

LAND NORTH OF MUCKLESTONE WOOD LANE AND EAST OF ROCK LANE, LOGGERHEADS
SHROPSHIRE HOMES **25/00352/REM**

The application is for the approval of reserved matters relating to internal access arrangements, layout, scale, appearance and landscaping in respect of a residential development of 138 dwellings, public open space and associated works.

This application follows the granting at appeal of outline planning permission for up to 150 dwellings, associated infrastructure and open space on this site (Ref. 23/0002/OUT). Details of the main access from Mucklestone Wood Lane was approved as part of the outline consent.

The site, which comprises open agricultural land, lies within the open countryside and an Area of Landscape Maintenance as indicated on the Local Development Framework Proposals Map.

The application was deferred at the Planning Committee meeting on 15th July to enable officers to enter into discussions with the developer regarding the unadopted roads and to gain more information on the bin collection arrangements. A supplementary point was raised, seeking clarification as to whether the pedestrian link to Rock Lane would be constructed to adoptable standards/suitable for disabled access.

The 13-week period for the determination of this application expires on 18 August 2025.

RECOMMENDATION

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

- 1. Link to outline planning permission and conditions**
- 2. Approved plans**
- 3. Facing materials**
- 4. Boundary treatments**
- 5. Provision of cycle storage**
- 6. Landscaping scheme**
- 7. Refuse strategy**
- 8. Details of contours around T6**

Reason for Recommendation

The principle of the use of the site for residential development and the use of the main access from Mucklestone Wood Lane was established through the granting of the outline planning permission. The design and layout of the proposal is considered acceptable and in accordance with the aims and objectives of the National Planning Policy Framework and the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD. There would be no material adverse impact upon highway safety or residential amenity as a consequence of the internal layout and the proposed landscaping and open space within the site is considered acceptable. There are no other material considerations which would justify a refusal of this reserved matters submission.

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 is for the approval of reserved matters relating to internal access arrangements, layout, scale, appearance and landscaping in respect of a residential development of 138 dwellings, including associated infrastructure and public open space, following the granting at appeal of outline planning permission (Ref. 23/0002/OUT). Details of the main access from Mucklestone Wood Lane

were approved as part of the outline consent, with a S106 agreement securing contributions towards the provision of affordable housing, the management of the public open space, financial contributions towards education, transport improvements, community and recreational facilities, health care as well as obligations for ecological mitigation and travel plan monitoring.

The site, which comprises open agricultural land, lies within the open countryside and an Area of Landscape Maintenance as indicated on the Local Development Framework Proposals Map.

To the east of the site is White House Farm which is a Grade II listed building. In accepting the principle of up to 150 dwellings on the site, the Inspector concluded that, bearing in mind the site's overall contribution to setting, the lack of harm to the asset itself and its immediate setting, the distance between the appeal site and the asset and the retention of the intervening agricultural land, the harm to the setting of White House Farm, would be at the lower end of less than substantial. On this basis, it is not considered necessary to assess the impact of this detailed submission on the setting of the listed building.

The outline consent for the site was granted subject to a condition that required any reserved matters applications to accord with the illustrative masterplan and the principles set out in the Design and Access Statement which included a focal crescent with the existing mature tree retained at the centre of the site, an attenuation pond and main access road on the western part of the site, with public open space, Local Equipped Area for Play (LEAP) and Local Area for Play (LAP) along the eastern and northern boundaries. Your Officer has considered the application against the plan and against those principles and is satisfied that it accords with the condition of the outline consent.

Objections have been received from a small number of local residents regarding the lack of need for additional housing development, the impact of a scheme of this size upon the surrounding highway network, local amenities and services, the loss of agricultural land, the impact on wildlife and pollution. These are matters that were considered acceptable by the Inspector in allowing the outline planning permission and therefore, cannot be revisited now.

The application was deferred at the Planning Committee meeting on 15th July to enable officers to enter into discussions with the developer regarding the unadopted roads and to gain more information on the bin collection arrangements. A supplementary point was made, seeking clarification as to whether the pedestrian link to Rock Lane would be constructed to adoptable standards/suitable for disabled access.

The key planning matters in the determination of the application are:

- Character and appearance of the development,
- Residential amenity,
- Highway safety and parking implications,
- Landscaping and open space,
- Flood risk and drainage,
- Affordable housing
- Ecology/biodiversity enhancements

Character and appearance of the development

Paragraph 131 of the National Planning Policy 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. It also seeks to ensure that proposals create places that are safe, inclusive and accessible.

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.

Policies LNPP1 and LNPP2 of the Loggerheads Neighbourhood Plan (LNP) requires that new development must demonstrate high standards of design which reinforce local character. Buildings, streets, spaces and landscaping to create attractive, safe and well-functioning environments, with a sense of place. It also sets out how new development should complement the surrounding context, provide active frontage and retain important trees. In addition, development proposals should create a strong green infrastructure buffer on the interface between urban and rural to buffer surrounding landscape from development.

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.

Policy LNPG2 requires a balanced mix of dwelling types to meet requirements identified in the latest assessment of local housing needs including accommodation suitable for first time buyers and the elderly. At least a third of new homes, unless it can be demonstrated there is not a need for this level of provision must comprise a combination of:

- One or two bedroomed properties and
- One or two bedroomed properties suitable to provide independent living for the elderly.

A mix of 2, 3 and 4 bed dwellings are proposed with a mix of detached, semi-detached, terraced houses and bungalows. The dwellings would all be either single or 2 storey in height and would be constructed from brick and tile. Given the variety of dwelling size, density and style currently in the village, including the established residential areas immediately to the south and new housing development (Shropshire Heights) currently under construction directly to the west, it is considered that the layout proposed would respect local character.

The character of the development would vary across the site, in terms of housing typology and density and road hierarchy. Higher density development would be situated centrally within the site, with the frontage development set back from Muckleston Wood Lane behind an established landscaped buffer, reducing the prominence of the development from this direction. The introduction of lower density housing on this part of the site would further reduce the impact of the scheme when viewed from Muckleston Wood Lane but still provide a clearly defined entrance to the development.

Detailing within the house types would be simple and unfussy with traditional architectural features such as pitched, hipped and gabled roofs (a mixture of render and brick), window cills and heads, soldier courses and limited use of bay windows and chimneys. Corner dwellings would be dual aspect to provide active frontages on both sides and to avoid blank elevations. The house types are attractive in appearance and raise no concerns in terms of visual amenity.

It is considered that the design of the dwellings and the materials palette proposed would provide a consistency throughout the site and would also provide sufficient articulation and focal points to create variety and interest in the street scene.

The position, type and design of boundary treatments would be acceptable, and these details can be secured through an appropriately worded condition. Where frontage parking spaces are provided, these areas are generally broken up with landscaping. Improvements have been made to the layout of the development to ensure that the scheme provides a safe and secure environment for residents, which reduces the potential for crime and the fear of crime and accords with Secured by design standards. The Staffordshire Police Designing out Crime Officer has requested that measures are introduced to improve opportunities for overlooking of parking spaces and lighting and that consideration is given to the use of certain boundary treatments. The applicant has confirmed that the proposed layout would accord with secured by design principles.

The layout and density of the proposed scheme and the proposed house types reflect local character, and it is considered that the proposal would be acceptable in terms of its design and impact on the form and appearance of the area and landscape character.

Residential amenity

The NPPF states at paragraph 135 that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The internal separation distances between the dwellings proposed would all accord with the recommendations of the Space Around Dwellings SPG. The proposed dwellings would generally provide amenity areas which comply with the lengths/areas recommended in the SPG and therefore the level of private amenity space would be sufficient for the family dwellings proposed.

Suitable separation distances are achieved between the proposed properties and the existing residential development on the southern side of Muckleston Wood Lane and the new Shropshire Heights development to the west which is currently being built out.

With regards to waste collection, the scheme as originally submitted included several unadopted driveways referred to as 'quiet lanes'. The plots in these areas had no direct access for refuse vehicles, with bin collection points provided. In total, the scheme as originally submitted included 16 plots with no direct access for refuse vehicles.

Revised plans have been received indicating that the majority of the internal roads within the site are now to be constructed to adoptable standards and therefore will be serviced by the Local Authority waste collection service. An updated vehicle tracking plan has also been submitted demonstrating that larger refuse vehicles and fire appliances can be safely accommodated.

All plots would therefore have direct access for refuse vehicles with the exception of plots 32-35 and 50-51 (6 plots) which are on small private cul-de-sacs. For these dwellings to have direct access, a fundamental redesign of the layout of the site would be required and given that the bin 'drag distance' for all 6 properties would be within the recommended 30m, this is considered acceptable. As such, it is considered that the amended road layout and Refuse Strategy Plan would provide appropriate arrangements for the collection of bins, providing a connected and accessible development for potential future residents.

Members requested confirmation that the pedestrian link to Rock Lane on the western side of the site would be suitable for disabled access. This has been confirmed by the applicant, with the proposed surfacing of the footpath to be suitable for wheelchair users. As such, the proposal would accord with paragraph 135 of the Framework which, amongst other things, seeks to ensure that proposals create places that are safe, inclusive and accessible. It has also been confirmed that although there will be a physical barrier between the site and the pedestrian link to Rock Lane, this would allow for disabled and general pedestrian access.

Overall, it is considered that the development would not raise any adverse implications for residential amenity and would accord with the principles of the NPPF.

Highway Safety

CSS Policy SP3 addresses the need to secure more choice of, and create better access to, sustainable modes of transport whilst discouraging less sustainable modes. CSP1 expects new development to be accessible to all users and to be safe, uncluttered, varied, and attractive.

NP Policy DC3 expects the form and layout of development to provide ease of movement for pedestrians and cyclists, cater for a people with a range of mobility requirements and avoid severe adverse impacts on the capacity of the highway network

NPPF Paragraph 114 notes that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Paragraph 115 advises 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 on the road network would be severe.

Access to the site was agreed under the outline consent. This involves a single new access point off Muckleston Wood Lane close to the western boundary of the site, with an emergency access link adjacent to the eastern boundary, also providing access to Muckleston Wood Lane in an emergency event.

A clear road hierarchy is provided within the proposed layout. One main road leads up through the development from the access point leading up to a focal crescent, occupying a central point within the development. A series of interconnecting secondary streets, cul-de-sacs and private drives radiate off the primary/main street and focal crescent. Across the development and leading off the primary and secondary roads, are several 'quiet lanes' where a more informal approach is proposed. These areas are predominately focused adjacent to areas of open space and landscaped areas which face out towards open farmland/rural lanes.

Sufficient off-street parking has been demonstrated for the dwellings proposed. Parking would be provided close to properties, generally to the side of dwellings, with garages offered to a large number of houses. There would be some areas of sporadic frontage parking for the smaller 2 and 3 bed units across the site, but these small parking areas would be broken up with front gardens and tree planting.

The Highway Authority raises no objection, confirming that the parking, visibility splays and layout are broadly acceptable.

The updated road layout ensures that all roads have been designed to adoptable standards, with appropriate access and turning space for refuse and emergency service vehicles.

For the above reasons, the proposal is considered acceptable in terms of impact on highway safety.

Landscaping and open space

Several areas of open space are included within the site, providing a variety of different functions. A large swathe of open space would run along the entire eastern and northern boundaries of the site,

with a Locally Equipped Area of Play (LEAP) and Local Area of Play (LAP) provided in this area. An amenity green space, pocket park and attenuation basin would be positioned along the western boundary of the site. The built form along the site frontage would also be set back, with a landscape buffer provided between the units and Muckleston Wood Lane. The focal crescent at the centre of the site would also contain a small area of green space and enable the retention of the mature tree which currently dominates the site from views along Muckleston Wood Lane.

It is considered that the landscaped buffer and large open spaces at the entrance to the site and along the northern and eastern boundaries would help to give the site an attractive, open feel and aid the transition between the main built form and the surrounding open countryside to the north and east. Officers are satisfied that the amount of open space proposed is acceptable and that the location and design of the play area accords with Fields in Trust guidance. Dwellings front the various areas of open space on all sides, offering natural surveillance.

Although several trees and two small sections of hedgerow would be removed to facilitate the site access(es), other trees and hedgerows within the site and along its boundaries would be largely retained. Further landscape enhancement is proposed in the form of enhanced green landscape buffers, and street tree planting is proposed where possible to create a healthy and attractive public realm. New areas of grassland alongside areas of native shrub planting would also be provided.

The Council's Landscape Development Team has requested that minor adjustments are made to the LAP in the form of removing the planting in front of this area to improve natural surveillance of the play area, review of the contours to ensure that there is no adverse impact on an existing tree, addition of a maintenance gate to this area and submission of an arboricultural method statement/tree protection plan. A revised planting plan has been provided which addresses the comments regarding the planting in front of the LAP and the addition of a maintenance gate. An additional condition is recommended requiring details of the contours around tree T6 within the LAP.

Subject to the imposition of appropriately worded conditions, the proposed open space and landscaping is considered to accord with development plan policy and the guidance set out within the NPPF.

Flood Risk and Drainage

NPPF Paragraph 167 outlines that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

The outline application was accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy (DS) which concluded that with appropriate mitigation, the development of the site would not create any flood risk issues for the wider area. The site lies in Flood Zone 1 which is land/property with the lowest risk of flooding.

The Environment Agency, Staffordshire County Council as the Lead Local Flood Authority, United Utilities and Severn Trent Water all raised no objections to the outline application subject to suitably worded conditions securing the detailed drainage design and foul and surface water flows.

In allowing the appeal, the Inspector was satisfied that there would be no undue additional risk of flooding subject to a condition requiring approval of the final detailed drainage design which should conform to the design detail as outlined in the FRA and DS.

Subject to compliance with the relevant conditions, it is not considered that the proposed development would create any additional risk of flooding.

Affordable Housing

Policy CSP6 of the Core Spatial Strategy states that new residential development within the urban area capable of accommodating 15 or more dwellings will be required to contribute towards affordable housing at a rate of 25% of the total dwellings to be approved.

The Section 106 Agreement (S106) associated with the approved outline planning permission provided 30% affordable housing, 5% above the local plan requirement. The S106 provides that 60% of the affordable homes should be affordable rent and 40% shared ownership.

The submitted layout and Affordable Housing Statement demonstrates that these levels would be secured with the provision of 25 units as social rented and 17 as shared ownership. It is proposed that 27 of the affordable units would be 2 bed and 15 would be 3 bed. The layout of affordable housing is “pepper-potted” throughout the site which meets the clustering requirements of the S106. Affordable dwellings are of the same design and materials as the open market housing, ensuring that they are well integrated into the development, in accordance with Policy CSP6.

The Council’s Housing Strategy Officer is satisfied with the proposed house types and considers that the units are sufficiently pepper potted across the development.

Overall therefore, it is considered that the proposal would comply with the recommendations of the Council’s Affordable Housing SPD both in terms of location, tenure and type of housing.

Ecology/biodiversity enhancements

This application is supported by bat and breeding bird surveys, as well as a technical note outlining the current progress of the hazel dormouse surveys. The additional surveys required under planning condition 23 of the outline planning consent will be submitted at the appropriate stage as part of the discharge of conditions process. Additionally, information relating to biodiversity net gain will be provided as part of this process.

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 CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets
Policy CSP5: Open Space/Sport/Recreation
Policy CSP6: Affordable Housing

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

Policy N3: Development and Nature Conservation – Protection and Enhancement Measures
Policy N4: Development and Nature Conservation – Use of Local Species
Policy N12: Development and the Protection of Trees
Policy N17: Landscape Character – General Considerations
Policy N19: Areas of Landscape Maintenance
Policy T16: Development – General Parking Requirements
Policy C4: Open Space in New Housing Areas

[Loggerheads Neighbourhood Development Plan](#)

Policy LNPG1: New Housing Growth
Policy LNPG2: Housing Mix
Policy LNPP1: Urban Design and Environment
Policy LNPP2: Local Character & Heritage
Policy LNPT1: Sustainable Transport
Policy LNPS1: Community Infrastructure

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](#)

23/00002/OUT Outline planning application for the erection of up to 150 dwellings, associated infrastructure and open space (with all matters reserved except for the details of the main site access)
– Refused but allowed at appeal

[Views of Consultees](#)

The **County Council Mineral and Waste Planning Authority** has no comments to make on the application.

The **County Council School Organisation Team** confirms that a Section 106 Agreement was signed (10th January 2025) for the Outline Application and the education contribution amount and terms should be calculated in line with this.

The **Lead Local Flood Authority** confirm that the proposed site layout includes sufficient space for the provision of surface water attenuation and the conveyance of surface water via a series of swales. As such, they have no comments to make at this stage, as the proposed layout will allow the discharge of condition 6 of the outline consent regarding surface water drainage.

Natural England have no comments to make on the application.

The **Highway Authority** has provided initial comments confirming that the parking, visibility splays and layout are broadly acceptable. They have requested that an updated drawing is provided showing vehicular tracking for a larger refuse vehicle (10.280m) which is used by the Council - the submitted drawing shows a smaller vehicle of 6.623m.

Staffordshire Wildlife Trust have no objections.

The **Landscape Development Section** have requested that the following minor revisions/additional information is provided:

- Arboricultural method statement and tree protection measures plan required;
- Contouring within the LAP area and impact on T6;
- Play mix planting relocated to maintain levels of natural surveillance to the LAP;
- Addition of maintenance gate to LAP.

The **Staffordshire Police Designing out Crime Officer** is generally supportive of the development layout with the exception of the following elements:

- Improve opportunities for overlooking of parking spaces.
- Lighting within the development should create a safe place for pedestrians and vehicles, facilitate natural surveillance, and deters criminal and anti-social behaviour.
- Unauthorised access from the front of dwellings to the private rear gardens should be denied by fencing and gating positioned as close to the front of the building line as is practical.
- Where 1m high metal estate railings are proposed to meet a rear garden boundary they would provide a perfect climbing aid to enter a rear garden.
- 0.9m high timber post and 3 rail fencing is considered ill-advised, and it is recommended that conventional boundary treatments are provided instead.
- The dwellings within this development should satisfy the minimum physical security requirements contained within the police Secured by Design Homes Guide 2024.

The **Housing Strategy Officer** raises no objections to the tenure, mix, type and location of the affordable housing.

The **Environmental Health Division** raises no objections and refers to the conditions on the outline consent.

The **Conservation Advisory Working Party** raises no objections to the scheme.

Natural England has no comments to make.

No comments have been received from the **Staffordshire and Stoke-on-Trent Integrated Care Board**, the **County Ecologist**, **Conservation Officer**, **Severn Trent Water**, **Waste Services**, the **Environment Agency**, **United Utilities** and **Loggerheads Parish Council**. The deadline for their comments was the 17 June 2025.

Representations

4 representations have been received raising the following concerns: -

- Additional dwellings not needed in the village and would change its character.
- Other new housing developments in the village have not sold, demonstrating lack of need
- Poor access for pedestrians/cyclists, meaning occupants dependant on private car.

- Insufficient infrastructure in the village to cater for the additional households) i.e. capacity of school etc).
- Development increase congestion in the area and the proposed highway works compound this.
- Limited public transport services available in the area.
- Impact on wildlife.
- Pollution concerns.

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/24/00313/REM>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

31st July 2025