

Planning, Design and Access Statement

in respect of:

**Full Planning Application for
a single new dwelling on land
adjacent to 11 Marsh Lane**

and

**The subdivision of No. 11 Marsh Lane into
Two Dwellings**

Marsh Lane, New Mills, High Peak

on behalf of:

JA and HC Swindells

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JR ■ CONSULTING

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1.0. Introduction

Purpose

- 1.1. This Planning, Design and Access Statement is in support of full planning application for a single detached two storey dwelling and the subdivision of No. 11 Marsh Lane (an existing large semi detached dwelling) into two separate dwellings.
- 1.2. The scheme proposes an improved and upgraded vehicular access off Marsh Lane, at the position of the existing vehicular access. It is intended that this access will also serve the residential development proposed on the much larger brownfield site that is allocated for residential development, is currently unused and lies to the rear of this application site. (This adjoining proposal is the subject of a concurrent Outline Planning application).
- 1.3. This statement includes an assessment against the relevant planning and design policy. Appendix A provides an assessment against the Council's sustainability checklist. This document should be read in conjunction with the following documents (that notated *** has been prepared to investigate the cumulative effects of this and the adjoining outline planning application):
 - Plans and Elevations prepared by Parr Associates
 - Highways and Transportation Assessment prepared by Ashley-Helme Associates***
 - Tree Survey Prepared by Cheshire Woodlands
 - Bat and Barn Owl Survey undertaken by Rachel Hacking Ecology
 - Landscape Design Proposals prepared by e*SCAPE Urbanists
- 1.4. This full planning application is designed to sit alongside and accommodate the access proposals in respect of the concurrent outline planning application for 29 dwellings on the allocated brownfield residential site to the rear.

Site Location and Description

- 1.5. This is a small site fronting onto Marsh Lane extending to approximately 0.18 hectares. The site comprises, No's 11 and 13 Marsh Lane, a large pair of two storey semi detached dwellings together with their immediate curtilage, and, on the land immediately to the north of No's 11 and 13, a large two storey, stone built "L" shaped builder's workshop and store with a fairly large single storey timber side extension, together with an adjoining open area used for the storage of building materials. This open area is also used for parking, both for the workshop and store and No. 11.
- 1.6. The rear wall of the workshop and store sits directly on the boundary between the application site and the rear gardens of the adjoining dwellings fronting onto Low Leighton Road. The whole of the site is generally flat but rises slightly from Marsh Lane towards the rear of the site.
- 1.7. Other than where the existing buildings sit on the boundary, the boundaries are marked by traditional low stone walls. With the exception of a number of semi mature garden shrubs and trees to the front on No's 11 and 13, and an over mature horse chestnut (the subject of a TPO) there are no other trees within the application site. However, a number of large mature deciduous trees (also protected by a TPO) are situated immediately to the south of the application site.
- 1.8. The site lies within a predominantly residential area with residential gardens immediately abutting the site on all sides. The only exception being where the site fronts onto Marsh Lane from where the site is overlooked by residential properties on the south side of Marsh Lane.
- 1.9. A Bat and barn Owl survey has been undertaken by Rachel Hacking Ecology specifically regarding the workshop building. It has concluded that there it is not currently used as a Bat or Barn Owl roost.



The access to the Vicarage and No.13 taken from Marsh Lane



Existing site access, showing No.11 and the workshop to be demolished



The rear of the site looking towards Marsh Lane. The proposed new unit (No.9) is to the front left



The scrubland and yard associated with the site with workshop to be demolished in the background

Planning History

- 1.10. Planning permission was first granted on the same site in 1990 and then again in 1993 (the later permission being part of a larger scheme incorporating the vacant brownfield site to the rear) for; the conversion of the workshop to a single detached dwelling, plus three detached dwellings on the land between the workshop and No's 11/13 Marsh Lane, and modifications to No's 11/13 Marsh Lane.
- 1.11. The vacant brownfield site to the rear is allocated for residential development and has been the subject of a number of outline planning permissions all taking access through the adjoining site currently occupied by the Vicarage.
- 1.12. This planning application incorporates a revised access proposal to serve both the application development and the proposed development on the land to the rear, without the need to create an entirely new access point onto Marsh Lane, and without affecting any of the protected trees in the Vicarage grounds or requiring the demolition of the Vicarage.

2.0. Application Context

Planning Policy Assessment

- 2.1. The development plan comprises the High Peak Borough Local Plan (Saved Policies) and the East Midlands Regional Strategy (2009). At the national level, Planning Policy Statement 1 and 3 are particularly relevant to this application and consequently form part of the policy context / assessment.
- 2.2. The following paragraphs provide a brief summary of the key points or policy tests set by the national, regional and local policy before demonstrating how this planning application and the designs / proposals have addressed the policy criteria. The responses / comments are shown in italics.

National Policy Assessment

- 2.3. **PPS1 - Delivering Sustainable Development (2005):** PPS1 states that local authorities should bring forward sufficient land for housing to deliver housing need. The policy is clear that planning authorities should ensure the provision of sufficient, good quality, new homes.
- 2.4. PPS 1 states that good design should ensure attractive, useable, durable and adaptable places which are key to achieving sustainable development and the importance of contextually responsive design. Design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.
- 2.5. ***Comment:*** *This is a small windfall site within the settlement boundary. The proposals make beneficial use of the existing buildings and the development potential of the site without prejudicing but expressly facilitating the redevelopment of the adjoining allocated brownfield site in accordance with the LPAs goals. The new building and the conversion demonstrate high quality design that responds to the local context in terms of materials and landscape treatment*
- 2.6. **PPS3 - Housing (2006):** Good design is fundamental to the development of high quality new housing. The proposed development should be easily accessible and well connected to community facilities and services, and well laid out so that all the space is used efficiently, is safe, accessible and user friendly.
- 2.7. PPS3 also states, that where possible up to 60% of new housing should be located on previously developed land and states that local Authorities should assist in addressing the obstacles to delivering these previously developed sites.

- 2.8. **Comment:** *As noted above the new building is a high quality design, whilst the conversion / subdivision ensure the long term use of a large and underused building. The site is well located, within five minute walk of shops, schools and other local services. It therefore makes best use of previously developed land, whilst assisting in releasing the larger brownfield allocated site behind.*

Regional Policy - East Midlands RSS

- 2.9. The scale of the development proposed means that very few regional policies are relevant to this assessment. **Policy 2** states the importance of design quality in terms of ensuring to create contextually responsive designs which can help reduce CO² emissions. New development should be safe and secure and provide adequate privacy and amenity.
- 2.10. **Comment:** *Both the conversion and new build elements are of high design quality for the buildings and landscape. On-site energy generation (see sustainability assessment in Appendix A) will ensure that these developments reduce CO² emissions. The scheme is designed to maximise passive surveillance over public areas, with safe and secure parking arrangements.*
- 2.11. **Policy 3** provides the guidance for the distribution of new development. The policy advocates a presumption in favour of development on previously developed land, priority being given to making best use of previously developed land and vacant and underused buildings in urban and other sustainable location.
- 2.12. **Comment:** *This planning application relates to a proposal for previously developed land in a highly sustainable urban location.*

Local Policy - High Peak Local Plan (Saved Policies)

- 2.13. There are a number of relevant policies in the “Saved Local Plan Policies” section of the High Peak Local Plan. The following paragraphs detail the relevant policies. These policies have been highlighted by the Council in the pre-application consultation feedback on this particular application. The original Local Plan designations are included for ease of reference.
- 2.14. **Policy 1 (GD2)** restricts development outside of the built-up area boundaries as shown on the proposals map.
- 2.15. **Comment:** *The proposals map shows this site within the built up area Boundary for New Mills and therefore development is entirely appropriate.*

- 2.16. **Policy 3 (GD4)** deals with the design and form of new development it states that:
- 2.17. “Planning Permission will be granted for development, provided that it’s scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be any undue detrimental effect on the visual qualities of the locality or the wider landscape”
- 2.18. **Comment:** *The plans, elevations and landscape scheme submitted with this application demonstrate a design that is sympathetic to the character of the area. The materials have been carefully chosen to support the landscape character of the immediate locality, the building to be demolished and the immediately adjoining residential development. The new dwelling is constructed on the footprint of the existing workshop in order to minimise visual and amenity impact.*
- 2.19. **Policy 4 (GD5) and Policy 6 (GD7)** are also relevant to this planning application. Policy 4 states that development should not create unacceptable loss of privacy or general amenity as a result of overlooking, loss of daylight, air, noise and water pollution. Policy 6 states that planning permission will be granted for development provided that it’s design, layout and landscaping will help create a safe and secure environment and minimise the opportunities for crime to be committed.
- 2.20. **Comment:** *The site layout as shown is designed so that it will not cause any detriment to the amenity of surrounding residential properties. The proposed detached dwelling has been designed to ensure that the overall height of the dwelling is no greater than the maximum height of the existing building and that the principle elevations face away from the properties to the north. Also, the internal disposition of rooms is arranged so as to ensure that no windows need directly overlook the garden areas to the north (the existing rear wall of the building to be replaced is retained at ground floor level and only roof lights provide essential light and ventilation to the first floor). The disposition of the internal floorspace also seeks to make best use of the proposed curtilage.*
- 2.21. *With regard to the subdivided property, both of the dwellings have been provided with rear private amenity space as shown on the landscape plan. The garden space has also been arranged to provide maximum outdoor space.*

- 2.22. *Overall, the scheme is designed to maximise passive surveillance and clear definitions of public, semi-private and private space. This is reinforced by the landscape proposals.*
- 2.23. **Policy 5 (GD6)** provides guidance with regard to landscape character, trees and woodlands. It states that developments should contain a high standard of hard and soft landscape treatment, in keeping with the character of the area including the use of native species suitable to the location.
- 2.24. **Comment:** *This policy has been adhered to fully as demonstrated in the accompanying landscape proposals.*
- 2.25. **Policy 17 (BC1)** concerns the external materials for new development. It states that planning permission will be granted providing that the type, colour and specification of all external materials will be sympathetic to the character and appearance of the wider area.
- 2.26. **Comments:** *The sub-diversion of No. 11 requires very little external alteration and where this is proposed, the work will be undertaken in a manner and materials used to match the existing. The replacement dwelling will have a local / natural stone finish to all external walls with a slate roof. Architectural details such as corbels and window and door surrounds will be natural stone.*
- 2.27. **Policy 40 (H1)** deals with the principles of housing provision and states that planning permission will be given for new housing, giving priority to the redevelopment of previously developed land in built up areas, conversion and sub division of existing urban buildings. **Policy 43 (H5)** goes on to state that planning permission will be granted for housing development within built up area boundaries.
- 2.28. **Comment:** *The development is entirely within the built up area of New Mills. The land is previously developed and the subdivision is exactly in accordance with the policy requirement.*
- 2.29. **Policy 82 (TR5)** explores the design and access for parking. It states the need for safe access by pedestrians, cyclists, public transport users as well as car users.
- 2.30. **Comment:** *The proposals include sufficient and appropriately located car parking for the existing dwellings and each of the two new dwellings. Car parking for No.13 Marsh Lane is provided to the front of the property with access taken off the existing access drive to the Vicarage. Parking for the other three properties is taken off the proposed access road leading through to the land at the rear.*

Other Local Policy Guidance

- 2.31. **The Residential Design SPD** references Local Plan Policies GD4 and H11 which are outlined previously. It also emphasises that understanding the wider landscape of High Peak is important for all those who are involved with shaping the built environment, which rests within it. It advocates that materials should be local and settlement patterns should look towards creating more locally relevant layouts.
- 2.32. The **Sustainable Design and Construction Guidance** (2007) advocates the promotion of high quality, sustainable design for the layout of new developments and individual buildings as a means to fulfil the requirement for local authorities to contribute to the achievement of sustainable development.
- 2.33. **Comment:** *it is anticipated that the new dwelling will meet the Code for Sustainable Homes Level 4. The additional dwelling created by the subdivision of No.11 is already in residential use, but any internal alterations will meet the requirements of the current Building Regulations where necessary.*
- 2.34. The **Landscape Character Supplementary Planning Guidance** for High Peak recognises that this site is within the Borough's Urban Areas. However, its proximity to the countryside means that in some cases the design guidance it contains for new development may be relevant. The land immediately to the east of the site is within the area termed the *Dark Peak: Settled Valley Pastures*.
- 2.35. It states that natural stone and slate grey roofs will be most appropriate for building materials. It also states that simple, plain elevations, with well proportioned windows with lintels and sills. The windows should also not breach the roofline. Groups of amenity trees and low dry stone wall are also common. This approach is set out in the document under the heading *"Towards a New Vernacular"*.
- 2.36. **Comment:** *The design for the new detached dwelling has been closely informed by the immediate local vernacular and the scale, proportions and detailing of the existing stone building. The design incorporating features such as corbels which are prominent in the existing building. The elevations are simple using natural stone and a simple window arrangement with clear sills and surrounds. The landscape proposals include dry stone walling to define the extent of the individual curtilage and define the boundaries between the private and public realm.*

- 2.37. The principles of good design are set nationally by a number of guidance documents including, inter alia, **By Design: Urban Design and the Planning System** (2000) and **The Urban Design Compendium** (1999). These documents consider that design should be beyond the physical building and consider the building's contribution to the public realm. Development should be designed to respond successfully to the physical constraints to the site and where relevant its historical context.
- 2.38. **Comment:** *This application is considered to be totally in accordance with the best practice in design; the landscape is high quality and the proposals will make a positive contribution to the street scene and provide an appropriate and attractive gateway to the proposed development to the rear.*

Community Consultation and Engagement

- 2.39. A Community Consultation Event was held on 7 September 2010 between 6pm and 8pm at the Vicarage on Marsh Lane. This event covered both the proposals for this application as well as the proposals for the development on the land to the rear.
- 2.40. The event was publicised to the local Council members and via a leaflet that A leaflet was posted to all Council members and adjoining residents on Marsh Lane, Quarry Bank Road and Church Street. The leaflet provided details of the scheme, the place and time of the consultation event, as well as how to contact the team for further details. Over 30 people attended the consultation event and discussed the proposals. A feedback form was prepared and we received 13 completed questionnaires.
- 2.41. A large number were from the residents of Marsh Lane and Quarry Bank Road. The local ward Councillors also attended but no formal comments were left. Only three further formal contacts were made. Two of these were via email, and a further one-to-one meeting.
- 2.42. One of the main factors affecting this site was the location of the access road and the cumulative traffic impact and safety implications from both this scheme and the concurrent outline application on the immediate highways network. There were no specific objections to the residential proposals subject of this application.
- 2.43. ***Comment:*** *We have met with the Local Highways Authority at length to discuss the application and the access arrangements. They are satisfied that the junction is both safe and convenient for the traffic that will be generated by the combined schemes. They have also confirmed that there is sufficient excess capacity both on both Marsh Lane and at the junction of Marsh Lane with Low Leighton Road, to accommodate the traffic likely to be generated by the combined schemes. However, it is also acknowledged that the additional traffic generated by this application alone, taking into account both the existing residential and commercial use on the site, will be negligible. Further details are contained within the accompanying Transport Assessment.*
- 2.44. *A full commentary of the feedback received is submitted alongside the concurrent outline application for the larger site.*

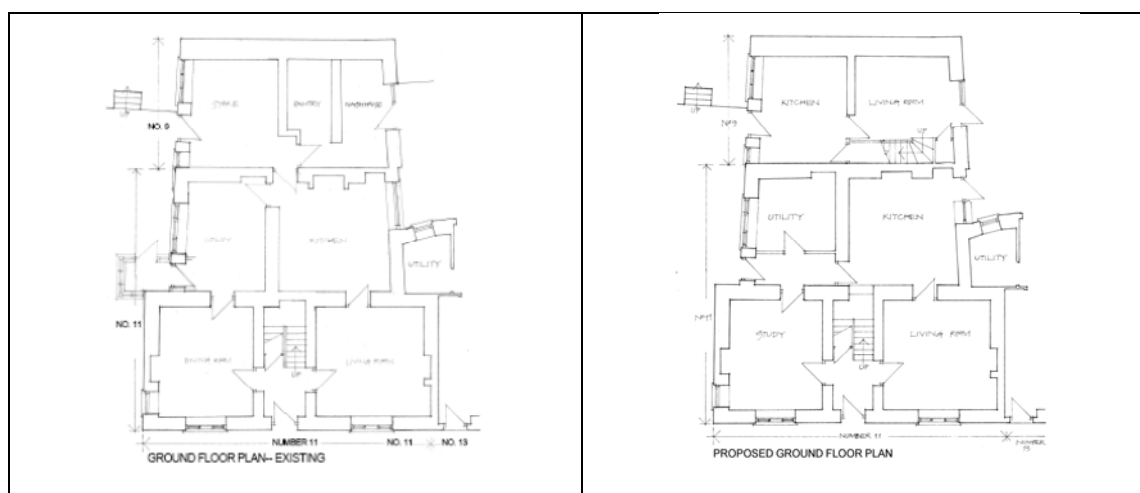
3.0. Development Parameters

Use and Quantum

- 3.1. The development comprises; an improved and upgraded pedestrian and vehicular access off Marsh Lane, a new detached two storey dwelling positioned largely within the footprint of the existing workshop and store, and the subdivision of NO. 11 Marsh Lane into two properties, one of 4 bedrooms and a smaller 2 bedroom house. (The additional property is referred to as No. 9).
- 3.2. Collectively the site will comprise 4 dwellings. Two 4 bedroom houses (the new dwelling and the remaining part of No. 11), one 2 bedroom house (No. 9) and No. 13, which will remain unchanged save for its external landscape treatment. The new dwelling will have a floorspace of 164 sq/m. The subdivided property will have a floorspace of 206 sq/m and 86 sq/m respectively. The proposals do not involve any extension to the existing No. 11.

Layout

- 3.3. The majority of the layout is determined by the position of the new access route which is designed to satisfy the access requirements for this scheme and the concurrent outline application on the allocated site to the rear. The layout has been designed by the project Engineers and agreed with the local Highways Authority.
- 3.4. The position of the new property is determined by the location of the workshop and store which it replaces. Care has been taken to ensure that the new property sits as closely as possible on the footprint of the existing building.
- 3.5. The additional dwelling by subdivision does not change the overall footprint of the existing property. The arrangement is designed to present an active frontage to both Marsh Lane and the new Access Road ensuring passive surveillance.
- 3.6. All properties are provided with both front and rear amenity space. All rear spaces are enclosed by garden walls that are designed to match those existing on the site boundaries.



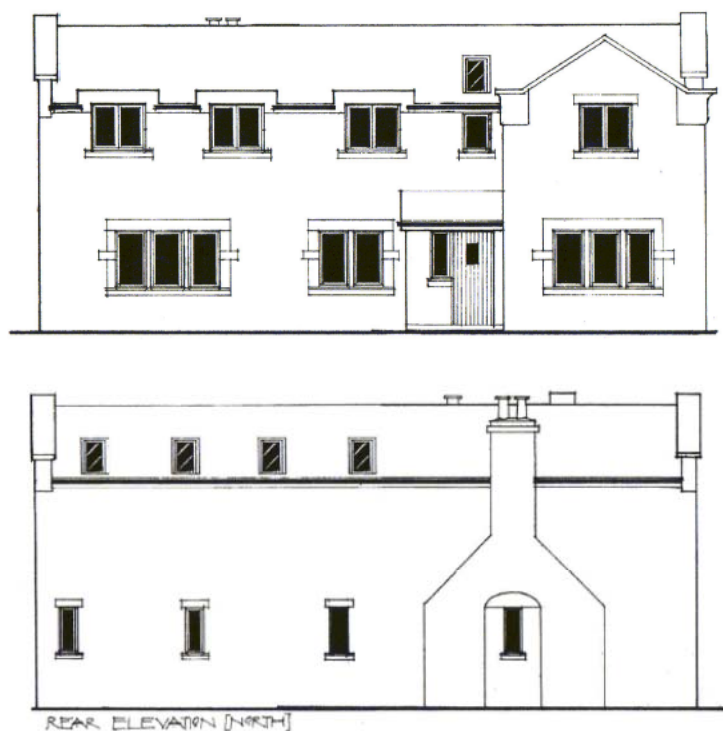
Comparison of ground floor plans for the subdivision of No. 11 showing existing (left) and proposed (right)

Scale

- 3.7. The detached dwelling will be 5 m to the eaves and 7 m to the ridge (as is the existing building it is to replace). The converted dwellings are 5.5 m to the eaves and 8 metres to the ridge as existing – there will be no change.

Appearance

- 3.8. There are no material changes proposed to the external appearance of the property to be subdivided as the proposals use only existing window and door openings. Except that a stopped up window to the rear will be reopened to maximise natural daylighting from its southern exposure. New windows will be placed in all windows (as has already been done in respect of No. 13 and part of No.11). All external materials used will be to match existing.
- 3.9. The new detached dwelling is designed to reflect the built and architectural aesthetic of the building that is to be demolished. The external elevation treatment is in line with the architectural guidance provided in the local Landscape Character Assessment.
- 3.10. The walls of the new dwelling are proposed to be riven stone with cut/finished stone wall and door surrounds. Roofs will be grey slate to match existing. Final materials will be subject of detailed discussions and agreement with the Local planning Authority.



The Front and Rear Elevations of the new detached dwelling

Landscape

- 3.11. Landscape proposals have been submitted with this application. The landscape treatment for this scheme is based on a series of design parameters that are shown on the accompanying drawings (Ref: 10-026-LAND-P001 prepared by e*SCAPE Urbanists).
- 3.12. This design proposal will support the layout and ensure that local character and indent is ensured:
- Planting will use native or native hybrid species, specifically for the trees and hedgerows in order to ensure local ecology is ensured – see landscape general arrangement;
 - Landscape design has focused on creating ecological links between the wider countryside to the east and Marsh lane and the recreation ground to the west;
 - Stone walling will be used in specific locations to instil local character and create gateway features and more widely as hedges to ensure ecological networks;
 - Where possible permeable paving and surfacing has been recommended to limit run off and encourage sustainable drainage modes;
 - Ensure that there is a clear definition between public and private space.



Extract from the Landscape Proposals

4.0. Sustainable Design & Construction

- 4.1. This planning application has been prepared based on a series of criteria. Whilst every effort has been made to ensure that the design of the scheme accords with high sustainability standards only the new building provides the opportunity to deliver standards which include Lifetime Homes, Code for Sustainable Homes (Level 4) and Building for Life. Whilst this is only at a planning application stage there are a number of criteria that should be explored at this stage to ensure that new building and spaces accord with this guidance.

Code for Sustainable Homes

- 4.2. The Code for Sustainable Homes focuses mainly on the building fabric and materials used, many of which are dealt with through the building regulations phase of the development. However, at the planning application stage, there are a number of key interventions we can propose (although not agree and fully detail at this early stage), in order to demonstrate the applicant's long term commitment to achieving Code Level 4.
- 4.3. Development is designed around the use of an Air Source Heat Pump (a commitment to onsite renewables) attached to each property. This will help reduce the carbon emissions from the new home (a reduction of 44% is the goal set by Code Level 4). The unit will likely be smaller than a domestic fridge. The internal unit will be located within the utility room / kitchen.
- 4.4. The following other features could be included to assist in achieving Code Level 4, and assist in addressing the specific sustainability policies set out in section2, although at this stage we cannot guarantee their appropriateness:
- **Use and install a low NoX boiler** - likely located within the utility room;
 - **Dedicated washing line fixture** - to encourage outdoor drying (See landscape drawing);
 - **Only use A Rate white goods within the household** - this commitment is made at this stage;
 - **Use energy efficient light fittings throughout** - both internally and externally;
 - **Secure cycle storage for up to 2 cycles** - accommodated within the garage;
 - **A Home Office** - a bedroom will be available for conversion to home office as necessary;
 - **Use permeable surfacing materials to accommodate Sustainable Drainage System and reduce run-off** - See landscape drawing;
 - **Use water butts** - See landscape scheme;
 - **Introduction of native hedgerows and species planting** - see landscape scheme
 - **Storage bins for recycling waste** – accommodated within the dwelling as necessary
 - **Outside bin storage** – Storage for wheeled bins in accordance with HPBC recycling strategy;
 - **Considerate Constructors** – The project team would enter into a 'Considerate Constructors' or similar agreement; and;

- **Home User Guide** – A home user guide would be provided which provided details on the local services and facilities within New Mills, the local bus and train times as well as guidance on recycling and home composting to reduce waste.

Lifetime Homes (new dwelling only)

- 4.5. The lifetime homes standards seek to ensure that new dwellings are flexible enough to meet the changing demands of occupiers as they move through their lives. In many cases, these are matters that can be addressed at the building regulations stage; however, at the planning and design stage we have been able to make some commitments. In order to meet with the lifetime homes standards which have considered the following points:

- **Level approach and threshold to all households** - to accommodate disabled access
- **Provision of a large parking space on most properties** - with ample room for a disabled person or parent with young children to alight
- **Wheelchair width doors** – All of the door apertures are designed to either accommodate a wheelchair width or easily be converted to accommodate one
- **Entrance and Living Room on same level** – The kitchen / diner, main entrance, downstairs toilet and front dining room are all on the same level
- **Room on entry level for conversion to bedroom** – The living room in all cases could be converted to a downstairs bedroom as the kitchen / diner would remain in daily use;
- **Large bathrooms with strong walls** – All bathrooms are easily accessible to the elderly or disabled.
- **Closeness to bedroom and bathroom** – This can easily be accommodated - some en-suite bedrooms are anticipated in the design of the house types used.

Councils Sustainability Checklist:

- 4.6. We have completed the Council's sustainability checklist for this development and it is contained within Appendix A. We consider that this application is totally in support of the Council's sustainable objectives for new development.

5.0. Access

Access

- 5.1. The following section is designed as a summary of the more detailed Transport Statement (TS) prepared by Ashley-Helme Associates (AHA). This comprehensive study has been undertaken to consider the implication of the development of this site and the concurrent development proposals for the land to the rear.

Access to Sustainable Modes

- 5.2. The TA has considered the area that is within 5 and 10 minutes walk and cycle of the site. It notes that the town centre and a variety of shops and community facilities are within 10 minutes walk of the site. All of the facilities within New Mills are within 25 minutes walk. Both railway stations are within 10 minutes cycle of the site.
- 5.3. The report notes that public transport provision, specifically the bus is well provisioned. There are a number of services from Leighton Street / Church Road to a variety of destinations, including New Mills Central Station.
- 5.4. Paragraph 3.5 of the AHA report concludes by stating that: *"It is demonstrated that the site is accessible by foot, cycle and public transport, and this is in accordance with...policies."*

Trip Generation

- 5.5. The level of trip generation from this site is negligible as set out in accompanying Transport Assessment. Ashley-Helme has considered this development comprehensively alongside the concurrent outline planning application for the site to the rear. They conclude, in paragraph 4.33 of their report, that the combined *"traffic impact of the proposed residential development is not material"*.

6.0. Conclusions

- 6.1. This design and access statement has set out the design process that has been undertaken in developing the proposals for this full planning application. It demonstrates that the proposals will deliver a sustainable and acceptable development, entirely in accordance with the relevant development plan policies.
- 6.2. The proposals will deliver a simple, high quality scheme that will bring into beneficial use an existing developed site and the buildings to be retained. The proposals will be entirely in accordance with the character and appearance of the locality and immediately adjoining development and incorporate proposals to enable the redevelopment of a vacant brownfield site to the rear.

Appendix A: Sustainability Checklist

A.1. We have studied the Council's Sustainability Checklist, and used this as the basis for our sustainability assessment – however, given the size and scale of this application not all of the points are relevant. Please note that this application is designed to contribute to the following checklists / standards and therefore these are referenced where necessary:

- Code for Sustainable Homes Level 4
- Lifetime Homes
- Building for Life Silver Standard

Landuse

A.2. ***How does the proposal improve vacant or derelict brownfield land?***

This site is currently a brownfield site. This application ensures that access to the larger allocated brownfield site is delivered, making best use of this site. The subdivision of the large underutilised property is also in accordance with the general thrust of this approach.

A.3. ***How does the location widen the transport choice for people and goods?***

This housing scheme is relatively small scale and therefore is not able to reasonably contribute to this element.

Landscape Protection

A.4. ***How is the building design appropriate to the character of the landscape?***

The landscape treatments and new built form for this scheme are in accordance with the guidance set out in the Landscape Character Assessment. Planting will use native or native hybrid species particularly for trees and hedgerows to preserve local ecology. Stone walling will be used to retain local character.

Heritage Management

A.5. ***How do proposals reflect the local heritage features?***

The development is mainly a conversion of an existing property which will retain its original features. The new dwellings elevation details have been taken from the local Landscape Character Assessment whilst reflecting the building demolished in that location.

A.6. ***How are the external materials sympathetic to the character of the area?***

The materials chosen are a reflection of the local built form, specifically that along Marsh Lane and Church Street. Natural Stone or similar and grey slate tiles will be used as the dominant building types. This is in line with the local landscape character assessment.

Layout

A.7. ***Does the layout include a mix of dwelling size, type and affordability?***

The development has only four dwellings so will not present a significant mix of size, type and affordability. Even so, the scheme includes detached and semi detached property, and creates an additional two bed property out of what is/was a large semi detached property.

A.8. ***Does the development relate well to existing settlement patterns and traditions?***

The coach house will follow the vernacular pattern of the original dwelling and will consequently relate well to the existing settlement patterns and traditions. The cottages will only be changed internally so will not have any impact.

A.9. ***Does the development include “Secured by Design” Principles?***

The development is designed in accordance with secured by design principles. The properties overlook the site’s access routes; they feature strong frontages and provide a clear delineation of public and private space.

A.10. ***Does the development meet the National Playing Fields ‘Six Acre Standard’?***

Not applicable in this instance the site is too small.

Travel and Transport

A.11. ***Has a travel plan been submitted?***

No

A.12. ***Does the site encourage access by alternative modes to the private car?***

The town centre and a variety of shops and community facilities are within 10 minutes walk of the site. All of the facilities within New Mills are within 25 minutes walk. Both railway stations are within 10 minutes cycle of the site.

The report notes that public transport provision, specifically the bus is well provisioned. There are a number of services from Leighton Street / Church Road to a variety of destinations, including New Mills Central Station.

A.13. ***If development is over 100m2 have three bicycle spaces been provided?***

There is space in the garden for parking to be accommodated in accordance with Code for Sustainable Homes.

Energy Efficiency

A.14. ***Do the siting and orientation make maximum use of sunlight and wind protection?***

The inclusion of trees on the site will provide some degree of wind protection. The existing dwelling’s orientation cannot be changed but the coach house is south facing to make maximum use of sunlight.

A.14. ***Does the development meet Code for Sustainable Homes Level 3?***

The design and access statement advises on action that can be taken for the development to achieve Code for Sustainable Homes Level 4 and addresses specific sustainability policies set out for the site.

Pollution Control

A.16. ***If the site known to be contaminated, has an assessment of the effects been undertaken?***

The site is not contaminated.

A.17. ***How will the development be designed to minimise the effects of light and noise?***

Not applicable to a site of this size.

- A.18. ***How will the site be managed to reduce pollution to water, air and land during construction or demolition?***

The works to implement the proposal will be undertaken in accordance with best practice and the relevant Health and Safety requirements.

Waste Management

- A.19. ***Does the development include internal or external waste recycling facilities?***

Storage bins for recycling waste are accommodated within the dwellings as necessary in accordance with the actions set out for Code for Sustainable Homes 4.

Water Management

- A.20. ***How has consideration been given to the impact of surface water? Is there a use of permeable paving materials / SUDS?***

Permeable paving and surfacing is recommended to limit run-off and encourage sustainable drainage modes. This will reduce the impact of surface water.

- A.21. ***How does the development include rainwater-harvesting opportunities and / or the facilitate water use by occupant?***

See landscape plan: water butts provided.

Biodiversity and Open Space

- A.22. ***How does the design maintain, contribute and enhance open space?***

Due to the size of the site the development does not make a significant contribution to open space. The majority of the development is the conversion of existing dwellings. The coach house is being built on the footprint of the original building so the amount of open space on the site will be unaffected. However the landscape improvements and features such as hedges and stone walls will enhance the quality of the open space on the site.

- A.23. ***How does the development create functional linkages within the current network of open space and help promote green corridors?***

Retention of mature trees and use of native and native hybrid species will help to promote ecological continuity with the surrounding countryside. This development and the adjacent larger site ensure an ample provision of high quality green space to link in with the surrounding countryside.

- A.24. ***How does the layout contribute to trees and woodland?***

The development retains a number of mature trees to the south of the site. Planting will use native or native-hybrid species to ensure local ecology is preserved.

- A.25. ***Have landscaping proposals been submitted and how are the selected trees and shrubs suitable for the chosen site?***

Landscape proposals have been submitted. As mentioned above existing mature trees on the site will be retained. Shrubs will be introduced in the form of hedgerows reflective of the local vernacular.