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Design and Access Statement

Land at Woolley Bridge, Hadfield, Glossop

Prepared for

Tornillo Homes (Hadfield) Limited, acting by Joe Pitt and Ben Moon, Joint Fixed Charge Receivers of the Land Lying South of Woolley Bridge Road, Hadfield, Glossop

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1 Introduction

1.1 This Design and Access Statement has been prepared on behalf of the Law of Property Act Receivers to Tornillo Homes (Hadfield) Ltd to accompany the outline planning application being submitted for the residential development at Woolley Bridge Road, Hadfield (hereafter referred to as "the site"). It has been written in accordance with guidance produced by the Commission for Architecture in the Built Environment (CABE) titled *"Design and Access Statements: How to Write, Read and Use Them"* (2007).

1.2 The outline proposal is for the erection of up to 31 residential dwellings on the land at Woolly Bridge Road in Hadfield, Glossop. A site location plan is attached at Appendix 1. A Planning and Affordable Housing Statement also accompanies the application, which deals with the wider issues related to the proposal.

1.3 The site is currently vacant and the proposed indicative layout aims to accommodate 31 family dwellings, providing accommodation to meet local needs identified in Government and Local Authority guidance, as detailed in the Planning and Affordable Housing Statement.

1.4 Whilst many of the details relating to the layout and appearance of the development will be handled separately in a reserved matters application, indicative proposals have been prepared in the form of an Indicative Layout Plan, which accompanies this application.

1.5 The following sections of this statement summarise the proposals so far as can be done at outline stage and reinforce the suitability of the subject site for such development. The remainder of this statement is structured as follows:

2 Description of the Proposed Development;

3 Planning Policy;

4 Design;

5 Access;

6 Sustainability Statement and Climate Change Mitigation; and

7 Conclusion

1.6 The next section of this statement provides a brief description of the proposed development.

2 Description of the Proposed Development

2.1 Outline planning consent is sought for the residential development of the site, with all maters reserved other than access.

2.2 It is proposed that up to 31 houses will be developed on the site. The houses will be "family dwellings" and will be a mix of terraced, semi-detached and detached houses.

2.3 The site will be accessed of a singular point of access of the A57. This access will be a single priority controlled T-junction. A plan of the proposed junction is attached at Appendix C of the Transport Statement which accompanies this application.

2.4 An indicative layout plan is enclosed at Appendix 2 which shows how 31 dwellings could be delivered on the site.

2.5 The next section of this statement provides details of planning policy considered to relevant to this application.

3 Planning Policy

3.1 A full list of national, regional and local planning policy and material considerations considered relevant to this application can be found in Section 5 of the Planning and Affordable Housing Statement.

3.2 The next section of this statement provides a description of the design principles of the proposed development.

4 Design

4.1 In reading the following narrative design, it should be noted that as this is an outline application and much of the design development is at a very preliminary stage. As with all such developments, specific details will be subject to a separate reserved matters application submitted by any future house builder or developer.

4.2 Notwithstanding this, the principles set out in this Design and Access Statement reflect High Peak Borough Council's (HPBC) policies and an Indicative Layout Plan accompanies this application illustrating how the development may be set out.

Use

Existing Use

4.3 The site is situated off the A57. It was previously used as a petrol filling station; however, this use ceased in the late 20th century. The previous developer started development on the site (without complying with pre-commencement conditions) and there are limited areas foundations on the site as a result. There area also piles of building materials remaining on the site. The site therefore has an unsightly and derelict appearance.

4.4 Outline planning permission was previously granted for residential development on the site in 2005 and 2 reserved matters applications were approved in 2006, granting permission for a total of 36 dwellings on the site. These permissions have now expired however.

Proposed Use

4.5 This planning application seeks to re-establish the principle of housing development on the site. The proposed development will provide much needed housing stock in the area through the development of housing on the site.

4.6 It is proposed that 30% of these dwellings will be provided as affordable dwellings. However, this will be subject to a Financial Viability Assessment submitted at the reserved matters stage. Final details of the number of affordable units will therefore not be known until the reserved matters stage.

4.7 The site is bordered by residential properties to the west and south, with further residential properties located in the surrounding area. The development of residential uses on the site would therefore reflect the use and character of the surrounding area.

4.8 It is envisaged that there will be a mix of dwelling sizes on the site of between 2-4 bedrooms. The actual mix of housing however will be determined through a subsequent reserved matters application.

Amount

4.9 The proposal is for a residential development of up to 31 family dwellings. It is proposed that these dwellings will be between two to three stories; however, this will be determined in a subsequent reserved matters application.

4.10 In addition, sufficient off-street car parking will be provided for each dwelling. The Indicative Layout Plan shows car parking space for approximately 51 vehicles on the site. This will reduce the need for on-street car parking. The exact number of car parking spaces will be determined as part of a subsequent

reserved matters application however. It is also considered that some of the dwellings on the site will have garages.

Layout

4.11 Details of the layout of the site are reserved for consideration as part of a subsequent reserved matters application. Notwithstanding this, an Indicative Layout plan accompanies this application and shows how 31 dwellings could be developed on the site.

4.12 This layout allows for adequate access to the site and provides sufficient car parking space. It also provides adequate plot sizes and generous garden spaces for the 31 properties, whilst still ensuring that required separation distances between properties are maintained to preserve residential amenity and privacy.

Scale

4.13 Whilst details of the scale of the proposed dwellings are reserved for later consideration, it is envisaged that dwellings will be between two and three storeys to reflect the character of the surrounding area.

4.14 Subject to any detailed layout submitted as part of a reserved matters application, it is envisaged that dwellings sizes will be of suitable size to allow them to be occupied by families.

Landscaping

4.15 Whilst landscaping details are reserved for future consideration as part of a reserved matters application, it is anticipated that the site will be landscaped along the internal road way. This landscaping will more than likely be in the form of amenity planting, potentially with some tree planting. The tree belt along the rear of the site will also be retained.

4.16 This will provide privacy to both existing residents of the properties bordering the site and future residents of the development, as well as contribute towards a more pleasant living environment. It will also provide additional small scale habitat and foraging areas for wildlife.

Appearance

4.17 The existing residential buildings in the area surrounding the site are similar to those typically found in the Glossopdale area and are constructed of stone, with pitched slate roofs. Many however, have been subject to unsympathetic “improvements” such as the installation of poorly designed uPVC windows.

4.18 Details of the final design of the dwellings on site are reserved for consideration under a subsequent reserved matters application. However, it is expected that reserved matters proposals for the site will be in accordance with policy and design guidance at the time of application, and the design of dwellings on the site will be sympathetic to the character of the surrounding area.

4.19 Furthermore, the development of the site will remove an unsightly vacant and derelict site within a traditional residential area, improving the overall appearance and character of the area.

4.20 The next section of this statement provides details of the access arrangements for the site and accessibility of the proposed development.

5 Access

Site Access

5.1 The principal access to the site will be from a singular point of access off the A57. This access will be a single priority T-junction. It is considered that this junction will provide adequate visibility splays to allow for the safe entrance and egress from the site, in accordance with guidance in the Manual for Streets. It will also be able to operate within capacity when the level of traffic expected to be generated by the proposed development is taken into consideration. Further details are provided within the Transport Statement that accompanies this application and a plan of the proposed junction is attached at Appendix C of the Transport Statement.

5.2 There will be sufficient internal roadways and space to allow for acceptable vehicle circulation around the site and vehicles will be able to access and egress the site in a forward gear. The internal road ways will also be suitable for larger vehicles such as emergency vehicles and larger service vehicles such as bin wagons.

5.3 Adequate footways will be provided at the junction with the A57 and along internal road ways to ensure safe pedestrian movement around the site.

Public Transport

5.4 The site is well served by bus services, with a bus stop directly adjacent to the site. This bus stop will need to be relocated slightly however, as a result of the proposed access to the site. This bus stop is served by frequent bus services. The following table details the services available from this stop and other stops within a 20 minute walk of the site:

Bus Service Number	Destinations
237	Manchester – Ashton – Glossop
237N	Manchester – Ashton – Glossop
01	Glossopdale College Sites – Simmondley – Glossop
02	Chisworth – Gamesley – Glossopdale College Sites
236	Manchester – Ashton – Glossop
842	Gamesley – Longdendale High School
Unibus 1	University of Derby Buxton Campus – Glossop
393	Padfield – Hadfield – Glossop – Shirebrook Park

5.5 Future residents of the site will therefore have access to frequent public transport to a wide range of destinations within walking distance from the site. This will not only assist in encouraging the use of sustainable alternatives to private motor vehicles, but would ensure that residents without access to private motor vehicles can still access facilities and services in the wider area, including the major regional centre of Manchester.

Local Amenities

Schools and Libraries

5.6 There are a number of schools located within Hadfield that are accessible from the site, including St Charles' Primary School on The Carriage Drive and Mersey Bank Lodge Nursery on Chapel Lane.

5.7 In addition, there are also libraries located in the Hadfield and Gamesley.

Health Care

There are a number of heath care facilities including doctor's surgeries, dentists and pharmacies in Hadfield, Gamesley and Hollingworth.

Other Amenities

5.8 The Spring Tavern Public House is also located close to the site further along the A57.

5.9 The site also has access to a range of shops and other facilities a short bus ride away in Glossop.

Inclusive Access

5.10 It is anticipated that the existing gradients on the site will be reduced where possible to create a more acceptable gradient for people with limited mobility and wheelchair users.

5.11 Whilst the design of the dwellings on the site has been reserved for future approval under a reserved matters application, all dwellings will be developed to the standards set out by the Building Regulations Approved Documents, including provisions for accessibility and movement in and around the premises.

5.12 The next section of this statement provides a Sustainability Statement.

6 Sustainability Statement and Climate Change Mitigation

6.1 The development of the site will seek to introduce measures to ensure that it is sustainable in both construction and operation and will also seek to introduce green technologies where reasonably practical to reduce impacts on the environment, including flooding and climate change.

6.2 Such measures and technologies will be detailed in a subsequent reserved matters application, but could include the following:

- Sustainable Urban Drainage Systems (SUDS);
- Renewable energy technologies, such as solar photovoltaic cells;
- Permeable paving; and
- Grey water harvesting.

6.3 In addition, subject to viability, it is assumed that the dwellings development on the site will be constructed to the prevailing Code for Sustainable Homes level at the time.

6.4 Further to the above, landscaping on the site and private residential gardens will assist in reducing surface water run-off by holding rainwater, assisting to reduce the risk of flooding. The retention of the tree belt to the rear of the site and any additional tree planting which takes place will also assist in mitigating the impacts of climate change by providing areas of shade, which provides natural cooling, and by absorbing carbon dioxide from the atmosphere.

6.5 These areas of green space and retained tree belt will also provide small scale habitats for wildlife and assist in creating green links to habitats in the wider area. They will also assist in creating an attractive residential development, which is recognised to improve health and well-being.

6.6 Additional information and an assessment of the sustainability of the proposed development are included in the indicative Sustainability Checklist and Building for Life Assessment attached at Appendices 3 and 4 respectively. These assessments will need to be refined with the submission for reserved matters applications.

6.7 The next section of this statement provides a conclusion.

7 Conclusion

7.1 The proposal development seeks to provide much needed housing stock by making use of a vacant site within an existing residential area.

7.2 The site is well connected to transport links to the surrounding area, and residents of the site would have access to a range of amenities, services and facilities located within the surrounding residential areas of Gamesley, Hadfield, Hollingworth and Glossop.

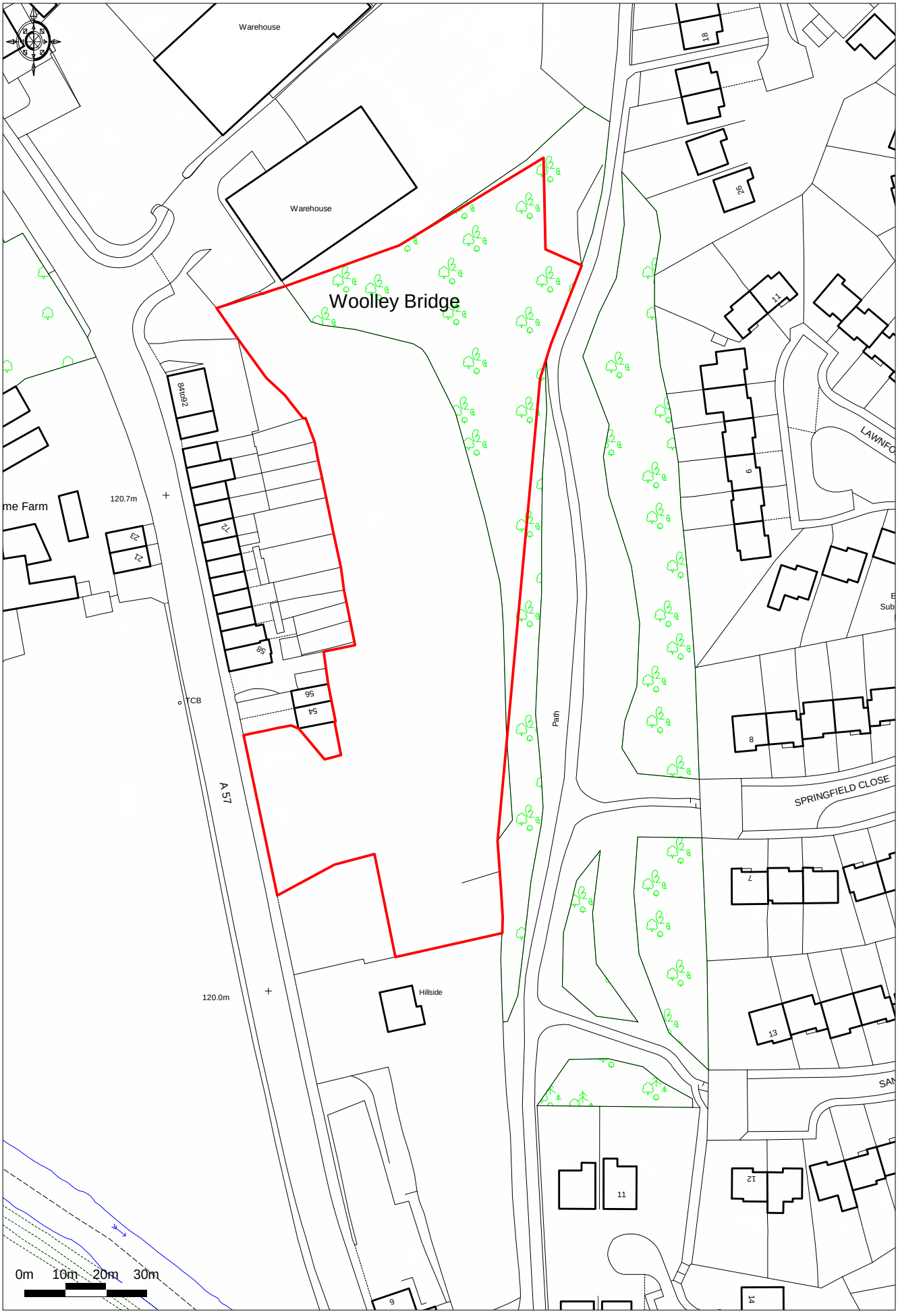
7.3 With regard to the design of the proposed development, it should be noted that as this is an outline application, much of the design development is at a very preliminary stage. As with all such developments, specific details will be provided at the reserved matters stage by any future house builder or developer.

7.4 Similarly, details of climate change mitigation and sustainability measures will also be provided at the reserved matters stage.

7.5 Notwithstanding this, the principles set out in this statement show how the residential development of the site could be delivered in accordance with HPBC's policies and guidance, and the indicative layout plan illustrates how the proposed development could be delivered on the site. It is therefore considered that the principle of housing development on the site is acceptable and should be granted outline planning consent.

Appendix 1 - Site Plan

Site at Woolley Bridge, Glossop SK13 2NX



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Getmapping plc 2012. Plotted Scale - **1:1250**

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Appendix 2 - Indicative Layout Plan

NOTES:

1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
3. THE CONTRACTOR IS TO CHECK DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO **BNP PARIBAS REAL ESTATE IMMEDIATELY.**
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5. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL ASSOCIATED BRITISH STANDARDS.
6. ALL WORKS ARE SUBJECT TO STATUTORY APPROVALS AND DETAILED SITE SURVEYS.

Retained tree belt/ garden area
Retained tree belt/ garden area
Retained tree belt/ garden area
Retained tree belt/ garden area
Retained tree belt/ open space area
Retained tree belt/ open space area
Retained tree belt/ open space area
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Retained tree belt/ open space area
Public Footpath
Potential Footpath Link
Public Footpath
Potential Footpath Link
Bin Store
Bin Store
Warehouse
Hillside
84to92
A 57
TCB
31
30
29
28
27
26
25
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PURPOSE OF DRAWING:
PRELIMINARY

CLIENT NAME:
Tornillo Homes

PROJECT NAME:
Woolley Bridge
Hadfield

DWG TITLE:
Indicative Proposed
Layout plan

DWG REF: DRV/FILEDIRECTORY/FILENAME/.DWG

DWG NO:	WB000003	REVISION:	-
SCALE:	1:250 @ A1	DATE CREATED:	02/07/12
DRAWN BY:	BJS	CHECKED BY:	-

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Appendix 3 - Checklist for Sustainability

Content of Local Plan Policy	Comments on how Policy could be Met by the Proposed Development
Land Use	
Does the proposal improve vacant or derelict brownfield land?	The proposal would see land previously used as a petrol station developed into a residential development beneficial to the local area.
How does the location widen transport choice for people and goods?	The site will be accessible by a range of sustainable transport modes as noted in the Design and Access Statement and Transport Statement
Landscape Protection	
How is building design appropriate to the character of the landscape?	Whilst details are reserved for future consideration, the scale of the proposed dwellings will be similar in height to those in the surrounding area and it is considered that the appearance of the proposed dwellings will also be sympathetic to the existing character of the area. In addition, residential development on the site will reflect the residential character of the wider area and remove an unsightly vacant site.
Heritage Management	
How do proposals reflect the local heritage features?	An archaeological assessment has been submitted with the planning application and this concludes that there would be no impact on any archaeological features. The Planning Statement also provides a brief Heritage Statement and considers that there would be no impact on the setting of any heritage assets as a result of the proposed development.
How are external materials sympathetic to the character and appearance of the area?	Details are to be agreed as part of reserved matters but we would expect any prospective developer to adhere to the design guidance adopted at the time of application and give due consideration to the surrounding architecture.
Layout	
Does the development include a	Yes. The current proposal will

Content of Local Plan Policy	Comments on how Policy could be Met by the Proposed Development
mix of dwelling size, type and affordability?	provided a mixture of 2, 3 and 4 bedroom homes including terraced, semi-detached and detached properties. The exact mix of dwellings will be determined through a subsequent reserved matters application. It is currently proposed that 30% of the dwellings will be provided as affordable. This is subject to a Financial Viability Assessment however, and the exact percentage of affordable dwellings will determined through reserved matters application. Please refer to the Affordable Housing Statement in the Planning Statement for further information.
Does the development relate well to existing settlement patterns and traditions?	Yes. The indicative layout shows that the existing linear pattern of development along the A57 can be continued, with a more contemporary layout behind. This layout is indicative however and further details will be provided at the reserved matters stage.
Does the development include principles "Secured by Design"?	To be detailed at the reserved maters stage.
How does the development meet the National Playing Fields Association "Six Acre Standard"?	It is proposed in the Draft Heads of Terms which accompany this planning application that the Section 106 Agreement will contain an obligation for either the provision of on-site open space as part of a reserved matters application or a financial contribution to improving off-site provision.
Travel and Transport	
Has a Travel Plan been submitted?	No. Given the size and type of development it is not considered appropriate for the site and development proposed.
How does the site encourage access by alternatives to a private car?	The site is located within walking distance of public transport links to the wider area.
How do proposals meet parking standards?	Details are to be agreed but we would expect any prospective developer to adhere to the guidance adopted at the time of application

Content of Local Plan Policy	Comments on how Policy could be Met by the Proposed Development
If development is over 100sq m, have three secure bicycle parking spaces been provided?	Details are to be agreed but we would expect any prospective developer to adhere to the guidance adopted at the time of a reserved matters application
Energy Efficiency	
Do siting and orientation make maximum use of sunlight and wind protection?	Final siting and orientation of houses will be dealt with a reserved matters stage. It is anticipated that passive solar techniques will be applied together with the incorporation of landscaping to filter prevailing winds.
Does the development meet level 3 of the Code for Sustainable Homes or BREEAM standard of Very Good?	It is envisaged that dwellings will be built to the prevailing Code for Sustainable Homes level at the time. However, this will be detailed at the reserved matters stage.
Renewable Energy	
What percentage of on-site energy generation will be met from renewables?	Details to be agreed at reserved matters stage
What is the total capacity of all renewable energy technology installed on the site (in MW)?	Details to be agreed at reserved matters stage
Pollution Control	
If the site is known to be unstable or contaminated, has an assessment of effects been undertaken?	The Geo-environmental Phase 1 Assessment which accompanies the application advises that there are no contamination or ground issues which would make the site unsuitable for residential development.
How will the development be designed to reduce the impacts of noise and light?	Details to be agreed at reserved matters stage
How will the site be managed to reduce pollution to water, air and land during construction or demolition?	Details to be agreed at reserved matters stage
Waste Management	
If the proposal is for a residential development of 100 or more houses, or a commercial development of 1,000 m2 or more, has a statement been submitted detailing how waste generated from construction and occupation will be managed?	N/A

Content of Local Plan Policy	Comments on how Policy could be Met by the Proposed Development
Does the development include internal and/or external waste recycling facilities?	Details to be agreed at reserved matters stage
Water Management	
If the development affects an area liable to flood, has a risk assessment been submitted?	The site is located within Flood Zone 1 and is therefore at low risk of flooding. A Flood Risk Assessment is therefore not required.
How has consideration been given to the impact of surface water? Is there use of permeable paving material/ sustainable urban drainage systems on site?	Details to be agreed at reserved matters stage
How does the development include rainwater-harvesting opportunities and/or facilitate minimising water use by occupants?	Details to be agreed at reserved matters stage
Biodiversity and Open Space	
How does the design maintain, contribute to and enhance open space?	It is proposed in the Draft Heads of Terms which accompany this planning application that the Section 106 Agreement will contain an obligation for either the provision of on-site open space as part of a reserved matters application or a financial contribution to improving off-site provision. The existing tree belt and public footpath located to the rear of the site will be retained.
How does the development create functional linkages within the current network of open space and help to promote green corridors?	The existing tree belt and public footpath located to the rear of the site will be retained.
Does disturbance occur to a protected species and if so, does the development provide adequate alternative habitats to sustain at least current levels of the population?	An Ecological Phase 1 Assessment and Great Crested Newt Assessment have been submitted with the planning application. These conclude that there will be no impact on protected species provided ground clearance takes place outside of the bird breeding season.
How does the layout maintain and contribute to trees and woodland?	An Arboricultural Assessment has been submitted with the application. It recommends that the tree belt to the rear of the site is retained.

Content of Local Plan Policy	Comments on how Policy could be Met by the Proposed Development
	Tree planting will be considered alongside landscaping at the reserved matters stage.
Have landscaping proposals been submitted and how are selected trees and shrubs suitable for the chosen site?	Details to be agreed at reserved matters stage

Appendix 4 - Building for Life Assessment

Environment and Community
1. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?
Assessment
There are a number of schools, libraries, health care facilities and shops located within the surrounding residential areas of Hadfield, Gamesley, Hollingworth and Glossop. In addition, the site has good public transport links to services in the wider area, including bus connections to Manchester.
Evidence
Please refer to the Design and Access Statement and Transport Statement
Score awarded
1

Environment and Community
2. Is there an accommodation mix that reflects the needs and aspirations of the local community?
Assessment
There is a need generally for additional housing in Glossopdale as HPBC cannot demonstrate a 5 year supply of deliverable housing land. The development will provide a mix of market and affordable housing. It is currently proposed that 30% of the dwellings on site will be affordable dwellings. This reflects latest HPBC policy and the findings of Local Development Framework evidence base documents which seek to identify local affordable housing need. However, the amount of affordable housing to be provided on the site is subject to a Financial Viability Assessment which will be submitted with subsequent reserved matters applications. The Indicative Layout Plan shows a mix of terraced, semi-detached and detached properties on the site, and whilst details are reserved for later consideration, the housing developed on the site will be of 2-4 bedrooms and therefore meet a need for family housing in the area.
Evidence
Please refer to the Planning Statement, Design and Access Statement and Indicative Layout Plan
Score awarded
1

Environment and Community
3. Is there a tenure mix that reflects the needs of the local community?
Assessment
The site will assist in meeting the general need for market housing in the Glossopdale area and will also provide affordable dwellings. It is currently proposed that 30% of the dwellings on site will be affordable dwellings, with 80% of these being Social Rented Housing and 20% being Shared Ownership. This reflects latest HPBC policy and the findings of Local Development Framework evidence base documents which seek to identify local affordable housing need. However, the amount of affordable housing to be provided on the site, and the tenure split, is subject to a Financial Viability Assessment which will be submitted with subsequent reserved matters applications.
Evidence
Please refer to the Planning Statement
Score awarded
1

Environment and Community
4. Does the development have easy access to public transport?
Assessment
There are bus stops located within walking distance of the site on the A57. These stops are served by frequent bus services to Manchester, Glossop and the wider area.
Evidence
Please refer to the Design and Access Statement and Transport Statement
Score awarded
1

Environment and Community
5. Does the development have any features that reduce its environmental impact?
Assessment
Whilst no specific commitment to measures that will reduce environmental impact can be made at this stage, it is expected that any prospective developer would achieve certain standards, such as the prevailing Code for Sustainable Homes level. Specific matters will be dealt with at the reserved matters stage.
Evidence
Please refer to the Design and Access Statement and Planning Statement
Score awarded
0.5

Total Score **4.5**