

**19/00912/OUT  
MAJOR**

**Amber Real Estate Investments  
(Agriculture) Limited**

**BLYMHILL AND WESTON  
UNDER LIZARD**

**Cllr Brian Cox  
Cllr Venetia Jackson**

**Great Chatwell Poultry Premises Great Chatwell Newport TF10 9BJ**

**Outline application for the erection of up to 8 residential dwellings with all matters reserved and comprising of: Demolition of the existing poultry farm and agricultural bungalow; Up to 8 residential dwellings with a mix of size and type; To include 3 affordable (low-cost discounted sale) dwellings; comprising 1 x bungalow and 2 x semidetached houses, Green infrastructure including associated landscaping; Associated facilitating works.**

**1. SITE DESCRIPTION AND PLANNING HISTORY**

**1.1 Application Site**

1.1.1 The application site comprises of a long-standing poultry farm which remains in operation. The farm covers a large area consisting of 2.68ha and comprises of a number of timber buildings with pitched steel-clad roofs used in connection with the poultry farm operation, steel grain silos and substantial hard standing. The site is also occupied by an agricultural bungalow known as 'Tamarinda'.

1.1.2 The site is located wholly within open countryside and is adjacent to the settlement boundary of Great Chatwell. Great Chatwell is a small settlement situated on the rural Shropshire / Staffordshire border. It is situated between the towns of Shifnal, located 6 miles away and Newport located 5 miles away.

1.1.3 The site is surrounded on two sides by open countryside and is bounded to the west by The Red Lion Public House and agricultural buildings to the north. Approximately 100m to the north west of the western entrance to the site lies the Grade II listed 19th Century screened wall and arched entrance to Chatwell Court (Listed reference 1374056). Further along the track lies Great Chatwell House, an 18th Century Grade II Listed Building.

1.1.4 The main farm access is located at the north western end of the site and takes the form of a wide concrete access point with gates set back from the edge of the public highway. The bungalow is accessed at the eastern end of the site through a single-track tarmac roadway.

1.1.5 The topography of the land to the south and north west is relative flat. To the north west the land undulates. A public right of way runs across the road from the site (Blymhill and Weston u Lizard Reference 7 and 0.839). The site is screened along the western extent by mature vegetation.

1.1.6 The site is in close proximity to a number of ecological features, such as an impact risk zone (surface water run off) for the Midlands Meres and Mosses Phase 2 Ramsar and 'Aqualate Mere SSSI' is part of this Ramsar site which lies 5.8km to the north of the site. The

site is also 4.3km west of Motte Meadows Sites of Special Scientific Interest and Special Area of Conservation.

1.1.7 The site also lies within a County Mineral Safeguarding Area for Superficial Sand and Gravel.

## **1.2 Planning History**

AGR/94/00008 – Feed Bins – Planning permission not required 11.04.1994

86/00589 – Two Poultry Houses – Approved subject to conditions 24.03.1986

## **1.3 Pre-application Advice**

The response of officers was not supportive of the proposal as they considered the location of the site was unsustainable due to a lack of facilities within Great Chatwell and a lack of public transport provision.

## **2. APPLICATION DETAILS**

### **2.1 The Proposal**

2.1.1 Outline permission is sought for the erection of up to 8 residential dwellings with all matters reserved. The proposal would comprise of the demolition of the existing poultry farm and agricultural bungalow known as 'Tamarinda' and the erection of up to 8 residential dwellings of mixed scales and design. The housing mix proposed to include:

Affordable (low cost discounted sale) dwellings to comprise of 1 x bungalow (Plot 1) and 2 x semi-detached dwellings (Plots 2 and 3).

The remaining dwellings on the site would be detached properties within their own substantial plots (Plots 4-8).

2.1.2 An Illustrative Masterplan has been submitted to accompany the proposal. That shows indicative access arrangements with seven of the dwellings (Plots 1 and 7) served off the existing main farm access located on the western extent of the site and a single plot (Plot 8) served off the existing access to the farm bungalow.

2.1.3 Each plot will include the following illustrative floorspace;

- *Plot 1 – 92.90m<sup>2</sup> 2bed bungalow (affordable);*
- *Plots 2 & 3 – 75.25m<sup>2</sup> 2bed semi-detached (affordable);*
- *Plots 4 & 7 – 195m<sup>2</sup>;*
- *Plots 5 & 6 – 251m<sup>2</sup>;*
- *Plot 8 – 325m<sup>2</sup> + annex over triple garage.*

2.1.4 The proposed development will provide a village green within the site. The village green will form a feature of the proposed development enhancing the main entrance into the site and would be the location of play equipment or used as the location for community events.

2.1.5 New trees will be incorporated into the site and additional hedgerows along the western boundary will provide screening from the Red Lion Public House.

## **2.2 Agents Submission**

2.2.1 The application is supported by a number of documents which are summarised as follows:

Planning Statement, Pegasus Group

- *Following the above assessment an initial proposal was prepared. This consisted of the demolition of all of the existing poultry houses on the site and replacement with 5 large dwellings. The existing bungalow at Tamarinda would be retained. This proposal was subject to direct consultation with members of the Parish Council.*
- *As a result of feedback received, the proposal was amended to show some smaller dwellings, which could be potentially low-cost sale.*
- *Following further discussion with the Parish Council it was proposed to undertake a formal public consultation exercise to ascertain views of the local community in regard to the potential to remove the poultry farm and replace it with new residential development. As a result an exhibition was arranged to be held in the Red Lion Public House on the 10th September 2019.*
- *The exhibition was attended by circa 35 local residents. As a result of the consultation exercise a total of 12 written representations were received.*
- *Following the consultation exercise a proposal was revised to include comments made by the locality such as greater buffer to the land to the west of the site.*
- *The planning application follows an outline approach requesting consent for the principle of the redevelopment of the site for up to 8 dwellings of which 3 would be affordable. All matters would be reserved for future consideration via a reserved matters application.*
- *As the proposal involves the demolition of Tamarinda there will be a net gain in 7 new properties of which 3 (43% of the uplift in dwellings) would be affordable*

Design and Access Statement , Pegasus Group.

- *The application is for outline consent with all matters reserved for future consideration.*
- *The proposed development would enhance the appearance of the site, provide a quantum of development that is appropriate to the site and surrounding context and would significantly reduce the amount of buildings and hardstanding on the site.*
- *The density of the development parcel has been considered in order to reflect the surroundings and village location.*
- *The illustrative street scenes propose traditional materials which include brick and render design, along with the inclusion of chimneys, front gable features and detached garages.*
- *The Illustrative Masterplan demonstrates a range of residential properties with their own density and capacity identified. This takes account of the surrounding context and it is considered that the proposed density is appropriate for the site's village location.*

- *The proposed village green at the western entrance provides a focal point for the development and encourages biodiversity.*
- *Comments from residents at the public consultation have been taken into consideration when reviewing the need for additional boundary treatments along the western boundary.*
- *Significantly reducing the amount of buildings and hardstanding on the site would play a major part in returning majority of the land back to open space or residential gardens which would enhance landscaping and biodiversity.*

*Preliminary Ecological Appraisal with Preliminary Roost Assessment, Focus Ecology Ltd.*

- *A Preliminary Ecological Appraisal (PEA) has been submitted in support of this application. The PEA recommends various mitigation measures for protected habitats and species.*
- *The report highlights that further survey work will be required to provide satisfactory evidence of the presence or absence of bats in the buildings (poultry buildings, dwelling and outbuilding) to be affected by this application. A minimum one survey visit is recommended on each building in the optimal survey season (May – August).*
- *Existing mature trees and hedgerows should be retained within the development scheme. All retained trees and hedgerows should be afforded adequate protection in line with the 'BS5837: 2012 Trees in relation to design, demolition and construction.'*
- *Strict artificial night-lighting is required to prevent unnecessary illumination of wildlife habitats.*
- *In terms of habitats, the PEA notes the native hedgerows are being retained although some may need to be removed to accommodate visibility splays. The proposal therefore includes additional native hedgerow planting.*
- *In terms of protected species, the PEA recommended bird boxes and a bat barn to provide sufficient scope for mitigation.*
- *The Illustrative Masterplan demonstrates that a bat barn could be provided adjacent to the existing woodland which provides foraging opportunities for bats. Bird boxes would be provided on the dwellings themselves with details provided at Reserved Matters but could be secured by way of a suitably worded condition.*

*Flood Risk Assessment and Drainage Strategy, Travis Baker Ltd.*

- *The site area is in excess of 1 hectare and an FRA is therefore required.*
- *According to the Government flood mapping information, the whole of the site area which is to be developed is located fully within flood zone 1 and is therefore suitable for residential development.*
- *A copy of the Government surface water flood map illustrates that the previous site arrangements did experience local areas of surface water flooding, caused by low lying depressions in the local topography.*
- *There are no existing surface water or foul water sewers located within the development area. Multiple existing public sewers do however surround the site.*
- *The sewer records provided by Severn Trent show that there are no public surface water sewers located with Great Chatwell.*
- *All existing foul sewers are located north of the proposed development. Two existing foul sewers are located in Bun Lane with the head of the run to each sewer located*

*close to the site boundary. One to the north east of the site and the other to the north west of the site. Both of these are on private land.*

- *Existing drainage connections from the proposed site into existing sewers at the time of writing this report are unknown. On site connectivity investigations are required to see how the existing site connects into the existing sewers.*
- *The calculations show that the sites Greenfield run off rate equates to 3.8l/s per ha. The site extents are approximately 2.7ha. Current site layout proposals indicate that approximately 0.44ha of the site will be developed. This would equate to a Greenfield run off rate of 1.67l/s. In order to comply with Severn Trent's requirements, the outfall rate is required to be set at*
- *5l/s as this is the minimum surface water flow rate Severn Trent Water will permit.*
- *On site investigations works are required to explore this drainage method.*
- *It is possible that under very extreme storm events, or a system blockage, there may be some surface flooding. The detailed design of the site levels will ensure that unrestricted flood routes are available throughout the development, with buildings also being set a minimum of 150 mm above surrounding ground levels.*

*Transport Assessment , Travis Baker Ltd.*

- *The site is currently occupied by an operational poultry farm and a single residential dwelling.*
- *The development is expected to be served by the existing vehicular site access/ accesses from the C0290 road, which forms the site's only highway frontage. The accesses would be modified as required to accommodate the proposed development and would provide visibility splay distances appropriate to measured vehicle speeds on the adjacent road.*
- *A comparative assessment of traffic generated by the existing and proposed land uses has been presented in this report. The proposed development would not give rise to a material traffic impact in the village or on the adjacent rural road network. It would also generate no large vehicles, whereas the existing use of the site generates almost exclusively large HGV trips.*
- *To provide an accurate assessment of vehicular trips generated by the site, information on the*
- *existing farm operation was requested from Amber, who supplied a summary of the traffic movements that occur during each 7-week operational cycle.*
- *The report confirms that the existing poultry farm generates a total of 84 one-way HGV movements across a 7-week cycle. This equates to an average maximum of 5 HGV movements inbound per day, or 10 2-way HGV movements per day. Assuming that the site operates across a 12-hour day, the average hourly flow is approximately 1 vehicle per hour.*

*BS5837 Arboricultural Survey and Impact Assessment Focus Ecology Ltd.*

- *The removal of a small section of on Cat B hedgerow and six Cat C items would be required to accommodate the proposed scheme.*
- *This tree loss will be counteracted through effective mitigation planting in which would promote the landscape's amenity values long into the future.*
- *The report provides at Appendix 6.1 a Tree Survey Schedule.*
- *A Tree Constraints Plan is provided.*

- *Tree protection measures plan together with descriptions of a number of recommended tree protection measures.*

*The proposal is also supported by an Indicative Masterplan as Drawing Reference P19-1042-01 Rev C entitled 'Proposed Site Layout'.*

### **2.3 Additional Information / Amendments**

A Phase 1 Geo-Environmental Assessment, Travis Baker Ltd was received dated 6<sup>th</sup> March 2020 as requested in the comments by the Environment Agency received 28<sup>th</sup> January 2020. In particular the feedback response sought:

*"This site is located above a Principal Aquifer, WFD groundwater body, WFD drinking water protected area and is within 110 m of a surface water course. The site is considered to be of high sensitivity and the proposed development presents potential pollutant linkages to controlled waters. Therefore an assessment of potential contamination found in the proposed development site, an assessment of the pollutant linkages that the development could introduce, and consideration for the risk posed by surface water drainage and foundations will need to be undertaken."*

A revision of the Flood Risk Assessment and Drainage Strategy with Revision A dated 29.06.2020 received by the Local Planning Authority dated 2<sup>nd</sup> July 2020. The Surface water outfall location revised.

A further revision was made to the Flood Risk Assessment and Drainage Strategy with Revision B dated 7.08.2020 .The Drainage Strategy was updated.

A further revision was made to the Flood Risk Assessment and Drainage Strategy Revision C dated 1.09.2020 received by the Local Planning Authority dated 1<sup>st</sup> September 2020. The Drainage Strategy updated.

### **3. POLICY CONTEXT**

3.1 The site lies outside of a development boundary within Open Countryside.

3.2 South Staffordshire Council Core Strategy, adopted 2012.

- National Policy 1 – The Presumption in Favour of Sustainable Development
- Core Policy 1 – The Spatial Strategy for South Staffordshire
- Policy OC1 – Development in the Open Countryside Beyond the West Midlands Green Belt
- Core Policy 2 - Protecting and Enhancing the Natural and Historic Environment
- Policy EQ1 – Protecting, Enhancing and Expanding Natural Assets
- Policy EQ4 – Protecting and Enhancing the Character and Appearance of the Landscape
- Core Policy 3 – Sustainable Development and Climate Change
- Policy EQ7 – Water Quality
- Policy EQ9 – Protecting Residential Amenity
- Core Policy 4 – Promoting High Quality Design
- Policy EQ11 – Wider Design Considerations

- Policy EQ12 – Landscaping
- Core Policy 5 – Infrastructure Delivery
- Policy EQ13 – Development Contributions
- Core Policy 6 – Housing Delivery
- Policy H1 – Achieving a Balanced Housing Market
- Policy H2 – Provision of Affordable Housing
- Core Policy 11 – Sustainable Transport
- Policy EV11 – Sustainable Travel
- Policy EV12 – Parking Provision

### 3.3 South Staffordshire adopted guidance

- Affordable Housing and Housing Mix SPD 2014
- Green Belt and Open Countryside SPD, 2014

### 3.4 National Planning Policy Framework, 2019

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

### 3.5 National Planning Policy Guidance, 2014 as updated

## 4. CONSULTATION RESPONSES

**Councillors:** Councillor Cox has called the application in as he wishes to consider the implications of the proposed development against the Local Plan and in the context of the amenity of the area

**Blymhill and Weston-u-Lizard Parish Council** (Expiration 8.01.2020): Comments in Support  
*“It would be beneficial for the community if this application is approved.”* Received 25<sup>th</sup> February 2020.

**Staffordshire County Council (Mineral & Waste Planning)** (Expiration 8.01.2020): No Objection with the following comments: *“The records confirm that confirm that part of the site falls within an MSA for Superficial Sand and Gravel as defined in the Minerals Local Plan for Staffordshire (2015-2030). The proposed development does not fall within any of the exemptions criteria listed in Appendix 6 of the document. However, the site lies at the southern edge of the MSA and is already constrained by existing built development and roads. It is, therefore, unlikely to be practicable or environmentally acceptable to extract any underlying mineral in the foreseeable future. It is reasonable to conclude that the proposed development would not lead to the sterilisation of a significant mineral resource. In accordance with Policy 1.2, all ‘major development’ proposals (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and updated by the NPPG or any subsequent changes/revisions) should:*

- i. *Use / Address waste as a resource;*
- ii. *Minimise waste as far as possible;*
- iii. *Demonstrate the use of sustainable design and construction techniques, i.e.: resource-efficiency in terms of sourcing of materials, construction methods, and demolition;*
- iv. *Enable the building to be easily decommissioned or reused for a new purpose; and enable the future recycling of the building fabric to be used for its constituent material;*
- v. *Maximise on-site management of construction, demolition and excavation waste arising during construction;*
- vi. *Make provision for waste collection to facilitate, where practicable, separated waste collection systems; and,*
- vii. *Be supported by a site waste management / waste audit if the development is likely to generate significant volumes of waste.”* Received 3<sup>rd</sup> January 2020.

**Staffordshire County Council (Ecology)** Final Response following additional plans Drainage plans, Site plans and Detailed attenuation pond and swale plan: No Objection subject to conditions.

**Staffordshire County Council (Flood Risk Management):**

**Final Response** - No Objection subject to a condition

**Staffordshire County Council (Highways)** (Expiration 8.01.2020): No Objection with the following comments *“The proposals are for outline application for the construction of up to 8 dwellings with all matters reserved which will not increase the traffic movements to the site. The site is on unnamed road which is a C road and is subject to a 60mph speed limit. Current records show that there have been no collisions Personal Injury Collisions (PIC) on unnamed road within 215 metres either side of the proposal for the previous five years. The location is poor in sustainability/connectivity terms and would be highly dependent on private vehicles – this would appear to be contrary to parts of the core strategy. There are no highways objections subject to full details of the following have been submitted to and approved in writing by the LPA: Primary and secondary access points; Street layout and character including measures to restrain vehicle speeds to 20mph forward visibility splays.*

*-Provision of parking, turning and servicing within the site curtilage*

*-Disposition of buildings*

*-Means of surface water drainage and outfall*

*-Surfacing materials*

*-Construction Vehicle Management Plan*

*The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of development.”* Received 9<sup>th</sup> March 2020.

**Environment Agency**

**Final Response:** No further comments Received 21<sup>st</sup> September 2020.

**Response 2: No Objection**

**Natural England:**



**Final Response** *"HRA and Appropriate Assessment Response: Aqualate Mere – Midland Meres and Mosses Phase 2 Ramsar. The detailed design of Sustainable Drainage System shows a swale with wetland plant species. The proposed system has the potential to provide water quality mitigation to the extent needed to ensure safety of the Ramsar site. The detailed stage submission should include reedbed provision. Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process. Your appropriate assessment concludes that your authority can ascertain that the proposal will not result in adverse effects on the integrity of Aqualate Mere (Midland Meres and Mosses Phase 2). Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur because of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given."* Received 6<sup>th</sup> October 2020

**Tree Officer** (Expiration 8.01.2020): No objection subject to recommended conditions for Landscaping and Means of Enclosure together with Tree Protection measures" Received 3<sup>rd</sup> January 2020.

**Environmental Health** (Expiration 8.01.2020): No Objection subject to recommended conditions. Received 27<sup>th</sup> February 2020.

**South Staffordshire Council (Housing Team)** (Expiration 8.01.2020): *The NPPF confirms that affordable housing should only be sought on major developments (i.e. 10 or more dwellings or a site size of more than 0.5 hectares). The site size for this development is 2.68 hectares, therefore the Council's adopted policy on affordable housing applies. On sites of 5-9 dwellings, the relevant contribution is 20% affordable housing, split 50:50 between social rent and shared ownership. In this case then, the affordable housing requirement is for one social rented dwelling and one shared ownership dwelling. In terms of the shared ownership dwelling, the site falls within a Designated Protected Area, meaning that restrictions will be placed on the property to ensure only 80% equity can be purchased (or where staircasing to 100% is allowed, an obligation is placed on the RP to purchase the property back on resale). The applicant is proposing to provide 3 discounted sale properties as part of the housing mix. This is not in accordance with the affordable housing tenure requirements of Policy H2 which also reflect the latest SHMA i.e. a substantial need for social rented and shared ownership homes. It is considered that especially given the location of the site and the illustrative plans provided, discounted sale properties would not be genuinely affordable and therefore would not make a meaningful contribution to meeting local affordable housing need. In order to comply with Policy H2, the applicant would need to confirm provision of one property for social rent and one for shared ownership and agree to secure this via a S106 agreement. In the first instance as per the policy, the Council would expect these to be provided on site. Should the applicant provide evidence of discussions with RPs to take on the units which demonstrates that no RP is willing to take on the units in this location, an offsite financial contribution could be considered. The application is in outline however the illustrative layout and supporting documents suggest that the mix will include 3 smaller properties (including 2 x 2 bedroom houses and 1 bungalow for discount sale), plus 5 large properties for open*

*market sale. There are concerns regarding the three discounted market sale properties, as outlined above. It is also considered that the provision of 5 (i.e. more than half the development) very large properties does not comply with Policy H1 which seeks to re-balance the local housing market where there is already an oversupply of large 4+ bedroom properties and not enough smaller homes for young families and those looking to downsize. This development would add to this imbalance already present in the housing market and would not sufficiently contribute to the need identified specifically in this area in the SHMA, particularly for 2 and 3 bedroom market properties.*

*Policy H1 also confirms that development should particularly contribute to meeting the needs of the district's ageing population. The Council considers the provision of 10% of properties as bungalows a suitable contribution, therefore the provision of one bungalow as part of this proposal is supported. The Council would expect the agreed housing mix to be secured via condition at outline stage."* Received 23<sup>rd</sup> January 2020.

**Severn Trent Water** (Expiration 8.01.2020): *No Objection subject to conditions*

**Ramblers Association** (Expiration 8.01.2020): No Objection with the following comments  
*"The proposed development will have no adverse effects on two Public Rights of Way which are footpaths No. 7 and No 0.838. They are on the opposite side of the land to the development site so will not be affected. Therefore, the Ramblers Association has no objections to the proposal."* Received 6<sup>th</sup> January 2020.

**Staffordshire Police - Crime Prevention Design Advisor (CPDA)** (Expiration 8.01.2020): No objection subject to a number of design recommendations. Received 20<sup>th</sup> December 2019.

**Staffordshire Fire and Rescue** (Expiration 8.01.2020): No comments received.

**Campaign to Protect Rural England** (Expiration 8.01.2020): No comments received.

**Open Spaces** (Expiration 8.01.2020): No comments received.

**Neighbours** Expiration – 8.01.2020

**Site Notice** Expiration - 11.02.2020

**Press Notice** Expiration – 29.01.2020

**Five representations** have been received in response summarised into themes as follows:

*Design and Character*

- *Concerned that the request for planning is more suited to a large housing estate and more suited to a city plan. Not in-keeping with a country hamlet at all.*
- *The poultry farm site bears no relationship to the historic environment. It slices the site into 8 portions with adjacent houses and gardens in serried ranks. This arrangement is redolent of a suburban estate and seeks to optimise the value in the land, paying no attention to the way the village context is structured.*
- *Given that these houses would be coeval, grouped together, and dominate the eastern approach they would have a high impact on the character of the village.*
- *There are approximately 25 dwellings in Great Chatwell. An additional 8 dwellings would constitute a sizeable addition to the community of the order of 30%.*

- *Concerns with impact of amenity by way of being overlooked by the increase of single-storey shed to two storey dwellings in different use.*

#### *Noise and Pollution*

- *Concerns with the disturbance of asbestos and poultry dust which are associated with respiratory disease.*
- *The oldest buildings on this land date from 1960s and later ones from 1980s. Way back then, most of those buildings would have asbestos in them, especially on corrugated roofs and walls. There is a high risk that asbestos is scattered over the area, under the buildings and under hardstanding around the buildings, entrance and exit.*
- *Noise – the current chicken farm is fairly autonomous. Having the proposed residential buildings next door will increase the noise factor substantially. Also, the proposed 'village green' as described in the planning documents will be close to our border with outlines for a 'play area' there which is obviously built for children so will be a focal point to increase noise.*
- *Vehicle pollution from the estimated 16-20 new cars will have an effect on the local clean air quality and on health and the environment long term.*

#### *Infrastructure*

- *The road infrastructure is single track and already difficult to pass, so a possible increase of 16 or more cars (assuming two per household) concentrated in that area will cause increased problems for the area.*
- *Through traffic is already considerable and the crossroads at Chatwell Lane becomes a major route for tractors and commuters to the A41 and A5.*
- *Road capability after occupancy will provide an immediate increase in local traffic with a potential 16 - 20 cars at the 8 houses all commuting in and out of the village with impact on locals, wildlife and the environment?*
- *increased housing will come a need for mobile phone masts, drainage will need to be increased substantially to cope, electricity needs will obviously need to be met and all this disruption will cause long lasting effects on the area and damage the character of a small farming hamlet.*
- *Blymhill Sewage farm capability is limited, the Chatwell Lane Sewage pumps are already*
- *overloaded, how do you plan to ensure local homes won't be affected by additional houses.*
- *In periods of high rainfall Great Chatwell is subject to pooling on the lanes, largely due to run off from the surrounding fields. Concerns further run off would exacerbate issue.*

#### *Ecology*

- *Concerned that the Ecologists who undertook the ecology investigation did not find many birds, insects, etc. over the area which is the opposite of local wildlife and insects found around in the area.*
- *The locality has bats which we have seen to our delight regularly in summer/autumn months.*

- *Concerned with the loss of potential habitats including hedgerows and disturbance by increased traffic that comes with the use of 8 new homes.*

*Other*

- *Due to the limited amount of people that live in the area, I do not expect that there will be a large amount of respondents to the proposals so our collective voice will be small however there is no one that will be as much affected as ourselves so I hope that this fact is given due consideration.*
- *Westerly views directly towards the new houses, despite the planned rooflines, are ruined. The effect could be a drop in market value of our cottage and other local properties affected.*

*One representation received was in support summarised as follows:*

- *I want to support these proposals that will greatly enhance the area, after an open meeting this development had great support for the majority of residents in the village.*
- *I am delighted that the Poultry Farm is finally going to be demolished. It is an ugly set of buildings, incongruous in the village context, and it continuously gives off an unpleasant odour.*
- *The proposal to redevelop the site is welcome, especially with the inclusion of low-cost housing.*

## **5. APPRAISAL**

5.1 The application has been called to Committee by Councillor Cox, who wishes to consider the implications of the proposed development against the Local Plan and in the context of the amenity of the area

5.2 The key issues with the proposal would be:

- The Principle of the Development;
- Spatial Strategy and Sustainability;
- Development in the Open Countryside beyond West Midlands Green Belt;
- Impact upon Landscape Character;
- Design, Layout and Visual Amenity;
- Space about dwellings;
- Housing Mix;
- Affordable Housing;
- Impact on Neighbouring Amenity;
- Ecology;
- Drainage;
- Pollution; and
- Highways and Parking.

### **5.3 Principle of Development**

5.3.1 Paragraph 11 within the NPPF states that plans and decision should apply a presumption in favour of sustainable development. This is reiterated with Policy NP1 of the Core Strategy, 2012 in that the Council when considering development proposals will take a positive approach that reflect the presumption in favour of sustainable development contained in the NPPF. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise.

5.3.3 The recent Housing Monitoring and 5 Year Housing Land Supply Report 2019-2020 identifies that South Staffordshire can show a 6.4 year housing land supply. As such the spatial policies within the Core Strategy have full weight and are relevant to this case.

#### **5.4 Spatial Strategy and Sustainability**

5.4.1 Paragraph 103 of the NPPF states that the planning system should actively manage patterns of growth, focusing development in locations which are sustainable through limiting the need to travel and offering a choice of transport modes. This approach of guiding development to areas considered to offer the best potential for promoting the overarching aim of sustainable development is reflected in Core Policy 1 of the adopted local Core Strategy.

5.4.2 Core Policy 1 (The Spatial Strategy for South Staffordshire), of the adopted Core Strategy, 2012 establishes the overarching policy approach when seeking to guide new development to meet the needs of the district. Development is steered towards those settlements considered to be the most sustainable owing to their access to local services, community facilities and sustainable transport opportunities. This approach of guiding development to areas is considered to offer the best potential for promoting sustainable development and is considered to reflect the approach outlined in the NPPF.

5.4.3 Within Core Policy 1, Great Chatwell is defined as '*Other villages and Hamlets*', here the policy is quite clear that those villages are not identified for housing growth. In this case, Great Chatwell is a settlement within the Open Countryside beyond the Green Belt. Housing will only be delivered on rural exception sites for provision of rural affordable housing to meet identified local needs. The proposal seeks for the 8 dwellings, whilst one would replace the existing dwelling subject to an occupation condition at the site, the number of dwellings proposed in comparison with the existing dwellings within Great Chatwell, would result in a sizeable increase to the area.

5.4.4 Policy SAD6 within the Site Allocations Document (September 2018) sets out where the Green Belt, Open Countryside or Development boundaries that will be amended. These are largely constricted to development boundary revisions of main service villages and local service villages or revisions where Major Development Sites (MDS) have been granted i.e. Gospel End. There are no amendments to the other villages and hamlets including Great Chatwell nor the immediate surrounding open countryside. The document is clear that Great Chatwell is not identified for housing growth. Again, it is reiterated that housing will be delivered on rural exception sites for the provision of rural affordable housing to meet identified local needs. It is considered that the agricultural site lies beyond the hamlet of Great Chatwell in an open countryside location.

5.4.5 There are very few facilities in Great Chatwell to meet the day-to-day needs of residents such as food stores, schools or bus links to higher order services. The proposed additional dwellings would not alter this. Travel outside the village would therefore be inevitable. There are limited opportunities to use public transport in the location to offer a realistic or reasonable alternative to the car for most trips from this location. As such, there will be the reliance on the private car. This is not unusual in rural areas and existing residents within Great Chatwell are equally as car dependent. This would be contrary to Paragraph 103 of the NPPF and Core Policy 1 of the Core Strategy.

5.4.6 Turning to the objectives of the NPPF, Paragraph 77 within the NPPF states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and to consider whether allowing some market housing on these sites would help to facilitate this.

5.4.7 Paragraph 79 goes on to state that planning policies should avoid the development of isolated homes in the countryside unless one of a number of circumstances apply. It is not considered that the proposal would fall into any of these criteria.

5.4.8 Overall it is concluded that the principle of the proposal cannot be supported. The proposal would be located within an area not identified for growth, offering limited opportunities for public transport, sustainable forms of travel and public services and representing an unsustainable location for new residential development. The proposal therefore fails to comply with Policies NP1, CP1 and OC1 of the Core Strategy together with paragraph 79 of the NPPF, 2019.

## **5.5 Development in the Open Countryside beyond West Midlands Green Belt**

5.5.1 Policy OC1 sets out that the Open Countryside will be protected for its own sake, particularly for its landscapes, areas of ecological, historic, archaeological, agricultural and recreational value. Development within the open countryside is limited to the following situations:

*“A) - A new or extended building, provided it is for:*

- a) Purposes directly related to agriculture or forestry; or*
- b) Appropriate small-scale facilities for outdoor sport or recreation, nature conservation, cemeteries and for other uses of land which preserve the appearance or character of the Open Countryside beyond the Green Belt; or*
- c) affordable housing where there is a proven local need in accordance with Policy H2; or*
- d) Limited infilling and limited extension(s), alteration or replacement of an existing building where the extension(s) or alterations are not disproportionate to the size of the original building, and in the case of a replacement building the new building is not materially larger than the building it replaces.”*

5.5.2 The policy states that development proposals should also be consistent with other development management policies.

5.5.3 At Paragraph 7.1 within the Green Belt and Open Countryside SPD, 2014, the replacement of an existing building is an acceptable form of development within the Open Countryside, providing that '*it is not materially larger than the building replaces*' as stated in Policy OC1.

5.5.4 Policy OC1 seeks to protect open land from this form of development. Therefore, given the location of the site, the proposal is considered to be a departure from the development plan and the loss of this land (from development) could have an impact upon the character and amenity of the area contrary to policy OC1.

5.5.5 The proposal seeks to replace the existing buildings at the site associated with the poultry operation together with the agricultural bungalow known as "Tamarinda" which is subject to an agricultural occupation condition. As the proposal involves the demolition of Tamarinda there will be a net gain in 7 new properties. The existing buildings on the site measure approximately 9940.5m<sup>2</sup> in floor area with the agricultural bungalow and associated garage measuring a further approximately 196m<sup>2</sup>. In total the floor area at the site to be demolished would equate to approximately 10,136m<sup>2</sup>.

5.5.6 The existing site buildings comprise 10 timber structures with pitched steel-clad roofs, along with a substantial amount of hard-standing areas surrounding the buildings themselves. In addition, there is the agricultural bungalow. The Indicative Masterplan that accompanies the planning proposal shows that the 8 dwellings would represent approximately 940m<sup>2</sup> of residential floor space. It is identified that the replacement buildings are not materially larger than the development as a whole that it would replace.

5.5.7 However, the policy states that should an application propose a replacement building in a different use, the judgement on suitability will be based on the social, environmental and economic implications of that use, having regard to Policy NP1 (presumption in favour of sustainable development). It also seeks to define whether or not the new use is likely to have a greater impact on the character of the landscape than the existing use which is likely to be an important factor in the decision.

5.5.8 The redevelopment of the site would change from an agricultural use compatible within the rural countryside to a residential use. Notwithstanding that the proposal is contrary to spatial and sustainable policy, it is discussed further below how the proposal would also have a greater impact on the character of the landscape.

5.5.9 For these reasons, it is not considered that the proposal would accord with the caveats within the policy as the proposal would be in an unsustainable location and would have a greater impact on the character of the landscape and wider area attributed to the change of use. As such the proposal is contrary to Policy OC1 of the Core Strategy, 2012.

## **5.6 Impact upon Landscape Character**

5.6.1 Policy EQ4 (Protecting and Enhancing Character and Appearance of the Landscape) and EQ12 (Landscaping) states the intrinsic character and local distinctiveness of the South Staffordshire landscape should be maintained and where possible enhanced. Paragraph 17 of the NPPF sets out 12 core land use planning principles, which amongst others; include the provision to recognise the intrinsic character and beauty of the countryside. Section 15 of the NPPF relates to Conserving and Enhancing the Natural Environment.

5.6.2 A key aim is to protect and enhance valued landscapes and recognising the intrinsic character and beauty of the countryside are identified as ways in which decisions can contribute to and enhance the natural and local environment (NPPF Paragraph 170). It is accepted that the site is not subject of any specific planning policy, environmental or landscape designation and is not of such demonstrable value to be considered part of a 'valued landscape' (as referred to in Chapter 15 of the NPPF).

5.6.3 The application site is located some distance from this focal point given the nature of the rural use. The buildings in question at the site are low lying and constructed out of timber with pitched steel-clad roofs, along with a substantial amount of hard-standing areas surrounding the buildings. The agricultural bungalow and the tops of some of the low-lying buildings are just visible from the public right of way adjacent to the site to the north.

5.6.4 The northern site boundary is characterised by a native hedgerow with trees that bounds the site. An Arboricultural Survey and Impact Assessment was submitted to support the scheme. The report offers a constraints map and identifies the requirement for the removal of a small section of hedgerow and six low category items to accommodate the proposed demolition of existing poultry buildings and residential bungalow.

5.6.5 The Indicative Masterplan shows that the proposed dwellings would be sited within the middle of the application site in a linear formation with garden land to the rear. Two access points would be utilised which are both existing to the site along the lane that is situated to the north of the site. Plots 1 and 7 would be served from the access to the north western access and each dwelling would be served by a long private way. Plot 8 would be served by the existing access at the north east aspect of the application site.

5.6.6 It is concluded that the proposed development would result in a perceptible encroachment of residential development into the open countryside. The spatial character of Great Chatwell is characterised by dwellings clustered around Chatwell House Farm and Chatwell Lodge. The historic spatial character of the area has evolved sporadically which is characteristic of rural development. The proposed linear formation as shown within the Indicative Masterplan would be uncharacteristic of the area. It is considered the introduction of two-storey properties would be visible within the landscape and would be significantly more prominent than the low-lying timber rural buildings which are typical within the rural open countryside. In addition, whilst in indicative stage, the presence of domestic paraphernalia and garden amenity to the rear garden spaces, particularly with the flat open land would further the impact on the landscape and would be uncharacteristic to the open countryside. The linear formation would not fit well within the existing field patterns within the open countryside surrounding the site.

5.6.7 As such the proposal would be out of scale and be significant within the landscape contrary to the aims of the Policy EQ4 together with Section 15 of the NPPF, 2019.

## **5.7 Design, Layout and Visual Amenity**

5.7.1 Core Strategy policy EQ11 (Wider Design Considerations) states that development proposals must seek to achieve creative and sustainable designs that take into account local character and distinctiveness, and reflect the principles around use, movement, form and



space. This is reinforced by the Councils Design Guide 2018. The Policy states also that the form of proposals should respect local character and distinctiveness.

5.7.2 Whilst it is acknowledged that the site layout is in indicative masterplan form, the spacing between the proposed properties along the linear degree is considered to be an urbanised concept rather than the wider context of dwellings within the area which are set within substantial plots with substantial spaces between each dwelling. In discussing this with the Agent there has been no amendment to the proposal.

5.7.3 Spatially as discussed above, the existing development within Great Chatwell has developed sporadically but largely around the dwellings clustered around Grade II Listed Building Chatwell House Farm and Chatwell Lodge. It is not considered that the proposed linear formation with gardens to the rear within the middle of the application site would be in-keeping with the sporadic character of the development within the area. The character is loose knit akin to rural areas. In addition, the scale of the development would be out of scale with the surrounding area. The addition of 8 new dwellings within the area which is made up of approximately 20 dwellinghouses. The addition of 8 new dwellings would be a sizeable addition to the area.

5.7.4 The site is located outside of a development boundary and is therefore, in planning policy terms, defined as Open Countryside. The site is rural in character, it is adjacent to agricultural fields and hedgerow boundaries and therefore encroachment into the open countryside would result in a loss of agricultural land and open space.

5.7.5 Overall it is considered that the proposal would fail to accord with Policy EQ11 of the Core Strategy, 2012.

## **5.8 Space About Dwellings Standards**

5.8.1 The Council's Space about Dwelling standards recommend minimum thresholds for the provision of garden space for dwellings. The length of the gardens of each of the plots would comply with the minimum length of 10.5m. It has not been determined the number of bedrooms for each proposed dwelling, however it is deemed that each of the plots would benefit from adequate garden amenity space.

## **5.9 Housing Mix**

5.9.1 Notwithstanding that the application site is not in an identified location for housing growth and the proposal is contrary to spatial policies, Policy H1 (Achieving a Balanced Housing Market) states that the Council will seek to secure a wide choice of high quality new homes within the District with particular attention given to creating a more sustainable and better balanced housing market by encouraging the provision of more 2 and 3 bedroom homes in all housing areas.

5.9.2 The Housing Market Assessment for the North Western Sub-Area does not provide specific details of supply and demand for Great Chatwell, but in the sub region as a whole there is a requirement for two and three-bedroom homes.

5.9.3 The application is in outline however the illustrative layout and supporting documents suggest that the mix will include:

- 1 bungalow (for discount sale) (Plot 1)
- 2 x 2 bedroom semi-detached dwellings (for discount sale) (Plots 2 & 3)
- The remaining dwellings on the site would be detached properties within their own substantial plots (Plots 4-8).

5.9.4 The Senior Housing Officer has concerns with the proposed five large properties for open market sale in this location. It is considered that the provision of five very large properties does not comply with Policy H1 which seeks to rebalance the local housing market where there is already an oversupply of large 4+ bedroom properties and not enough smaller homes for young families and those looking to downsize. This development would add to this imbalance already present in the housing market and would not sufficiently contribute to the need identified specifically in this area in the SHMA, particularly for 2- and 3-bedroom market properties.

5.9.5 Policy H1 also confirms that development should particularly contribute to meeting the needs of the district's ageing population. The Council considers the provision of 10% of properties as bungalows a suitable contribution, therefore the provision of one bungalow as part of this proposal is supported.

## **5.10 Affordable Housing**

5.10.1 Policy H2 (Provision of Affordable Housing) sets out the thresholds across the settlement hierarchy. The NPPF supersedes Policy H2, and therefore the Council will require affordable housing in line with the NPPF threshold across the district. The proposed development is set within the open countryside and as such the Policy states that the Council will support the delivery of schemes for the provision of 100% affordable housing on rural exceptions sites at the other villages and hamlets where a need has been demonstrated with Policy H3. For clarification the site is not offering 100% affordable housing in line with the policy given the location.

5.10.2 The scheme is proposing to provide 3 discounted sale properties as part of the housing mix. This is not in accordance with the affordable housing tenure requirements of Policy H2 which also reflect the latest SHMA i.e. a substantial need for social rented and shared ownership homes. It is considered that especially given the location of the site and the illustrative plans provided, discounted sale properties would not be genuinely affordable and therefore would not make a meaningful contribution to meeting local affordable housing need.

5.10.3 In addition, the site falls within a Designated Protected Area, meaning that restrictions will be placed on the property to ensure only 80% equity can be purchased.

## **5.11 Impact on Neighbouring Amenity**

5.11.1 Policy EQ9 (Protecting Residential Amenity) states that all development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution, odours and daylight.

5.11.2 It is noted that there have been a number of concerns raised in relation to the proposals impact on adjacent neighbouring properties. The nearest neighbour to the proposal would be approx. 60m in distance to the west. Concerns have been raised in relation to boundary screening, however this would be dealt with at reserved matters stage. There are no other observations at this outline stage.

## **5.12 Ecological Implications**

5.12.1 Section 16 of the NPPF seeks to minimise impacts and provide net gains in biodiversity. Paragraph 175 of the NPPF states that

*“When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused...”*

This is echoed within Policy EQ1 (Protecting, Enhancing and Expanding Natural Assets) which states that permission will be granted for development that does not cause significant harm to sites or habitats of nature conservation. Policy EQ7 (Water Quality) seeks for negative impact on water quality, either directly through pollution of surface or groundwater or overloading of wastewater treatment works. Development proposals located in proximity or upstream of environmentally significant sites will be required to demonstrate that the development will have no adverse effect on environmentally significant sites.

5.12.2 The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended); along with the Protection of Badgers Act 1992, provide the main legislative framework for protection of species. In addition to planning policy requirements, the LPA needs to be assured that this legislation will not be contravened due to planning consent. In addition to these provisions, section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. Section 41 refers to a list of habitats and species of principal importance to which this duty applies.

5.12.3 Natural England Standing Advice which has the same status as a statutory planning response states that survey reports and mitigation plans are required for development projects that could affect protected species, as part of obtaining planning permission.

5.12.4 Although no biodiversity metric has been submitted the Design and Access Statement states that there will be an overall reduction in built development. The remainder of the site will comprise mainly gardens, and so it can be concluded that there will be a net gain of habitat, and as such the development meets the requirements of NPPF 170.

5.12.5 A Preliminary Ecological Appraisal with Preliminary Roost Assessment accompanies the planning application. While further bat surveys are required to establish whether bats are using buildings and if so, population size, the ecologist acting on behalf of the applicant is confident that creation of a bat barn will achieve favourable conservation status of any bat species present. The applicant has committed to building this structure and the site layout

has adequate space. It seems therefore reasonable in this case to deal with this matter via condition. The County Ecologist has no objection to this.

5.12.6 The application site triggers an impact risk zone (surface water run-off) for the Midlands Meres and Mosses Phase 2 RAMSAR. The Aqualate Mere SSSI to the north of the site is part of this RAMSAR site. The development is 5.6m to this RAMSAR site and therefore has the potential to affect its interest features. These sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations').

5.12.7 The watercourses – Dawford Brook to the north or the Lynn Brook to the west of the application site flow to the north and into the Mere which is already at its limits for silt and nutrients. In order to undertake a Habitats Regulations Assessment, further information within the proposed drainage scheme and mitigation was required to eliminate any negative effects on the Aqualate Mere. Impacts such as pollution to be factored in include garden maintenance chemicals, silt, oil, detergent etc. from car cleaning and possible sewer overflows caused by blockages.

5.12.8 The council has worked with the Agent to overcome a number of objections from the County Ecologist and Natural England on these matters. The Agent provided further above grounds SuDS including a treatment pond, reedbeds and swales. Staffordshire Flood Management Team have indicated that detailed design at pre-commencement stage should include adequate water treatment through SUDS. Because of the Aqualate Mere RAMSAR site, to be considered adequate this treatment will need to guarantee no adverse effects.

5.12.9 The County Ecologist has no objections to the proposal. A further Habitats Regulations Assessment was undertaken and Natural England has no objection subject to the wording of a condition.

### **5.13 Flood Risk and Drainage**

5.13.1 Policy EQ7 of the Core Strategy advises that development will be permitted where proposals do not have a negative impact on water quality, either directly through pollution of surface or groundwater or indirectly through overloading of wastewater treatment works.

5.13.2 It is identified that within the immediate area there has been past issues with flooding surface water from surrounding fields.

5.13.3 A Flood Risk Assessment and Drainage Strategy was submitted to accompany the planning application. The Lead Local Flood Authority (LLFA) initially objected to the proposal as the submitted documents did not demonstrate that a viable surface water drainage strategy was possible at the site.

5.13.4 The Drainage Strategy was revised a number of times and to include the information sought from the ecological issues as mentioned above. The proposed surface water outfall was changed to include a surface water pumping station which would discharge to the culverted watercourse under Chatwell Lane. Various other amendments were made to the scheme.

5.13.5 The LLFA were reconsulted and had no objection to the scheme subject to a condition for a final detailed surface water drainage with a number of inclusions prior to commencement of the development.

5.13.6 With regards to utilities, Severn Trent Water had been consulted and requested a pre-commencement condition to secure foul and surface water drainage plans as per above.

#### **5.14 Contaminants and Pollution**

5.14.1 Policy EQ9 (Protecting Residential Amenity) states that sensitive developments such as housing will not be permitted in the vicinity of established sources of pollution which may give rise to harm to the amenity of occupants. Policy EQ7 (Water Quality) seeks for negative impact on water quality, either directly through pollution of surface or groundwater or overloading of wastewater treatment works.

5.14.2 This site is located above a Principal Aquifer, WFD groundwater body, WFD drinking water protected area and is within 110 m of a surface water course. The site is considered to be of high sensitivity and the proposed development presents potential pollutant linkages to controlled waters.

5.14.3 Owing to site history and environmental setting, the Environment Agency initially objected to the proposal as there was insufficient information to demonstrate that the risk of pollution to controlled waters was acceptable. A Phase 1 Geo Investigation Report was submitted and the Environmental Agency had no objection subject to a number of conditions.

5.14.4 The Environmental Health Team were consulted on the proposal and have no objections to the scheme subject to a number of conditions to protect the future occupants at the site from any ground contaminants.

5.14.5 It is considered that the proposal subject to appropriate conditions would accord with Policy EQ9 and Policy EQ7 of the Core Strategy, 2012.

#### **5.15 Highways Implications**

5.15.1 Policy EV12 and Appendix 5 (Parking Standards) of the Core Strategy specify a minimum parking requirements. Policy EV11 seeks for development to include provision for sustainable forms of transport to access the site.

5.15.2 The proposal is in outline with all matters reserved with access reserved for future consideration. It is indicated that the two access points would serve the development. Parking would be dealt with at reserved matters stage, however it is considered that there would be ample room to accommodate the necessary parking.

5.15.3 The Local Highways Authority has been consulted on the proposal and considered that the traffic movements to the site would not increase given the operation at the site and information contained within the Transport Assessment submitted with the application. There are no highways objections subject to appropriate conditions.

5.15.4 The Local Highways Authority however note that the location is poor in sustainability/connectivity terms and would be highly dependent on private vehicles. This has been discussed in further detail previously.

## **6. CONCLUSIONS**

6.1 The new dwellings would be located within an area not identified for growth, offering limited opportunities for public transport, sustainable forms of travel and public services, representing an unsustainable location for new development. Furthermore it is considered whilst the scheme would replace various buildings associated with the existing agricultural use, the layout of the dwellings as indicated on the Indicative Masterplan resemble an urbanised form and would be out of keeping with the sporadic loose knit dwellings within Great Chatwell typical to rural areas. It is considered that the presence of these dwellings would have a detrimental impact on the open and rural landscape. The proposal therefore fails to comply with Policies CP1, OC1, EQ1, EQ4 and EQ11 of the South Staffordshire Core Strategy together with paragraph 103 of the NPPF. Accordingly, it is proposed a recommendation of refusal of the application.

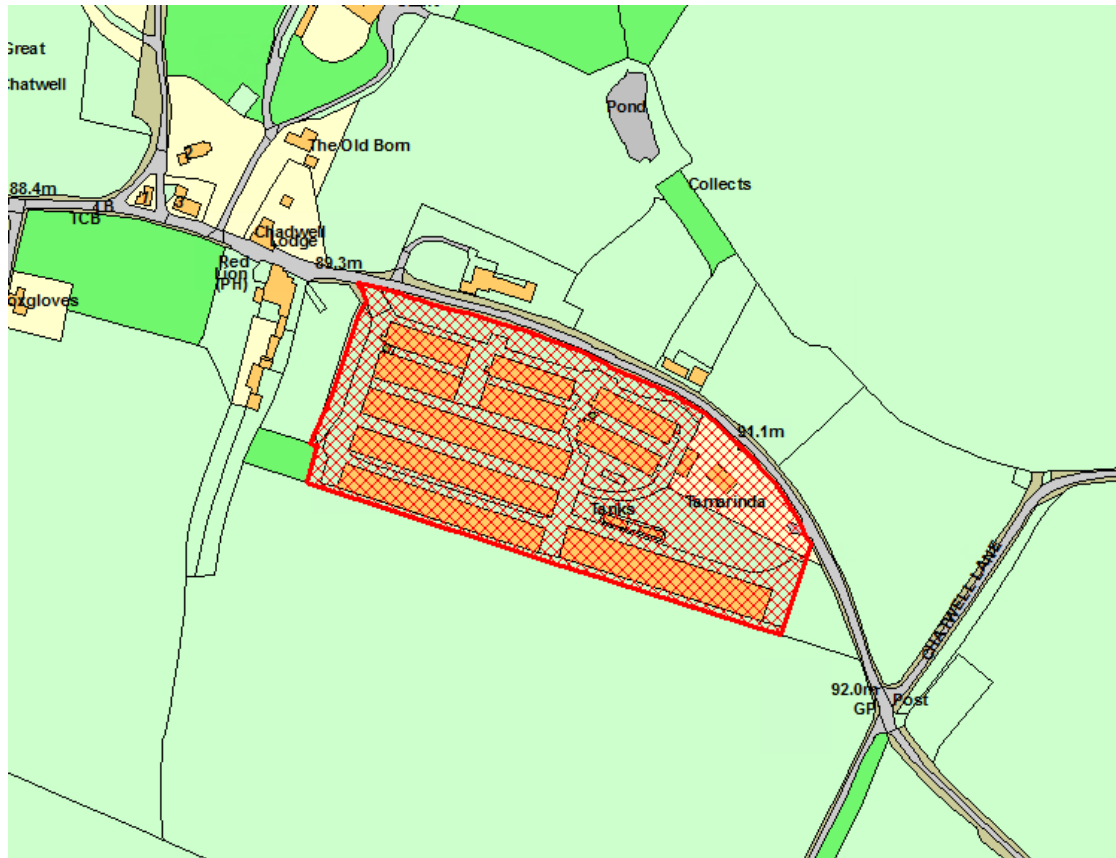
## **7. RECOMMENDATION - REFUSE ON THE FOLLOWING GROUNDS:**

1. The proposed development fails to comply with Core Policy 1 of the Core Strategy which states that Other Villages and Hamlets are not identified for growth. CP1 identifies that growth within the District should be located at the most accessible and sustainable locations in accordance with the Council's settlement hierarchy, to ensure that adequate infrastructure services and villages are available to support growth. It is noted that Great Chatwell has no public transport and services or facilities to support the development. The occupants of the new dwelling would therefore be dependent on the use of a private car to gain access to everyday facilities, contrary to Core Policy 1 of the South Staffordshire Core Strategy, 2012 together with paragraph 103 and wider sustainability objectives of the NPPF, 2019.
2. The proposed development is contrary to the policies for the control of development in the Open Countryside. The proposal would result in a negative impact on the rural loose knit character and landscape. As such the proposal would be contrary to Policies OC1 (Development in the Open Countryside Beyond the West Midlands Green Belt), EQ1 (Protecting, Enhancing and Expanding Natural Assets), EQ4 (Protecting and Enhancing the Character and Appearance of the Landscape) and EQ11 (Wider Design Considerations) of the South Staffordshire Core Strategy, 2012
3. The NPPF confirms that affordable housing should only be sought on major developments (i.e. 10 or more dwellings or a site size of more than 0.5 hectares). The site size for this development is 2.68 hectares, therefore the Council's adopted policy on affordable housing applies. On sites of 5-9 dwellings, the relevant contribution is 20% affordable housing, split 50:50 between social rent and shared ownership. In this case then, the affordable housing requirement is for one social rented dwelling and one shared ownership dwelling. In terms of the shared ownership dwelling, the site falls within a Designated Protected Area, meaning that restrictions will be placed on the property to ensure only 80% equity can be

purchased (or where staircasing to 100% is allowed, an obligation is placed on the RP to purchase the property back on resale).

The proposal is to provide 3 discounted sale properties as part of the housing mix. This is not in accordance with the affordable housing tenure requirements of Policy H2 which also reflect the latest SHMA i.e. a substantial need for social rented and shared ownership homes. It is considered that, especially given the location of the site and the illustrative plans provided, discounted sale properties would not be genuinely affordable and therefore would not make a meaningful contribution to meeting local affordable housing need.

The application is in outline, however, the illustrative layout and supporting documents suggest that the mix will include 3 smaller properties (including 2 x 2 bedroom houses and 1 bungalow for discount sale), plus 5 large properties for open market sale. It is also considered that the provision of 5 (i.e. more than half the development) very large properties does not comply with Policy H1 which seeks to re-balance the local housing market where there is already an oversupply of large 4+ bedroom properties and not enough smaller homes for young families and those looking to downsize. This development would add to this imbalance already present in the housing market and would not sufficiently contribute to the need identified specifically in this area in the SHMA, particularly for 2 and 3 bedroom market properties.



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