

PLANNING DESIGN AND ACCESS STATEMENT

PROPOSED NEW SELF BUILD DEWELLING

**SITE ADDRESS: Land at Tudor Cottage, Leamore Common
Wistanstow, Craven Arms, SY7 8DN**

THE PROPOSAL

- 1.1 The proposal is submitted as an outline application to develop a parcel of land of some 0.1 hectares for 1 no detached self-build residential dwelling.
- 1.2 The application is submitted in outline form but includes the proposed means of access for consideration and approval
- 1.3 An illustrative layout is submitted to demonstrate how the site could accommodate the dwelling proposed but is not a formal consideration at this time.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The proposed site is part of the domestic curtilage of Tudor Cottage which is set at the southern end of the settlement of Leamore Common and is set on the road frontage of the Wistanstow/Bushmore highway. It is a clear 'infilling' parcel of land in an otherwise built on road frontage comprising mostly detached dwellings loosely set in comfortably spacious residential gardens.

3.0 PLANNING POLICY CONTEXT

- 3.1 The Key policies are considered to be:-

Shropshire Council Core Strategy (2011):

- CS1 - Strategic Approach
- CS3 - The Market Towns and other Key Centres
- CS4 - Community Hubs and Clusters
- CS6 - Sustainable Design and Development Principles
- CS5 – Countryside and Green Belt

Shropshire Council SAMDev

- 3.2 **Central Government Policy**

Up to date advice in relation to housing development is given in the National Planning Policy Framework (NPPF) revised in 2018 combined with the NPPF Planning Practice Guide also revised in 2018. This maintains that:

The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

3.3 The National Planning Policy Framework (the Framework) states at paragraph 11 that a presumption in favour of sustainable development is at the heart of national policy. It further advises that where relevant development plan policies are out of date planning permission should be granted for sustainable development unless any adverse impacts of doing so would *significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole.*

3.4 The SAMDev examining Inspector found the SAMDev as submitted unsound when it was examined but put forward a number of modifications to make it sound. Of these the first modification was to require a commitment of an update to the development plan (Core Strategy) at an early date. This has not been done. The LPA is currently engaged with a partial review of the plan.

3.5 Core Strategy Policy CS4 seeks to focus development in the rural area into Community Hubs and Community Clusters, but the policy itself does not identify which settlements are to be designated as Community Hubs or the development boundaries of those areas. The SAMDev plan identified Community Hubs and Clusters that were subsequently designated as such.

3.6 In the outturn, the Settlements of Bushmoor; Wistanstow nor Leamoore common which form a cluster of settlements in this immediate area were not selected by the respective Parish Councils for inclusion in the SAMDev plan.

3.7 **SAMDev PARTIAL REVIEW**

In the current SAMDev partial plan review, so far, the settlement of Wistanstow is proposed for development and as a HUB serving as a focal point for the wider needs of the area as it formerly did in this role in a previously plan period.

- 3.8 The Shropshire Council can demonstrate a deliverable five years housing land supply and it might be said that the proposals are a departure from the Development Plan. The proposed location conflicts with the with the Councils adopted strategy for the location of new housing.
- 3.9 At the same time, however the duties imposed on the Council under the Right to Build legislation has now become effective. These are general unrestricted open market duties but the Planning Policy Guidance foot note 26 states that they can also include affordable housing.
- 3.10 Thus far the council does not appear to have any strategy to deliver the requirements of the Acts in the southern area of the County or the rural areas. There are no draft polices put forward in the SAMDev review that would seek to give effect to these duties. This approach does not accord with the aims and objectives of the Core Strategy which seek to deliver a rural rebalance with the urban areas.
- 3.11 The fundamental requirement under the Self Build Acts 2015, as amended 2016 puts forward a statutory duty section 2A to ***"give suitable development permissions in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the Authorities area"***
- 3.12 *Footnote 26 of the PPG states : - Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand.*
- 3.13 In numerous successful appeals throughout the Country it has been held that the absence of appropriate policies to deliver the duties imposed under the self-build legislation renders the development plan out of date.
- 3.14 At present the Authority has 47 self-build registrants recorded on the self-build register in the south of the County whose needs do not appear to be met.

- 3.15 The DP polices whilst controlling the location of new housing, are silent on the matter of self-build housing strategy in the rural areas. The ability of the Authority to demonstrate a five-year housing land supply must be recognized as a minimum figure in the light of the NPPF which encourages significantly boosting the supply of new homes.
- 3.16 The Planning Practice Guidance **Paragraph: 028 Reference ID: 57-028-201760728 of the Planning Practice Guidance States: -**

What can someone on a register expect for their membership?

“Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. There is no duty on a relevant authority to permission land which specifically meets the requirements expressed by those on the register”.

However,

*“Relevant authorities should use preferences expressed by those on the register to guide its decisions when looking at how to meet its duty to grant planning permission etc. **This will help ensure that relevant authorities permission land suitable for self-build and custom housebuilding which people are actually keen to develop”.***

4.0 SUSTAINABLE AND SUITABLE LOCATION

- 4.1 The settlements of Wistanstow, Leamore Common and Bushmoor comprise a sustainable group of settlements which all support each other in terms of the services enjoyed and the sharing of a public transport rout. Wistanstow provides a shop; a school; a public house and small-scale employment. The addition of further carefully sited housing in the landscape adds to the utility value and sustainability of these services of these services.

- 4.2 The NPPF at paragraph 78 states: -
“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”
- 4.3 The settlements are all serviced by and close to the Main Market Town of Craven Arms.
- 4.4 Leamoor common comprises a series of frontage dwellings stretching along the highway north of the application site. The proposed plot follows the vernacular character of the settlement layout. It is not an isolated site and accords with the requirements of policy CS5 and the NPPF in that respect.

5.0 **LANDSCAPE ECOLOGY**

- 5.1 The site is part of landscaped domestic garden that is set out in a lawn and maintained. It therefore does not meet the requirements set out for an Ecological report that is set out on the Council website guidance.
- 5.2 The site is enclosed with tall hedges that will be maintained and additional landscaping will be undertaken when the development is complete.

6.0 **DRAINAGE & FLOOD RISK**

- 6.1 All surface water from the site will be collected where it falls to hard non permeable surfaces and will be discharged to a soakaway at an attenuated rate of not more than 20 litres per second plus 30% allowance for climate change.

Foul Drainage will be taken to a new treatment plant

7.0 HIGHWAYS & ACCESS

7.1 The access is existing and at present serves Tudor Cottage. The entrance will be widened to provide a joint entrance at this point to include the new dwelling.

8.0 DESIGN

8.1 Whilst the application is submitted in outline and the detailed plans in respect of the design are not submitted it can be said that the design approach adopted will follow strong vernacular lines with narrow spans; steep pitched roofs clad in plain clay tiles and the scale and height limited by utilising the roof, in part, for the upper floor accommodation

9.0 SUSTAINABILITY

9.1 As well as delivering a very high standard of development in Eco terms the proposal will adopt other sustainability measures: -

- Rainwater harvesting will be employed
- High levels of insulation will be utilised as befits the Passive house standard
- Surface water attenuation measures will be adopted
- Renewing the fabric of the built environment to a high standard

8.0 CONCLUSION

8.1 The proposed Development is put forward in accordance with the Planning and Self Build Acts and the National Planning Policy Framework Development Plan Policy and Supplementary Policy. These material planning considerations indicate that this proposal should be granted in the absence of a specific policy delivering self-build dwellings in the rural areas.

- 8.2 It is a sustainable development with strong social sustainability credentials.
- 8.3 It accords with both the aims and objectives of Central Government Policy as set out in the National Planning Policy Framework and Planning Practice Guidance
- 8.4 The LPA is asked to support this proposal for all the cogent reasons set out in this statement.

9.0 APPENDIX

- 9.1 Appeal Exemplars