, urban area.

There are a number of existing trees on the site and its boundaries which the submitted Arboricultural Impact Assessment (AIA) confirms can be retained, subject to appropriate tree protection measures. A condition can be imposed requiring that the development is constructed in accordance with the AIA and Method Statement. The submitted layout plan shows new tree and shrub planting along the site frontage and to the southern boundary which will help to soften views of the development. A condition can also secure the full and precise details of this planting schedule.

Therefore, overall, it is considered that the development would comply with the policies of the Development Plan and the provisions of the Framework.

Highway Safety

Paragraph 115 of the Framework states that, amongst other points, development should provide a safe and suitable access to the site for all users.

Paragraph 116 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

Access to the site is proposed to be taken from Ashbourne Drive to serve all of the dwellings. The Highway Authority is satisfied that the proposed access arrangements and visibility splays would provide safe and suitable access for the development for all vehicles, including delivery and emergency services. A total of 15 parking spaces would be provided in 5 separate areas spread across the site. This would accord with the Council's parking guidelines.

Objections received have detailed that the development would lead to an increase in traffic congestion in the area and not provide appropriate access for delivery, waste and emergency service vehicles. However, the vehicle movements associated with 8 dwellings are not considered to give rise to severe highway congestion or safety issues that would justify the refusal of the application. A collection point would be provided on Ashbourne Drive for refuse vehicles, with the turning area within the development large enough for delivery vehicles/ambulances to manoeuvre and exit the site in a forward gear. In addition, the highway authority raises no objections to the proposal on this basis.

To address any potential disruption to the highway network during construction works, a condition should be attached to any permission granted to secure the submission of a construction management plan prior to any works commencing on site.

Therefore, subject to conditions, the proposed development is considered to be acceptable from a highway safety perspective and so accords with the provisions of the development plan as well as the aims and objectives of the Framework.

Flood Risk and Drainage

Paragraph 167 of the Framework outlines that when determining any planning applications, local planning authorities should ensure that flood risk is not increased on the site or elsewhere. The Bush Inn lies in Flood Zone 1, land with a low flood risk. The applicant has indicated that surface water will be disposed of via sustainable drainage systems (SuDs) and foul water will connect to the main sewer. A condition is recommended to ensure that details of SuDs and foul water disposal are submitted for approval prior to commencement of development.

Subject to the afore mentioned condition, it is not considered that the proposed development would create any additional risk of flooding.

Ecology/biodiversity enhancements

A Preliminary Ecological Appraisal (PEA) that accompanies the application confirms that there are no statutory or non-statutory designated sites within 500m of the site, and no protected species recorded on-site.

To enhance biodiversity, the development will include the planting of five native trees and ornamental shrubbery designed to support pollinators and birds. Recommended tree species include rowan, wild cherry, crab apple, silver birch, holly, and willow. Additionally, integrated bat and bird boxes (e.g., swift bricks and Habitat bat boxes) are proposed to support local wildlife. These features will be incorporated into the building fabric to ensure long-term ecological value.

A Biodiversity Net Gain (BNG) assessment has been undertaken to evaluate the ecological impact of the proposed development. The baseline biodiversity value of the site, prior to development, was calculated at 1.76 habitat units and zero hedgerow units. Following the completion of the proposed development, the on-site biodiversity value is projected to reduce to 0.13 habitat units, resulting in a net loss of 1.62 habitat units, which equates to a 92.5% reduction in habitat value. To meet the statutory requirement of delivering a minimum 10% net gain in biodiversity, the development as originally submitted would have been required to secure an additional 1.8 habitat units off-site. This off-site provision must include at least 0.2 units of medium distinctiveness habitat, such as heathland and scrub, and a minimum of 1.21 units of individual tree habitats.

An updated landscaping plan has been submitted during the application process which incorporates additional on-site soft landscaping elements. These include approximately 72sqm of wildflower planting and the addition of seven new trees. This would reduce the off-site requirement to 1.7 units. It is proposed that these units will be delivered through a third-party habitat bank, with the applicant having secured a quote for the work from a BNG provider. As this is a post-determination matter which will be resolved through submission of the Biodiversity Gain Plan prior to commencement, this, together with a habitat management plan (HMP) can be secured via condition. A landscape and ecological management plan should also be submitted prior to first occupation to ensure that the on-site wildflower planting and urban trees are correctly established and maintained for the necessary 30-years.

Planning Balance

As set out above, the Council cannot provide a 5-year housing land supply. Paragraph 11 d) of the Framework indicates that, in such circumstances where the requisite housing land supply cannot be shown, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

For the reasons set out in the main body of this report, the proposal would make a contribution towards the Borough's housing supply, particularly in the context of a development plan that is not up to date in terms of housing need and where a suitable supply of housing cannot be demonstrated. This benefit therefore must also be attributed with substantial weight.

In addition, it has also been demonstrated through the submission of technical details that the proposal would raise no issues in respect of residential amenity, character and appearance of the area/locally listed buildings, highway safety, biodiversity or flood risk. On this basis, planning permission should be granted, subject to the use of appropriate conditions.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who are protected under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

The development will not have a differential impact on those with protected characteristics.

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 ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

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

Policy H1: Residential Development: Sustainable Location and Protection of the Countryside
Policy T16: Development – General Parking Requirements
Policy N12: Development and the Protection of Trees
Policy N17: Landscape Character – General Considerations
Policy B8: Other buildings of historic or architectural interest

Other Material Considerations include:

[National Planning Policy Framework \(2024\)](#)

[Planning Practice Guidance \(2019 as updated\)](#)

[Supplementary Planning Guidance/Documents](#)

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

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

[Relevant Planning History](#)

Application site

24/00068/FUL Retention of existing public house and erection of four four-bedroom dwellings (Use Class C3) forming access off Ashbourne Drive, with associated parking, hard and soft landscaping - Refused and appeal dismissed.

Adjacent land

22/01078/FUL Proposed erection of 3No. bedroom detached dwelling at 197 High Street, Silverdale – Approved but not yet implemented.

[Views of Consultees](#)

The **Environmental Health Officer** raises no objections, subject to conditions restricting construction hours, the submission of a CEMP, ensuring the noise mitigation measures outlined in the NIA are implemented, submission of a risk assessment to identify any potential contamination, and the controlling of any soil/material which may be brought onto site.

The **Highway Authority** raises no objections, subject to conditions requiring the new access to be constructed before the occupation of the development, submission of a CEMP, secure cycle storage, and the car parking, driveways, servicing and circulation areas being constructed in a bound material.

The **Staffordshire Police Designing Out Crime Officer** raises no objections to the proposal, but recommends consideration is given to the lighting of the rear courtyard and a gated access to the rear of plot 2 and enclosing alleyway.

Silverdale Parish Council objects to the application on the following basis:

- Layout represents overdevelopment of the site and is contrary to the Silverdale 2025 Design Guidance and Codes (SDGC) for the village envelope;
- Proposal would provide a density of 44.7 dwellings per hectares which is above the 33 dwellings per hectare in SAT2 of the SDGC;
- Waste collection arrangements unsatisfactory;
- Insufficient access for delivery/emergency service vehicles provided;
- Increased number of dwellings will result in an increase in the number of receptors which could be affected by noise from the public house when compared with the 2024 appeal;
- Fewer dwellings should be provided on the site which better reflects the significance of nearby heritage assets and local character/distinctiveness.

No comments have been received from the **Conservation Officer, Landscape Development Section** or **Waste Services**. The deadline for the submission of these responses was 23rd June. Any additional comments received including from Staffordshire Wildlife Trust in relation to BNG will be reported to Members in a supplementary report.

Representations

Three letters have been received objecting on the following grounds:

- Infrastructure in the area cannot cope with additional residential development
- Highway safety and parking concerns
- Proposal should provide swift boxes

Applicant's/Agent's submission

The submitted documents and plans are available for inspection on the Council's website via the following link: -

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00387/FUL>

Background papers

Planning files referred to

Planning Documents referred to

Date report prepared

3rd July 2025