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Design and Access Statement

Land at Station Road, Hadfield, Glossop

Prepared for

Tornillo Homes (Hadfield) Limited, acting by Joe Pitt and Ben Moon, Joint Fixed Charge Receivers of the Land North East of Station 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 residential development at Station 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 7 residential dwellings on the land at Station Road in Hadfield, Glossop. A site location plan is attached at Appendix 1. A Planning 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 7 family dwellings, providing accommodation to meet local needs as identified in Government and Local Authority guidance, as detailed in the Planning 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 and a copy of which is attached at Appendix 2.

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 7 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 via the existing access, which will be surfaced and improved.

2.4 An indicative layout plan is enclosed at Appendix 2 which shows how 7 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 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 Station Road. It is irregular in shape and has been cleared to form a site that is currently vacant. It previously contained garages associated with the surrounding residential properties but has now been cleared and remains derelict and unsightly in appearance.

4.4 Planning Permission was previously granted for 5 dwellings on the site in 2004, but this permission has now expired.

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 The site is located within a predominantly residential area and is surrounded by residential properties. The development of residential uses on the site would therefore reflect the use and character of the surrounding area.

4.7 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

4.8 The proposal is for a residential development of up to 7 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.

4.9 In addition, sufficient off-street car parking will be provided for each dwelling. The Indicative Layout Plan shows car parking space for approximately 14 vehicles on the site. This represents two spaces per dwelling and is considered a suitable amount to 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.

Layout

4.10 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 7 dwellings could be developed on the site.

4.11 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 7 properties, whilst still ensuring that required separation distances between properties are maintained to protect residential amenity and privacy.

Scale

4.12 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 area.

4.13 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

4.14 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 western and northern boundaries that back onto the existing properties that bound the site. This landscaping will more than likely be in the form of amenity planting, potentially with some tree planting.

4.15 This will provide privacy to both the 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 and link the site to the existing open space to the north.

Appearance

4.16 The existing 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.

4.17 The dwellings on the frontage of the site with Station Road are of newer construction. However, the materials used in their construction are sympathetic to more traditional materials used in adjacent properties.

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.

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 entrance to the site will be via the existing access from Lambgates Lane, off Station Road. This was previously used for access to the garages that once stood on the site. The junction of Lambgates Lane and Station Road provides adequate visibility splays to allow for safe access and egress from the site.

5.2 The access road will be surfaced and improved and will provide appropriate access for emergency vehicles and larger service vehicles, such as bin wagons.

5.3 There will be sufficient internal roadways and space to allow for cars to access and egress the site in a forward gear.

5.4 Pedestrian access will also be gained via Lambgates Lane.

Public Transport

5.5 The site is well served by bus services, with bus stops located close to the entrance of the site on Station Road, within walking distance. These bus stops are served by frequent bus services. The following table details the services available from these stops:

Bus Service Number	Destinations
237	Manchester – Ashton - Glossop
237N	Manchester – Ashton - Glossop
393	Padfield – Hadfield – Glossop – Shirebrook Park

5.6 In addition to the above, the site is located within approximately 10 minutes walking distance of Hadfield Rail Station, which offers services to Manchester Piccadilly on a regular basis.

5.7 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

5.8 There are a number of schools located within the area surrounding the site. These include the following:

- St Andrew's C of E Junior School on Station Road;
- Hadfield Infant School on Mersey Bank Road;
- St Charles' Primary School on The Carriage Drive;
- Hadfield House Nursery on Hadfield Road;
- Hadfield Nursery on Queen Street; and

- Mersey Bank Lodge Nursery on Chapel Lane.

5.9 In addition, Hadfield Library is also located within a few minutes walking distance of the site on Station Road.

Health Care

5.10 There are a number of heath care facilities located within walking distance of the site including the following:

- Lambgates Surgery, located adjacent to the site on Station Road;
- Hadfield Dental Practice, also located adjacent to the site on Station Road; and
- Hadfield Clinic, located on Wesley Street.

There is also a chemists located on Station Road.

Other Amenities

5.11 There are a number of shops, including local convenience stores, and cafes located on Station Road. The Masons Arms Public House is also located opposite the site on Station Road.

5.12 There is also an area of amenity open space to the north of the site, which is accessible from Lambgates Lane and provides opportunities for recreation and informal play.

Inclusive Access

5.13 The site is relatively flat and it is therefore considered that it will have an acceptable gradient for people with limited mobility and wheelchair users. Lambgates Lane will be surfaced and improved, which will also improve its suitability for wheelchair users.

5.14 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.

5.15 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. Ant 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 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.

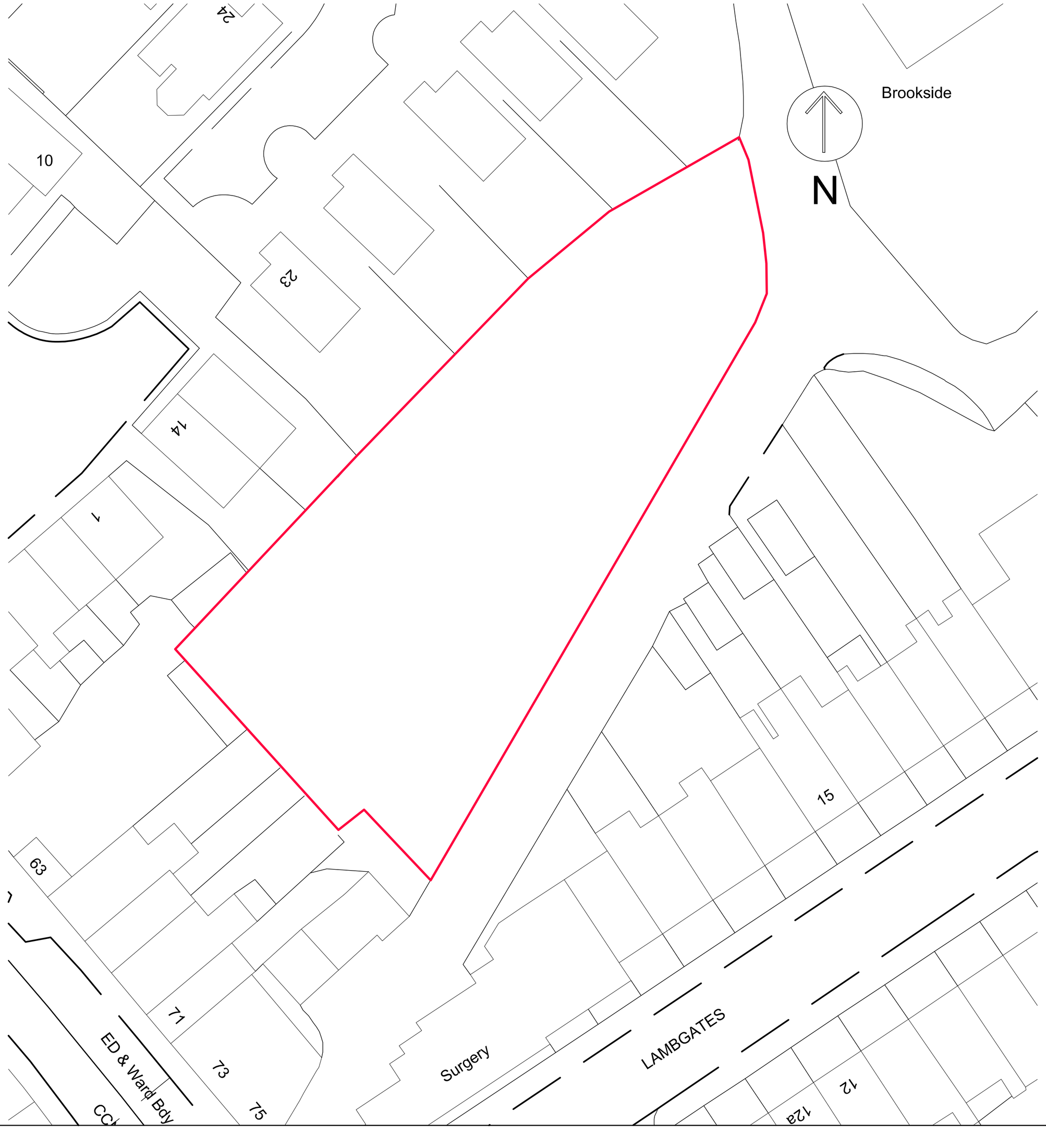
7.2 The site is well connected to transport links to the surrounding area, and residents of the site would have excellent access to a range of amenities, services and facilities in locality.

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



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REVISIONS:

REV	DATE	REVISION	INITIALS

PURPOSE OF DRAWING:
PLANNING

CLIENT NAME:
Tornillo Homes

PROJECT NAME:
Station Road
Hadfield

DWG TITLE:
Site Plan

DWG REF: DRV/FILEDIRECTORY/FILENAME/.DWG

DWG NO:		REVISION:	2
SCALE:	1:200 @ A1	DATE CREATED:	11/09/2012
DRAWN BY:	TRS	CHECKED BY:	

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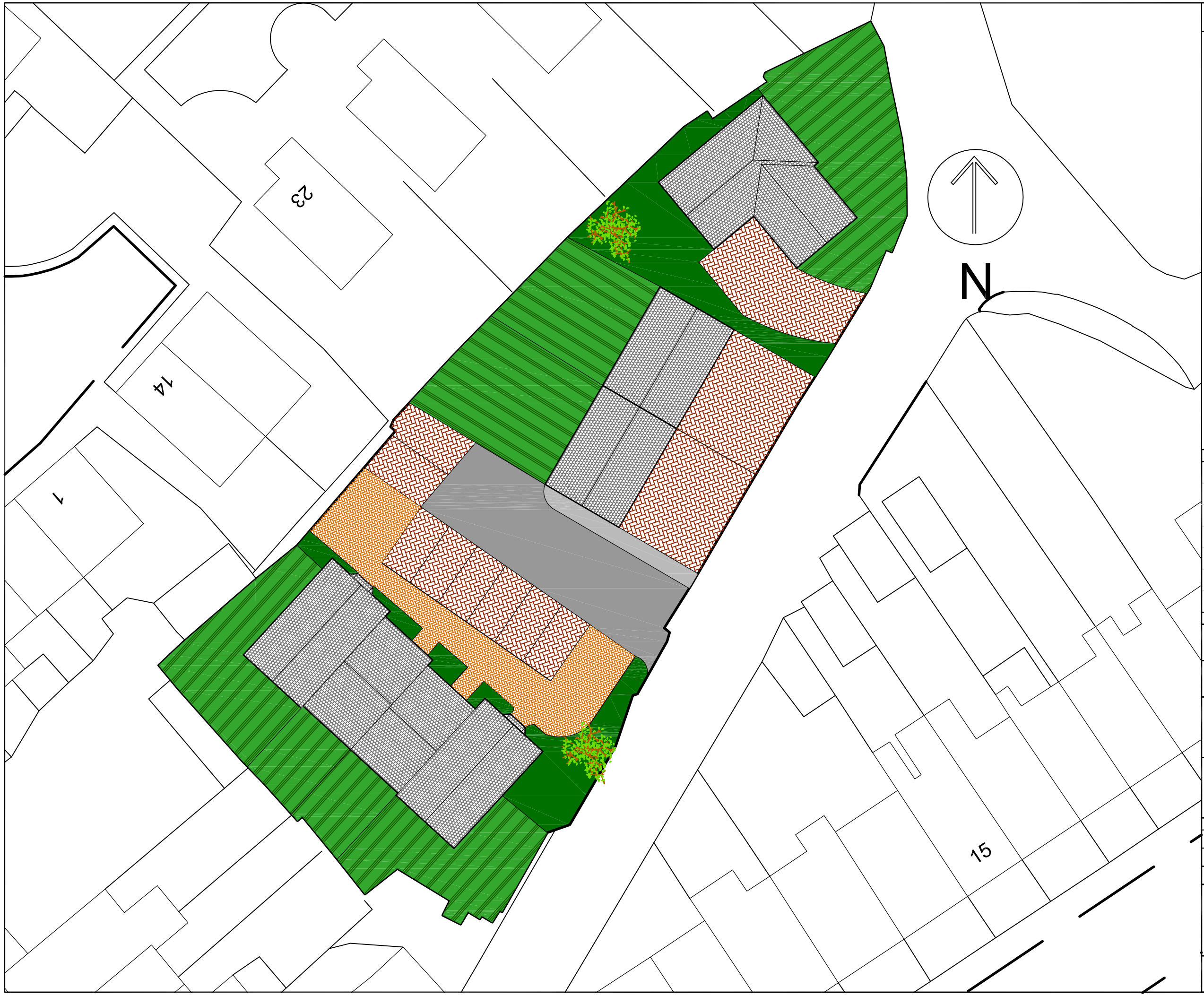
Appendix 2 - Indicative Layout Plan



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REVISIONS:

REV	DATE	REVISION	INITIALS

PURPOSE OF DRAWING:

PLANNING

CLIENT NAME:

Tornillo Homes

PROJECT NAME:

Station Road
Hadfield

DWG TITLE:

Indicative Proposed
Layout Plan

DWG REF: DRV/FILEDIRECTORY/FILENAME/.DWG

DWG NO:	WB000011	REVISION:	-
SCALE:	1:250 @ A3	DATE CREATED:	23/07/12
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 for residential garages 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.
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?	N/A
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 mix of dwelling size, type and affordability?	Yes. The current proposal will 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.
Does the development relate well to existing settlement patterns and traditions?	Yes. The indicative layout is based on a linear layout as shown by adjacent housing areas.

Content of Local Plan Policy	Comments on how Policy could be Met by the Proposed Development
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"?	The site is below the thresholds for the provision of open space. There is an area of amenity open space located within walking distance of the site however.
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 a number of amenities, facilities and services and also has good access to 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.
If development is over 100 sq 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	The Geo-environmental Phase 1

Content of Local Plan Policy	Comments on how Policy could be Met by the Proposed Development
contaminated, has an assessment of effects been undertaken?	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
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?	The site and the proposed development are below the thresholds for open space provision. The site is located within walking distance of amenity open space however.
How does the development create functional linkages within the	The site is located within walking distance of amenity open space to

Content of Local Plan Policy	Comments on how Policy could be Met by the Proposed Development
current network of open space and help to promote green corridors?	the north.
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?	No disturbance will occur to protected species.
How does the layout maintain and contribute to trees and woodland?	An Arboricultural Assessment has been submitted with the application. It recommends that a number of existing trees are unsuitable for retention. 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
The development is located close to a number of schools, libraries, health care facilities and shops. Most of these facilities are located within walking distance from the site, and a number of located on Station Road. In addition, the site has good public transport links to services in the wider area, including bus and rail connections to Manchester.
Evidence
Please refer to the Design and Access 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 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 and Design and Access Statement
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. The site is below the threshold for affordable housing provision.
Evidence
Please refer to the Planning Statement
Score awarded
0.5

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 Station Road. These stops are served by frequent bus services to Manchester, Glossop and Ashton. The site is also located approximately 10 minutes walk for Hadfield Rail Station which offers services to Manchester.
Evidence
Please refer to the Design and Access 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**