

Introduction

The following planning statement has been prepared to support the Full Planning Application for 1no dwelling at Land to the rear of 15 Chestnut Lane, Clifton Campville, Tamworth, B79 0BW

Planning Policy

In the development of this application, regard has been made to the following guidance:

- Lichfield Local Plan Strategy
- Lichfield District Local Plan (saved policies (1998)
- Policies BE1, CP2, CP3, CP6, ST1, ST2, H1, NR3, NR4, NR8
- Sustainable Design SPD
- Biodiversity & Development SPD
- Local Plan review 2018 – 2040

National Policy Guidance

- NPPF
- NPPG

Principle

Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development and within the Ministerial Foreword, it states “development that is sustainable should go ahead, without delay”. Therefore, consideration has to be given to whether this scheme constitutes a sustainable form of development and whether any adverse impacts would significantly and demonstrably outweigh the benefits it would deliver.

The NPPF states that there are three dimensions to sustainable development, namely economic, social and environmental and that these should be considered collectively and weighed in the balance when assessing the suitability of development proposals. This advice has been fully embraced within Local Plan Policies CP2 and CP3 which support and offer guidance on how to achieve sustainable development.

In economic terms the building of the dwelling and future occupants will give a small boost to the rural economy whilst helping the social aspect of the village by supporting its handful of services. Environmentally, being in a built up area there is a neutral impact although measures can be taken to help encourage the biodiversity of the site with suitable planning and habitat creation in the form of bird boxes.

It is of note that the Council have already identified the village as a sustainable settlement through the granting of previous planning permissions including 28 homes for the Bromford development and a further new dwellings on Main Street, and most notably Chestnut Lane. The approving planning officers reports for the approvals respectfully state that both: “it is evident that whilst it is acknowledged that Clifton Campville is relatively remote from surrounding service communities, the provision of a development boundary to the village demonstrates that the Development Plan considers the community to be sustainable”, and where a new build dwelling on Chestnut Lane was approved the “development is considered to comply with the Development Plan and NPPF and is recommended for approval” despite neighbouring objections which held no material weight.

Core Policy 1 of the Local Plan Strategy seeks to locate new growth in sustainable settlements. Clifton Campville is classed as a smaller village where new housing within the development boundary to meet local needs is supported. The application site is demonstrably within the settlement boundary.

Core Policy 6 of the Local Plan Strategy expands upon Core Policy 1 with regard to the provision of housing within the District. Lichfield City, Burntwood and the key rural settlements are identified as the focus for residential development. Within the remaining rural areas residential development will only be permitted where it is infill development within village settlement boundaries; affordable housing delivered through rural exceptions; changes of use and conversion schemes; small scale development support by local communities, identified through the Local Plan Allocations document or community led plans; agricultural, forestry and other occupational workers dwellings.

Clifton Campville does not have a Neighbourhood Plan and as such the only criteria applicable in this instance would be infill development. Given the proposal is surrounded by residential development and located within existing residential garden land, it is considered the proposals constitute infill development

Housing Need

The proposed new dwelling at 15 Chestnut Lane is considered to have a social role. Policy CP1 further supports this approach whereby smaller villages will support housing for local needs or rural exceptions sites. The policy also highlights within existing communities and settlements, appropriate proposals which contribute to their improved sustainability, cohesion and community wellbeing will be supported.

Policy H1 of the Local Plan Strategy seeks the delivery of a balanced housing market through an integrated mix of dwelling types, sizes and tenures based on the latest assessment of local housing need. This reflects the approach in the NPPF, which sets out that local planning authorities should deliver a wide choice of high quality homes with a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

Siting and Design

The siting of the proposed dwelling has been carefully considered to accommodate off street parking and for all existing and proposed dwellings in accordance with policy BE1 and the Lichfield Sustainable Design Supplementary Design Guidance. Two standard sized parking spaces have been created for each property as detailed within Policy ST2 of the Design Guidance. 15 Chestnut Lane currently has off street parking for two vehicles which are retained, therefore there would be a net gain of 2 additional spaces for the proposed dwelling. Access to the site will be using the existing access point from Chestnut Lane.

An assessment has been undertaken by DTA Transportation Ltd including speed traffic survey data and is submitted as part of this application. The report concludes that visibility splays can be achieved in both directions and highway safety will not be compromised as a result of the development.

The total outdoor space will exceed 65sq.m for each property.

Amenity Standards

Policy BE1 of the Local Plan Strategy states that development should not detrimentally impact upon occupier and neighbouring amenity by avoiding development which causes disturbance through unreasonable traffic generation, noise, light, dust, fumes or other disturbance. The Council's Sustainable Design SPD includes guidelines for space about dwellings and amenity standards in order to ensure privacy is preserved.

The proposed dwelling lies to the SE of 15 Chestnut Lane and the property and garden land will appropriately be graded and landscaped to suit the site constraints and access requirements such as maximum gradient limits. There are no principal overlooking windows onto No. 15 Chestnut lane or any other neighbouring property which contravene separation distances set by the Lichfield District Council Design Guide SPDs.

The property location will result in some slight shadowing of the garden area of no.15 in the early morning. However, due to the level and gradient distances between the plots, this shadowing will not be detrimental to the garden of No.15 with minimal impact.

It is considered that the dwelling is appropriately designed and sited to not cause detriment to neighbouring properties through overlooking and loss of light. The dwelling design accords fully with BE1 and the Council's Sustainable Design SPD.

Flood Risk and Drainage

The development site lies within Flood Zone 1 and is not in an area at risk of flooding.

The proposed method for wastewater treatment is for a Marsh sealed cess pool system with a capacity of 25,000 litres to be installed which will not allow for any passing effluent. The cess pool will then be emptied via a specialised waste removal companies and tankers that will be stored away from the SAC. The company will be registered with the Environment Agency that will dispose of the waste at a local sewage treatment plant which is classed as a safe disposal location and therefore no in-combination impact could occur.

River Mease SAC

The proposed development falls within the River Mease SAC water catchment as identified on Local Plan Strategy Policies Map. Policy NR8: River Mease Special Area of Conservation requires that development will only be permitted where it can be demonstrated that it will not be likely to lead directly or indirectly to an adverse effect upon the integrity of the Mease SAC.

The application has been supported by the submission of a specialist Habitats Regulation Assessment (HRA) by leading environmentalist Consultant Ramm Sanderson. The report categorically demonstrates and concludes that the proposal will have "negligible" impact on the River Mease SAC.

Landscaping

An arboricultural impact assessment has been completed by Mr Smith of Tree Health Consulting Ltd in full accordance with Policy NR4. The report is included within this application submission. The hedgerow boundary around the site perimeter where applicable is to be retained. Any tree or planting specimens which are proposed for removal, albeit minimal, will have low amenity value.

The large Beech tree to the rear of the property is protected and the submitted Arboriculturist report produced by Mr Smith (Chartered Arboriculturist) provides details of protection measures to be employed during construction.

Heritage

Policy BE1: High Quality Environment states that all development should ensure that a high quality sustainable built environment can be achieved. In relation to the historic environment, development will be permitted where it can be clearly and convincingly demonstrated that it will have a positive impact on its significance.

Core Policy 14: Built and Historic Environment sets out that the significance of designated heritage assets and their settings will be conserved and enhanced and given the highest level of protection. Furthermore, change will be directed to the most appropriate locations taking into account the District's heritage assets and their settings, including the historic landscape, as informed by the local evidence base. A key consideration is the proposals impact upon the setting of the nearby Conservation Area, which will be addressed later on.

Policy BE2: Heritage Assets of the Local Plan Allocations document sets out that development proposals which conserve and enhance our historic environment will be supported where the development will not result in harm to the significance of the heritage asset or its setting. The site does not comprise, nor is in close proximity to, any statutory listed buildings nor does it lie within or on the edge of a Conservation Area, and as such no negative impact will be inflicted.

Ecology

Both a Preliminary Ecological Appraisal and Preliminary Roost Appraisal have been undertaken by specialist Ecologist Consultant, Croft Ecology, and are included within this application.

The reports state that any loss of natural habitat is deemed as minimal due to the proposal having insignificant impact on "features of low ecological interest or less".

The report also states that "no evidence of protected or notable species using the site was confirmed during the site visit" and that any protected or notable species that may occasionally use the site due to potential, "will be able to do so post-development" where avoidance, mitigation and compensation measures are implemented as per the report's recommendation.

To increase biodiversity net gain, additional bat and bird boxes, brash/log pile and natural scented planting could be proposed, in line with the National Planning Policy Framework (NPPF).

Therefore, the proposal will accord with recommendations contained within policy NR3.

Sustainable Transport

Policy C5 supports widening the use of alternative methods of transport other than the car. It is of note that whilst a reduction in vehicular use is encouraged, if no alternative transportation is provided, this does not in itself preclude development. Clifton Campville is a small village with facilities including a public house, village hall, church, primary school and plant nursery. Within the village itself, due to the proximity of these services, walking is the predominant method of transportation. The site has direct access to the footpath network within the village. Other private providers are now offering shared use of vehicles/taxis which has been encouraged by the Parish Council.

Alternative travel choices have been considered in accordance with Policy ST1 and electronic charging points will be installed within the development.

The development is located within walking distance and eye-shot of open space and greenery throughout the village and accords with guidance contained within Policy HSC1.

Conclusions

The development has been assessed against the principals of sustainable development and local housing requirements and it is clear that a dwelling located within the development boundary of Clifton Campville, accords fully with both national and local plan policy.

The siting and design of the proposed dwelling has been carefully considered to ensure minimal effects on neighbouring residential amenity and the character of the village. The development responds positively in the locality by retaining existing parking provisions and providing additional off street parking for the proposed property and ensuring highway safety.

It is clear the development proposals are in full accordance with the guidance contained within both National Guidance and the Lichfield Local Strategy 2008 – 2029.