

Planning and Sustainability Statement

Moat Bank Farm, Moat Bank Lane, Lichfield, WS14 0AY

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1. Introduction

1.1 The proposal seeks to develop existing land to Stable quarters on Moat Bank Farm, Moat Bank Lane Lichfield, WS14 0AY to create a 1 bedroom unit with dedicated parking within curtilage and garden space to the front and rear.

1.2 This document forms Planning and Sustainability Statement and has been prepared to comply with the town and Country Planning (Development Management Procedure) (England) Order 2015. It summarises the process undertaken by the Design team to form the proposed development submitted for planning approval.

1.3 In addition to referencing the overarching of the National Planning Framework (NPPF, 2019) the development can address the Lichfield Local Plan: Strategy 2015 and Local Plan Allocations Document (2019)

1.4 The following policies have been considered as relevant:

- **Core Policy 3: Delivering Sustainable Development**

Development should seek to contribute to the creation and maintenance of sustainable communities; including to address local character, and to be of a scale and nature appropriate to its locality.

- **Core Policy 6: Housing Delivery**

Rural development can be permitted where it relates to infill development within a defined settlement boundary. The site lies within the identified sustainable settlement boundary of Moat Bank Lane.

- **Policy BE1: High Quality Development**

Development should seek to create a high quality sustainable built environment, including seeking opportunities for sustainable design and

energy methods, consideration for local vernacular (incl. layout, size, scale and design), consideration for the natural environment, and considered access to local transport.

- **Policy ST2: Parking Provision**

A new dwelling of 1-2 bedrooms should seek to provide a minimum of 1 no. car parking spaces within curtilage.

- **Sustainable Design SPD**

Development should seek to address neighbouring residential uses and amenity space, including consideration for 45degree and 25degree rules where relevant. Development should also seek to achieve a minimum of 50sqm of private amenity space for 1-2bedroom dwellings.

- **Policy NR3: Biodiversity, Protected Species & their Habitats**

Development should appropriately seek to protect, enhance, restore and conserve biodiversity value of land and buildings, through incorporation of additional vegetation and introduction of bird and bat boxes where possible.

1.5 Planning History

- Erection of Barn for storage of hay and haylage –

Ref: 14/00882/FUL Appeal Decided

- Retention of horse exercise area (extension to existing menage) Ref: 13/01025/FUL Decided

- Extension to existing hall into a kitchen. Porch extension and extension to garage –

Ref: 97/00578/FUL Decided

- Proposed Garage –

Ref: 03/01309/FUL Decided

- Ground Floor Extension –

Ref: 05/00695/FUL Decided

- Retention of Bedroom extension, erection of detached garage –

Ref: 07/01163/FUL Decided

- Works to listed building to enable the barn conversion to form 3 bedroom dwelling –

Ref: 20/00056/LBC Decided

- Barn conversion to form 3 Bedroom dwelling and erection of detached double garage –

Ref: 20/00055/COU Decided

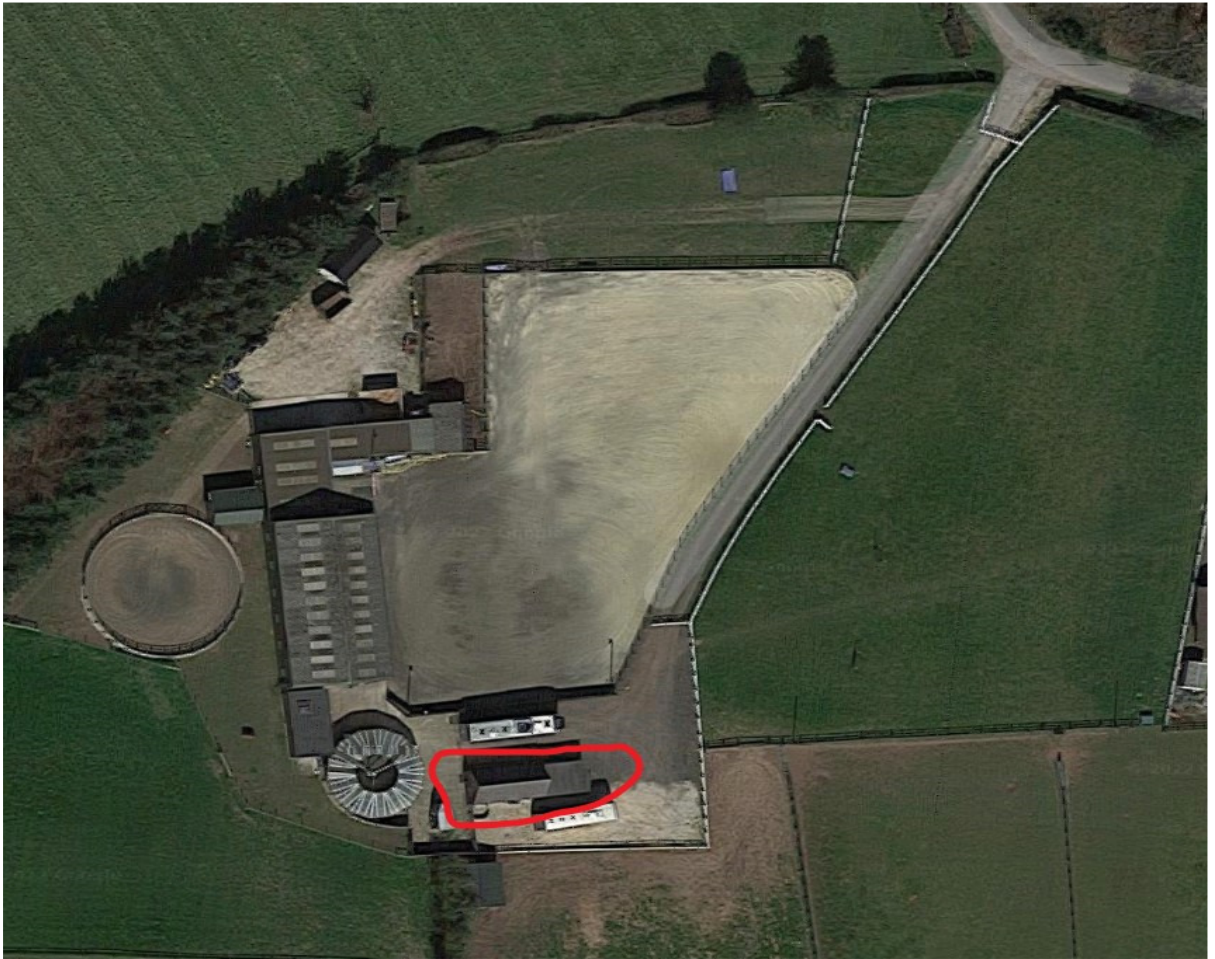
2. Site Assessment / Photograph`s

2.1 The site is located on the edge of the Wall Village, approximately 3m north of Lichfield. Nestled in within the countryside. The Roman Wall Site (North East) was an important staging post on Watling Street, the roman military road to north Wales. The site is managed and maintained by English heritage and owned by the national trust.

2.2 The site itself is within the curtilage of Moat Bank Farm, it has 2 entrances into the farm.



A: Site Plan Aerial View



B: Site Plan Aerial View of Existing Stable Unit



C: Front Entrance to Existing Stable Unit



D: Part Side View of Existing Stable Unit



E: Part Side View of Existing Stable Unit

3. Design Philosophy

- 3.1 The existing site has a number of timber, brick/render and clad buildings on. The neighbouring plots have very similar brick and timber clad buildings on.
- 3.2 There is no new buildings in the surrounding area been built to recent modern methods except for the odd extension.
- 3.3 The site has a large amount of land which can be used and portioned of very easily to be used as curtilage to the proposed unit.
- 3.4 The site entrance used for the barns / horse paddocks can be used to access this proposed unit. No extra work would be required.
- 3.5 Parking will be provided to the front / side of the proposed dwelling.
- 3.6 Rear garden area is proposed to the rear of the property.

4. Concept Design

- 4.1 In principle the development of the land to create a new 1 – 2 bedroom dwelling from an existing building.
- 4.2 Provision for 1 no parking space was considered acceptable to current planning guidance.
- 4.3 Provision for 50msq curtilage area was considered acceptable to current planning guidance.

5. Final Design

- 5.1 The existing layout works to suit the need of a 1 bedroom unit.
- 5.2 The external elevation treatment keeps in with the surrounding elevational treatments.
- 5.3 The need for new dwellings are required in the surrounding area.
- 5.4 The potential use of proposed unit would be used by family members.