

# **Planning, Design and Access Statement**

in respect of:

## **Outline Planning Application for 29 Residential Units on land off Marsh Lane, New Mills, High Peak**

on behalf of:

**JW Swindells Ltd**

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## 1.0. Introduction

- 1.1. This planning, design and access statement has been prepared in support of a planning application for a residential development of 29 dwellings on land off Marsh Lane in New Mills, High Peak. The application is submitted in Outline with all matters reserved except access. The structure of this document has been designed based on guidance contained in circular 01/06 (DCLG) and upon best practice as set out in the CABE guidance *Design and Access Statement: How to Read, Write and Use them*.
- 1.2. This application is submitted concurrently with an application for full planning permission, for a site immediately to the west.
- 1.3. This document has also been designed to respond points set out to the letter from High Peak Borough Council following our pre-application discussions, dated 21 April 2010.

### ***Purpose***

- 1.4. For completeness, this Planning, Design and Access Statement (PDAS) includes an assessment of the application proposals against the relevant national, regional and local planning policies, as well as detailing the design parameters and process undertaken to deliver the final indicative layout which supports this outline planning application. This document also includes the Council's sustainability checklist, which is contained at Chapter 6 of this report, and deals with matters of sustainable construction and waste management, as well as an assessment against the Building for Life criteria.
- 1.5. This PDAS should also be read alongside the following other reports and drawings as set out below:
  - Highways and Transportation Report prepared by Ashley-Helme Associates
  - Contaminated Land Report prepared by CL Associates and the associated Review undertaken by CL Voelcker (previously CL Associates) in December 2010 and March 2011 (letter dated March 2011)
  - Arboricultural Assessment prepared by Cheshire Woodlands
  - Layout and Elevation Drawings and Cross Sections, prepared by Parr Associates
  - Landscape General Arrangement prepared by e\*SCAPE Urbanists

**Site Location and Description**

- 1.6. This 1 hectare brownfield site is located approximately 0.7km to the south east of New Mills Town Centre. The town centre provides a wide range of established local facilities. However, the application site is much closer to a number of local shops and facilities on Church Road. In addition, and within five minutes walk of the site are a number of local schools, accessed off Church Road. Directly to the west of the site, across Marsh Lane, is a large playing field including children's play facilities. A series of open recreation spaces can be accessed within easy walking distance.
- 1.7. This site was originally a stone quarry, much of the stone probably being used locally. The quarry has not been in operation for at least the last 100 years. However, some visible features of the former quarry use remain, specifically remnants of the upper parts of a quarry face in the south eastern corner of the site and similarly, but a much smaller remnant, in the north western corner of the site.
- 1.8. In addition, there is mound of quarry waste several metres high in parts, running along the eastern boundary of the site, and smaller surface deposits in the southern portion of the site. The quarried parts were "filled" in to the existing ground level some considerable time ago. The remnants of the bases of a small garaging court can still be indentified towards the entrance to the site from Quarry Road.
- 1.9. Surrounding the site is a mixture of large villa type houses and smaller traditional terraced cottages. The western boundary abuts the large rear gardens of the larger villa properties that front onto Marsh Lane, except in the extreme northwest corner where it abuts the adjoining open land which is used for parking and the storage of builder's materials (over which the proposed access will be taken). To the north, the boundary runs along the front of Quarry Bank Terrace which is a series of two storey, stone built cottages known as the Arden Estate.
- 1.10. The eastern boundary of the site runs along the outside edge of the public footpath that runs south from Quarry Road along the edge of the open countryside that lies to the east. That part of this area of countryside immediately adjoining the boundary of the site is used for school playing fields. Immediately to the south of the site, at a slightly lower level than the application site, is an area used by a number of small businesses. Vehicular access to the site is currently taken off Quarry Road at the north eastern tip of the site.
- 1.11. There are a number of semi-mature trees along the eastern boundary of the site within the school playing fields. Similarly, there are a number of mature garden trees and shrubs within

the gardens adjoining to the west. Within the site itself there are a number of self seeded immature trees, mostly sycamore. There is a fairly large and mature horse chestnut, situated immediately adjoining the route of the proposed access. This tree is covered by a TPO together with a number of other trees including the mature beech trees that are situated to the front and side of the Vicarage. Following are a series of photographs taken around and within the site that show the appearance of the site, its relationship to the immediately adjoining housing and the proposed point of access off Marsh Lane.



**Overall views of the site looking west (top), south (middle) and east (bottom). There are a number of semi-mature trees in evidence but these are not within the application site either being part of the adjacent school playing fields or in the Vicarage's grounds. The two storey terrace, Quarry Road, is clearly visible in the north and west images.**



General view of the site looking north from the escarpment – the trees to the left form the rear boundary with the Vicarage.



Approximate position of the site access to Marsh Lane – the access road will run between properties the subject of the concurrent application



The site viewed from Quarry Bank Road showing the Vicarage trees in the background



The site in relationship to properties on Quarry Bank Terrace (shown right of photograph)

### ***Planning History***

- 1.12. The site has been identified as a previously developed site (brownfield) within the urban area and allocated for residential development for some time. An application for, “25 linked detached homes, 3 detached homes and the conversion of a workshop to 1 dwelling with 2 houses to remain” (a total of 31 dwellings), was approved in 1994 (HPK/0003/3604) and renewed in 1997 but has since lapsed.
- 1.13. A subsequent application for 22 dwellings in 2004 (HPK/2004/1142) was withdrawn prior to determination (for the sole reason that the Council had at that time applied a temporary housing moratorium). In all cases, the permissions were outline only, with all matters, excepting access reserved. The approved application proposed a new access directly off Marsh Lane through the site of St. George’s Vicarage. The approved access required the demolition of the vicarage.
- 1.14. The site has again been identified as a suitable housing site in the more recent Strategic Housing Land Assessment undertaken for the Council as background information for the emerging Core Strategy. The Council consulted on its Draft Core Strategy in the summer of 2010. The Draft Core Strategy promotes the development of brownfield sites within the urban area in preference to green field sites, particularly within New Mills.

## 2.0. Site Context and Responses

2.1. In order to inform the design development and decisions made, a series of studies and discussions have taken place. The following paragraphs detail how this development has understood and addressed the key issues. Much of this is reported in full in the accompanying reports, however, for completeness the following summaries are provided.

### ***Topography***

2.2. A Plan showing the current site levels and features is submitted with the application (Survey Systems Drawing No. SSL: 7407B:200:1:1 dated December 2002). The majority of the site is relatively flat. However, the quarry spoil that runs along the eastern boundary gives rise to a steeply sloping elongated mound, particularly towards the centre of the site, and there are small, but marked hollows in both the north west and south east corners of the site.

2.3. It is proposed that the elongated mound along the eastern boundary be remodelled and the hollows levelled by “cut and fill”, to provide a more useful and efficient development footprint whilst at the same time retaining sufficient of the elongated mound to retain this as a physical feature of the site and a physical and visual “stop” along the boundary with the open countryside to the east.

2.4. Overall, and as a result of the recommended remediation proposals, most of those parts of the site that are to be developed will be levelled at approximately 600 mm above the current base level. The exception being the area of proposed garden extensions in front of Arden Terrace, where the finished ground levels will remain the same. The areas of the proposed “cut and fill” and the proposed levels are indicated on the four sections shown on the Parr Associates drawings 249.013 and 249.014.

### ***Traffic and Access***

2.5. The earlier planning permissions proposed a new access off Marsh Lane which would have required the demolition of the vicarage. This is no longer considered to be the most suitable solution. The vicarage and its curtilage are considered to contribute significantly to the street scene and the local heritage of this part of New Mills. This application therefore, proposes that the existing access off Marsh Lane (that gives access to the builders’ workshop and store and No 11 Marsh Lane) be remodelled and improved. This avoids the demolition of the vicarage and the loss of any protected trees other than the single horse chestnut.

2.6. The application proposes a level of development similar in scale to that proposed in the earlier planning permissions. Full details of the design of the proposed access are contained

in Transport Assessment prepared by AHA and summarised further in chapter 6 of this document.

#### ***Trees and Tree Preservation Order***

- 2.7. The site did contain a number of self seeded immature trees, the majority of which were sycamore. None of the trees on the main body of the site were protected. Most of these trees, together with scrub and undergrowth, were cleared in 2002 to enable extensive investigations to be carried in respect of potential contamination. The site remains clear of any significant trees. However, this application seeks to remove a single Horse Chestnut tree (covered by a Tree Preservation Order, HPTPO63) situated to the side of No 11 in order to accommodate the proposed access road. Whilst the tree does not sit directly within the line of the proposed access road, it is considered to be under threat because the construction of the road would cut into the Root Protection Area (RPA).
- 2.8. An Arboricultural assessment of the tree has been undertaken by Cheshire Woodlands, their report accompanies the application. The report concludes that it is of limited visual importance to the local area, and of limited value when assessed against the guidance in BS5837. That standard states that *“C category trees will usually not be retained where they would impose a significant restraint on development.”*
- 2.9. The report recommends that the loss of this tree could be easily mitigated by new landscape planting. The recommendation is for a new Silver Birch (*Betula pendula*).
- 2.10. More widely the same report draws attention to the care that should be taken when dealing with development and trees under the Wildlife and Conservation Act 1981. This requirement has been fully addressed as part of the design process.

#### ***Contamination***

- 2.11. A comprehensive Site Investigation and Contamination Assessment was undertaken by CL Associates and the findings and conclusions of the assessment were published in September 2004. A copy of the 2004 report has been submitted with this application. The purpose of the report was, to *“provide a desk study assessment, develop a conceptual model of the possible pollution linkages on the site, establish the actual base line contamination levels at the site prior to development and to provide recommendations for the mitigation of contaminated land issues that may be required in relation to the proposed residential development of the site”*.
- 2.12. Twenty trail pits were investigated and two-boreholes were drilled to identify the extent of the made ground and any possible contaminants. The fill and contamination is essentially in

the northern portion of the site which was the area of original quarry basin. The investigations have discovered a limited amount of asbestos and isolated pockets of nickel and lead. Whilst the site in its present unused condition does not present any risk to human health it will be necessary to treat some of the parts of the site in order to ensure that the whole site is suitable for residential use.

- 2.13. Remediation proposals, based upon the findings and conclusions of the 2004 Report, that involved capping the site with 2 metres of clean fill, had been agreed with the local planning authority when the last planning application was submitted in 2004. The 2004 Report was reviewed by the CL Voelcker (who prepared the 2004 Report) in March 2011. They concluded that the reports' recommendations remain sound when considered against current legislation and best practice. However, they do recommend that further investigations are required in order to refine the original findings and to enable detailed consideration to be given to the most appropriate and cost effective means of remediation.
- 2.14. The remediation technique previously agreed remains an effective and acceptable solution but does involve raising the level of the site by 2 metres. Whilst it can be demonstrated that this can be accommodated without giving rise to any unacceptable impact on the amenity of adjoining residents, it does constrain the way in which the site can be developed. Alternatively, the consultants advise that a maximum of 600mm (0.6 meter) would be sufficient as this has been proven to be effective and acceptable on similar sites elsewhere. This can be done as an alternative to removing the contaminated materials or in combination with the removal of those materials. The current application proposes that in any event, the site be raised only by a maximum of 600mm over the majority of the site, excepting the 8 metre garden extensions to the Arden Estate properties where any contamination would have to be removed to an appropriate depth.
- 2.15. The letter from CL Voelcker (dated 08 March 2011 and submitted to accompany the 2004 Report) sets out the available mitigation techniques and the reasons for and the nature of the further investigations. It advises that the further investigations and the detailed methodology for dealing with the contamination should be the subject of a planning condition such that no development can commence until the further investigations have been completed to the satisfaction of the local planning authority. Similarly, no development can commence until a written and sufficiently detailed methodology for dealing with any contamination has been submitted to and agreed by the local planning authority. In all they recommend six conditions.

- 2.16. It is clear from the original report in 2004, that the site, subject to appropriate remediation, is suitable for and capable of being developed for residential purposes. The March 2011 review by CL Voelcker does not in any way change this conclusion but simply requires further investigations to refine the original findings and better inform the preparation of the necessary remediation proposals. The objective of the remediation proposals will be to bring forward an acceptable and viable scheme that will enable the site to be put to a beneficial use. A scheme that can be undertaken without any risk to public health and any unacceptable impact on public amenity.

### 3.0. Planning Policy Compliance

3.1. There operational development plan which covers New Mills comprises of the High Peak Borough Local Plan (Saved Policies) and the East Midlands Regional Strategy (2009). Until the present government replaces Regional Spatial Strategy it remains an integral part of this assessment. At the national level, Planning Policy Statement 1 and 3 are particularly relevant to this application and also form part of the policy context / assessment.

3.2. 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 indicative designs have addressed the policy criteria. The comments are shown in italics below each policy.

#### ***National Policy Justification***

3.3. **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 within the aim of ensuring that everyone has the opportunity of a decent home.

3.4. States that good design should ensure attractive, useable, durable and adaptable places which are key to achieving sustainable development. Paragraph 33 states that “*good design is indivisible from good planning*”. New development should contribute positively to making places better for people. PPS1 also introduces 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.

3.5. ***Comment:*** *This site is shown in the Local Plan as being a committed / allocated site within the built up area, suitable for residential development, and as being part of the Local Authorities commitment to ensuring a supply of suitable, available and deliverable housing sites. The indicative layout, house types and design demonstrate the site to be capable of delivering a high quality scheme appropriate to the local character and wider design requirements.*

3.6. **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 is well laid out so that all the space is used efficiently,

is safe, accessible and user friendly. It is important that there is suitable provision for recreational areas including private gardens, play areas and informal play space.

- 3.7. PPS3 goes on to states that housing developments should deliver a mix of housing types and tenures to ensure that mixed sustainable communities are delivered. This mix should include market housing and affordable housing in accordance with local need. 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.
- 3.8. Paragraph 69 states five points that Local Authorities should have regard to when determining sites for housing. They are:
- i. Achieving high quality housing
  - ii. Ensuring a good mix of housing
  - iii. The suitability of the site for housing
  - iv. Using land effectively and efficiently
  - v. Ensures that the proposal is in line with local need.
- 3.9. **Comment:** *This planning application is in total accordance with the guidance contained in PPS3. In reference to the five points listed above the following points are made:*
- i. *The housing is proposed to be of high quality in terms of design meeting both Lifetime Homes, Code for Sustainable Homes Level 4 and designed to achieve Building for Life Silver.*
  - ii. *There are a mix of house types including the potential for some affordable housing.*
  - iii. *The site has been recognised as being suitable for housing, is allocated for such within the Local Plan, was identified as a potential housing site in the Council's more recent SHLAA, and has had the benefit of previous planning permissions.*
  - iv. *The scheme uses land efficiently and effectively as it proposed to be built on previously developed land (the former quarry) within the settlement boundary.*
  - v. *The proposal is in line with local need as it is specifically designed to contribute to the local housing need.*

- 3.10. In addition, PPS 3 requires the provision of a 5yr supply of suitable, available and deliverable sites for housing development. At March 2010 the Council had less than a 5yr supply of housing land. At March 2011 the position had not improved, the Council having only a 2.25 years supply of housing land. Although the figures for the year ending March 2012 are as yet unavailable, the position is not expected to have improved significantly. Paragraph 71 of PPS 3 advises that in such situations local planning authorities should give favourable consideration to housing applications.
- 3.11. *Comment: this proposal will make a small but important contribution to the supply of housing land by bringing into beneficial use a brown field site in a highly sustainable location.*
- 3.12. **East Midlands Regional Plan (2009):** Remains part of the statutory development plan for New Mills. **Policy 1** sets out the regional core objectives, of which the following four are relevant to this planning application.
- **Objective a,** states plans must ensure that the existing housing stock and new affordable and market housing address need and extend choice in all communities in the region.
  - **Objective c,** highlights the need to protect and enhance the environmental quality of urban and rural settlements to make them safe, attractive, clean and crime free places to live, work and invest in.
  - **Objective f,** states plans should improve accessibility to jobs, homes and services, particularly by encouraging patterns of new development that reduce the need to travel especially by car.
  - **Objective i,** advocates the reduction of the causes of climate change by minimising emissions of CO<sup>2</sup>.
- 3.13. In further explaining the points set out above **RSS Policy 2** states the importance of design quality in terms of ensuring to create contextually responsive designs which can help reduce CO<sup>2</sup> emissions and that should be safe and secure, provide adequate privacy and amenity. **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 in urban and other sustainable locations.

3.14. **Comment:** *This planning application fully satisfies the requirements of the regional policy as set out below.*

- *This application will deliver market housing and has the potential to deliver some affordable housing using a previously developed site (brownfield land), in a highly sustainable location within the settlement boundary of New Mills.*
- *This application will deliver a well designed housing development which will remediate a contaminated former quarry and replace it with a well designed area that is safe / secure and attractive and designed in line with ‘Secured by Design’ principles*
- *The application will deliver local housing which is in close proximity to local shops and services as well as a much wider range of services in New Mills Town Centre reducing the need to undertake car journeys for shopping and leisure facilities.*
- *The scheme is intended to achieve Code for Sustainable Homes Level 4.*

**Local Policy - High Peak Local Plan (Saved Policies)**

3.15. 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 in parenthesis for ease of reference.

3.16. **Policy 1 (GD2)** restricts development outside of the built-up area boundaries as shown on the proposals map.

3.17. **Comment:** *The proposals map shows this site to be within the built up area Boundary for New Mills and therefore development is entirely appropriate in principle.*

3.18. **Policy 3 (GD4)** deals with the design and form of new development it states that:

“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 undue detrimental effect on the visual qualities of the locality or the wider landscape”

3.19. **Comment:** *This Planning, Design and Access Statement provides full details of how we have addressed this policy at this stage. The indicative layout and elevations show a scheme that is sympathetic to the character of the area and is coupled with an indicative landscape scheme which is appropriate to the urban fringe environment.*

- 3.20. **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.
- 3.21. **Comment:** *The indicative layout as shown is designed so that it will not cause any detriment to the amenity of surrounding residential properties. The closest houses to the site are those on Quarry Bank Road, and these are well beyond the minimum distances for front-to-front distances. The rear of properties along Marsh Lane is some distance from the new buildings on the site. In all cases the distances exceed those minimum standards set out in Appendix 2 of the Local Plan.*
- 3.22. *With regard to the safety and security, the scheme is designed to maximise passive surveillance and clear definitions of public, semi-private and private space. This is reinforced through the landscape general arrangement submitted in support of this application. Parking is designed either in secure courtyards, on plot or within a direct line of sight from all properties. Where possible rear gardens back onto rear gardens to improve rear security. Those to the north will be provided with a safe and secure rear boundary.*
- 3.23. **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.
- 3.24. **Comment:** *This policy has been adhered to fully. (Please see our landscape general arrangement for more information.) The landscape has been carefully designed to link the wider countryside and the town in this urban fringe environment.*
- 3.25. **Policy 7 (GD12)** provides guidance for development on unstable land, landfill and contaminated sites. It states that in the case of sites of known contamination or instability the proposal is accompanied by a full assessment of the effects both of, and upon, the development. Where appropriate, conditions will be imposed, and/or planning obligations sought, to ensure investigation prior to the development, adequate monitoring during and after development and the implementation of any necessary remedial works.
- 3.26. **Comments:** *A contaminated land report has been prepared to accompany this planning application. Its scope and detail has been previously agreed with the Local Authority. The*

*investigations and assessment to date demonstrates that the site can be remediated effectively without danger to the health of existing and future residents. However, further investigations are required to refine the findings and conclusions of the original report and to inform and enable the details of the proposed remediation to be finalised. The “report review” prepared by CL Voelcker by letter dated 08 March 2011, sets out the further investigations required and concludes that these further works can be the subject of a condition precedent in accordance with the advice in Circular 11/95 (Planning Conditions).*

- 3.27. **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. Natural facing materials will be required in locations conspicuous from public viewpoints within areas conspicuous from the Peak District National park and in conservation areas and their settings.
- 3.28. **Comments:** *This is an outline planning application and details for materials and surfacing will be the subject of a reserved matters application. However, the site is not within a Conservation Area, is some distance from the Peak Park, and is not directly open to view from the open countryside to the east. The design of the indicative elevations and layout has assumed the use of a mixture of local materials such as natural stone, red brick and slate roofs.*
- 3.29. **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. This includes the renewal of recently expired permissions on previously developed land inside the built up area boundary.
- 3.30. **Comment:** *As noted this is previously developed land (a former Quarry). The development is entirely within the built up area of New Mills, and can be considered as being a renewal of a now expired permission.*
- 3.31. **Policy 44 (H9)** considers affordable housing and emphasises the need to ensure the provision of affordable housing for local needs in residential development schemes including renewals of existing or recently expired permissions. Under the terms of these policy sites of 0.5 hectares or more or development of 15 dwellings or more there will be a provision for affordable housing.

- 3.32. Negotiations will be undertaken on the basis of the following criteria:
- The level and type of affordable housing needed in the area.
  - The suitability of the site to accommodate a range of house types and sizes.
  - Proven site development constraints
  - The proximity of local services and facilities
- 3.33. *It is quite clear from the investigations and discussions with both the local planning authority and Housing Associations active within New Mills, that there is an identified need for affordable housing within New Mills and that this site is a suitable location for some affordable housing. The mix of house types has been informed by the consideration of the local housing need as identified by the local planning authority (mostly 2/3 bed family accommodation with a 80:20 rent to shared ownership split).*
- 3.34. *However the site is subject to a proven site development constraint, namely ground conditions and contamination arising out of the historical landfill. This will result in significant additional costs associated with the necessary remediation and development requirements. It is not possible to estimate the likely over costs at this stage or whether they would or to what extent they might, affect the ability of the site to deliver its share of affordable housing. It is therefore proposed that at this stage, outline planning consent should be granted subject to a legal agreement requiring the provision of affordable housing under the terms of Local Plan Policy 44 (H9).*
- 3.35. **Policy 46 (H11)** provides guidance on the layout and design of residential development. The policy includes a presumption in favour of developments that incorporate good design, that promote a mix of housing types, and create safe accessible places that reflect local distinctiveness. **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.
- 3.36. **Comment:** *This is an outline planning application only. However, this application includes an indicative site layout which demonstrates a commitment to high quality design and layout. The indicative elevations shown are a reflection of the local built form. The built form encloses a mix of parking areas and open amenity space to create an attractive public realm. The layout and type of the parking proposed is based on the guidance given for suburban development in the English Partnership document, "Parking What Works Where".*

***Other Local Policy Guidance***

- 3.37. **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.
- 3.38. Further to this it states that streets should be “connected, convenient, comfortable and safe”. The document states that it has three preferences for layouts and those developments should clearly fit into one of these categories:
- Irregular and Organic,
  - Linear Grid
  - Axial and Picturesque
- 3.39. **Comments:** *The indicative layout and landscape drawing demonstrate a commitment to ensuring the delivery of the objectives of the SPD. The indicative layout favours the irregular and organic layout, but maintains the strong building lines - this is common in New Mills.*
- 3.40. 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.
- 3.41. **Comment:** *This application has been developed to meet the following sustainability standards. Whilst, at outline stage, we are unable to specify all of the elements of sustainable design, we are confident that this development and the house types proposed are capable of meeting the required standards.*
- 3.42. *These standards include the achievement / delivery of:*
- *Code for Sustainable Home Level 4*
  - *Lifetime Homes*
  - *Building for Life Silver Standard*
- 3.43. *This Planning, Design and Access Statement also include the Council’s sustainability checklist in order to fully accord with that element of the SPD requirements. Further details are contained within Chapter 7 of this document.*

- 3.44. 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*.
- 3.45. 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 walls are also common. This approach is set out in the document under the heading "*Towards a New Vernacular*".
- 3.46. **Comment:** *The design for the indicative elevations has been informed by the guidance within this policy. The elevations are simple using natural stone and a simple window arrangement with clear sills and surrounds. The landscape scheme submitted with this application includes groups of amenity trees and low dry-stone walls accordingly.*

#### **Design Policy Justification**

- 3.47. 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 makes to the public realm. Development should be designed to respond successfully to the physical constraints to the site and where relevant its historical context.
- 3.48. **Comment:** *This Planning, Design and Access Statement has been designed to demonstrate how this outline planning application has addressed the wider design agenda. This application and its indicative layout is considered to be totally in accordance with the best practice in design and is developed to achieve a Building for Life Silver Award. Our internal assessment against the BfL criteria is included within this document.*

#### **Other Material Planning Considerations**

- 3.49. **Planning for Growth:** A number of Ministerial Statements have been issued over the past 12 months which have outlined the Government's approach to planning, one such being the Government's "Plan for Growth". This introduces, amongst other things, a "*powerful presumption in favour of sustainable development and opening up more land for development*"

- 3.50. This was accompanied by a ministerial statement from Greg Clarke advising that; *“The Government’s priority in reforming the planning system is to promote sustainable economic growth and jobs. Government’s clear expectation is that the answer to development and growth should wherever possible be “yes”, except where this would compromise the key sustainable development principles set out in national planning policy”*.
- 3.51. Draft National Planning Policy Framework: The DNPPF advises that, *“at the heart of the planning system is a presumption in favour of sustainable development”*, and that local planning authorities should, *“approve development proposals that accord with statutory plans without delay”*.

## 4.0. Scheme Development

4.1. This chapter is designed to demonstrate how the design and layout of the outline scheme submitted has been influenced as a result of discussions with the statutory parties and the community consultations. It begins by setting the key design principles for this site. Further detail of the key design characteristics are contained in Chapter 5 - Development Parameters.

### *Original Design Principles*

4.2. There are six original design principles that have formed the basis of this planning submission and the Indicative Layout:

1. Ensure the delivery a mix of house types, ranging from family homes to small starter homes, necessary to support the general mix in the Marsh Lane area;
2. Ensure that vehicular access can be taken safely and conveniently from Marsh Lane;
3. Ensure that the amenity of the surrounding residents and properties is maintained and enhanced where possible;
4. Ensure that the development can cross-subsidise any remediation necessary to make sure that the site can be developed safely;
5. Ensure that the development reflects the areas distinctive local character in terms of materials and architectural style; and;
6. Ensure that the landscape design is of high quality, supporting the surrounding landscape character and encourages biodiversity.

### *Discussions with Statutory Parties*

4.3. Over the last five years, there have been lengthy and detailed conversations with both the planning department at High Peak Borough Council (HPBC) and Derbyshire County Council Highways Authority. A series of meetings with the Council's Planning Department have confirmed the Council's commitment to see sustainable housing development delivered on this brownfield site. Pre-application meetings with the Planning Department have confirmed the scope of the supporting documentation necessary and have approved of the general approach taken with this application specifically as outlined the Council's letter dated April 2010, responding to the pre-application discussions.

4.4. Our design team have worked closely with the Local Highways Authority to explore the access and traffic impact. There have been issues that have had a negative effect on previous applications (specifically those issues arising from taking access through the Vicarage), and therefore, ensuring that an acceptable technical solution is arrived at has been the focus of these discussions.

- 4.5. Discussions between the Highways Authority and AHA have focused around the visibility splay for the access onto Marsh Lane - further details are contained with chapter 6. The Local Highways Authority has confirmed that the design of this access is suitable in principle, for the number of vehicle movements anticipated from the proposed scale of development.
- 4.6. In addition, discussions took place with the Council's Environmental Health Officers that resulted in the agreement to the scope of the Site Investigation and Contamination Assessment undertaken in 2004. Agreement was also reached at that time, on the findings and conclusions and the overall remediation proposals.

#### ***Community Consultation***

- 4.7. A Community Consultation Event was held on 7 September 2010 between 6pm and 8pm at the Vicarage, Marsh Lane, New Mills. At that point an indicative site layout was presented, with members of the design team on hand to discuss and answer any questions. The event was publicised to the local Council members via a leaflet that was also posted to all of the surrounding residents on Marsh Lane, Quarry Bank Road and Church Street. The leaflet provided a summary of the scheme proposals, the date, time, and venue of the consultation event, and information on how to contact the team for further details.
- 4.8. Over 30 people attended the consultation event and discussed the proposals. A feedback form was prepared and we received 13 completed questionnaires. The majority of the responses were from residents on 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. A full report is included at Appendix D.
- 4.9. From this five key issues were highlighted by the local residents which are listed below along with a short response in italics:
- a) Potential impact on the traffic flow along Marsh Lane and the junction with Church Street;
- 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 scheme. They have also confirmed that there is excess capacity on both Marsh lane and through the surrounding junctions to accommodate the traffic generated.*

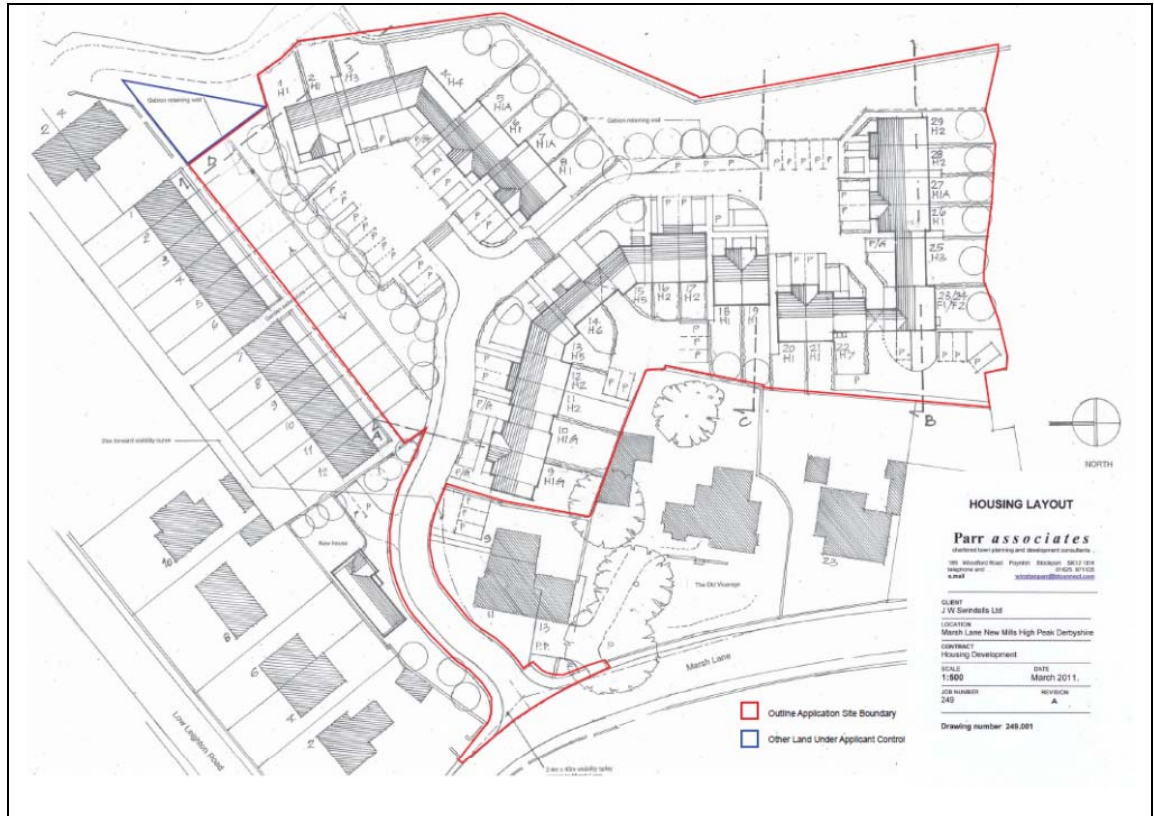
- b) The inadequacy of parking on site causing increased pressure on Marsh Lane;  
*The on-site parking has been designed within the Council's standards. We have also included a number of visitor spaces in order to increase the capacity of the parking provision on-site. In addition there are a number of incidental spaces within the overall design. We are therefore confident that there is adequate on-site parking for 29 dwellings and it is not anticipated that the development will give rise to any additional parking demands on Marsh Lane. Every effort has been made to ensure that this is not an issue for surrounding residents.*
- c) The development has too many houses - it is overdevelopment;  
*This scheme has been designed to make best use of the site and its location, whilst at the same time taking full account of the character and appearance of the immediately adjoining development. Surrounding densities are between 30 and 50 dwellings per hectare. This scheme is designed at a density of 27 dwellings per hectare which is lower than most of the surrounding development, but is considered appropriate for a site that adjoins open countryside. All of the dwellings have fairly large gardens to accommodate the sustainability standards (Lifetime Homes and Code for Sustainability Homes). The scheme also includes a good deal of surrounding landscaping. It cannot, therefore be seen as overdevelopment and we disagree with this observation.*
- d) The contamination issues on the site are not sufficiently addressed;  
*Specialist contamination and remediation consultants have conducted site investigations on the site. This has included a series of trail pits to understand the nature of the fill material and the extent of any contaminants. Full details are provided in the accompanying report along with a series of broad remediation measures that they consider may be appropriate and acceptable. It is acknowledged that further investigations will be required to enable the final preparation of detailed remediation proposals. These investigations and the remediation proposals will be the subject of planning conditions.*

- e) The possible impact by way of noise and visual intrusion on the amenity of adjoining residents;

*The scheme is a “good neighbour” proposal in land use terms and it has been demonstrated that the site can be developed for residential purposes without any unacceptable impact on the amenity of local residents. The illustrative layout has demonstrated that the site can be developed in an efficient and beneficial way and meet, and in many cases exceed, the Council’s recommended minimum distances between dwellings. At the request of the local residents, landscape boundaries have been placed around the edge of the development to provide added visual screening where appropriate. We have also ensured that added security can be achieved for the properties along Marsh lane by ‘backing’ new properties onto these and securing their rear fences.*

## 5.0. Development Parameters

5.1. The following ‘development parameters’ are designed to provide a summary of the scheme under the specific headings set out in DCLG circular 01/06. Further details can be found throughout this document, specifically in the previous chapter, ‘Scheme Development’ and chapter 7, ‘Sustainability’. For completeness, access is dealt with in a separate chapter of this document in chapter 6. An internal Building for Life Assessment is also included in this section.



Indicative Site Layout

***Use and Quantum***

- 5.2. This development comprises of 29 residential dwellings of two or three bedrooms. There are six different types, ranging from two bed roomed apartments, to larger three bed family homes with an associated garage. The types chosen are a reflection of local need and the specific design characteristics of the site.
- 5.3. This development also includes associated amenity planting and incidental amenity spaces. Therefore the density for this development is 27.3 units per hectare.

***Layout***

- 5.4. The indicative layout presented with this planning application is a reflection of a series of site specific circumstances as set out below:
- a) To create a strong and legible urban form, based around a strong building line, in an angular format, reflective of other streets in around the historical centre of New Mills;
  - b) To provide as many properties as possible with a aspect that is within + / - 45 degrees of the south to ensure that we can maximise the opportunities for solar gain and minimising energy use;
  - c) To ensure that all rear garden space has a uninterrupted south facing elevation in order to allow for best use of this space - in many cases, an area of the garden will collect evening sun;
  - d) To secure the rear gardens along Marsh Lane by placing the rear of properties up against these gardens and therefore improving the safety and security of boundaries for all properties;
  - e) To protect the residential amenity of the Arden Estate properties by making provision for an 8 metre deep garden extension to the front of each properties;
  - f) To allow for a significant landscape boundary planting where appropriate between existing properties and the development site which is designed to minimise overlooking and protect amenity and noise (this was a key requirement of local residents during local consultations); and;
  - g) To deliver a mixture of parking typologies including in curtilage, in garage, on street and where practicable, behind the building line in courts (an approach consistent with English Partnerships guidance 'Parking what works where' [2004]);
- 5.5. The Indicative Layout shown is a clear response to these points. Specific corner buildings have been designed to ensure that there remains a strong urban form, whereby dwellings which extend over passages and gateways to allow for access to rear bin stores and rear parking courts. Careful design has also limited the number of exposed (and less active) gables within the scheme to maximise passive surveillance.

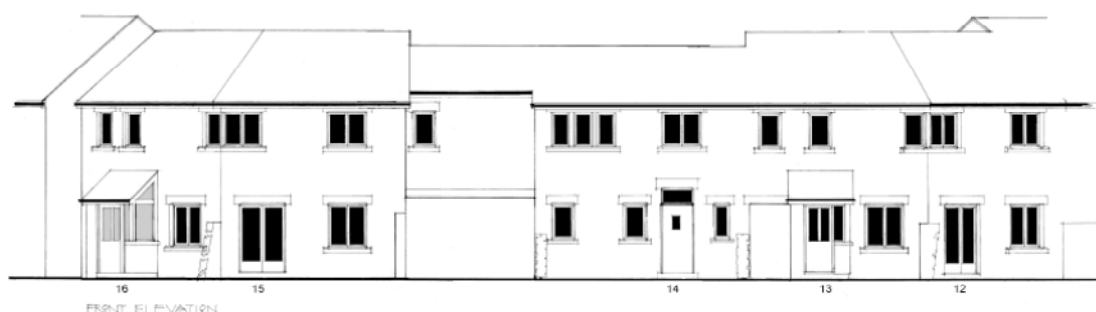
- 5.6. There will be some limited alterations made to the escarpment / quarry face, in order to accommodate the layout as proposed.

**Scale**

- 5.7. As this application is an outline only, the exact height of these dwellings has not yet been finalised, however, all dwellings are two storeys as a reflection of the local built form. It is anticipated that each building would be approximately 6 metres to the eaves and 9 metres to the ridge. Garages will be single storey only.

**Appearance**

- 5.8. As this is an outline application, details of appearance are reserved. At this point it should be stressed that all materials are indicative. A study of the local building materials has informed the indicative elevations that are submitted with this application.
- 5.9. Appropriate materials for the walls are considered to be local riven stone, red brick and finished stone windows and door surrounds. Roofs should be slate grey or similar in order to reflect the local characteristics.
- 5.10. The dwellings have been designed in a simple style with small gables protruding, a reflection of a local feature.



**Indicative frontage showing strong building line and access archways (centre) to rear parking courts**



**Indicative frontage to the south showing strong enclosure and elevation interest**



Rear elevation for units 20 – 23 showing large south facing windows maximising passive solar gain

**Landscape**

5.11. A landscape general arrangement has been submitted with this application. The landscape treatment for this scheme is based on a series of design parameters which will support the layout and ensure that local character and identity is ensured:

- Planting will use native or native hybrid species, specifically for the trees and hedgerows in order to ensure local ecology is ensured;
- 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, semi-public and private space.
- The remodelled mound will be planted with species to encourage its natural regeneration.



Landscape General Arrangement (drawing Ref: 10-036-LAND-P002\_RevB)

***Building for Life Assessment***

- 5.12. Our design team have undertaken an internal assessment of the design against the criteria set out CABE in its *Building for Life* criteria. The complete assessment is contained at Appendix A. The aim is to achieve a Silver Standard, and whilst at the outline stage we cannot address all of the points in detail, there are many where we can demonstrate a commitment to this standard. We believe that this development, when delivered has the potential to achieve the Silver Standard.

***Councils Sustainable Checklist***

- 5.13. We have studied the Council's Sustainability Checklist and our response to each of the points is set out in Appendix B. Some points are not applicable and are therefore excluded. We consider that this application is highly sustainable when considered against the Council's Checklist.

***Code for Sustainable Homes***

- 5.14. 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 outline planning stage, there are a number of key interventions that can be agreed to, in order to demonstrate the projects commitment to achieving Code Level 4.
- 5.15. 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. A full list of the proposed features is contained at Appendix C however, at this stage it is difficult to commit with any certainty to specific elements.

***Lifetime Homes***

- 5.16. The lifetime homes standards seek to ensure that the 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 we have considered a number of features as set out in Appendix C.

## 6.0. Access Assessment

6.1. The following section is designed as a summary of the more detailed Transport Assessment (TA) prepared by Ashley-Helme Associates (AHA). This comprehensive study has been undertaken to consider the implication of the development of this site (29 residential dwellings) in addition to the concurrent full planning application for two extra dwellings on the adjoining site through which vehicular access for this site is to be taken. This combined assessment is required in order to provide the entire picture of the development implications on Marsh Lane.

### ***Accessibility by Non-Car Modes***

6.2. 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.

6.3. 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.

6.4. Para. 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.”*

### ***Traffic Impact***

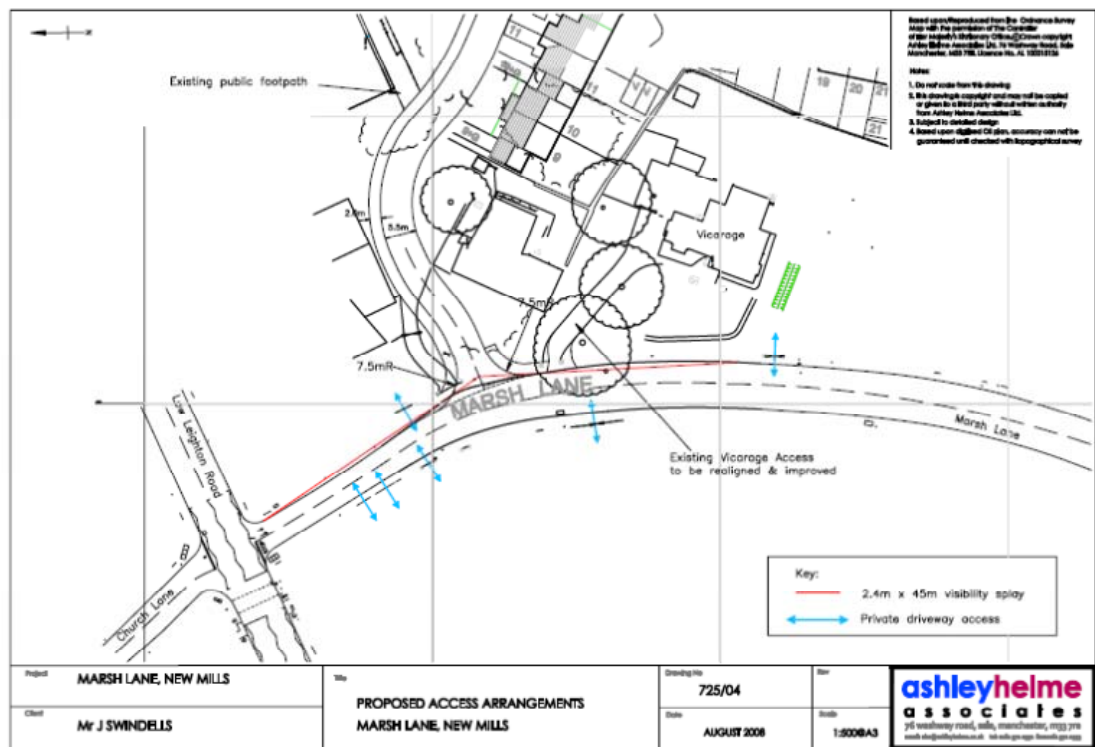
6.5. AHA has undertaken a series of traffic counts along Marsh Lane in order to inform their analysis of the traffic impact. They have identified that, at peak hours, Marsh Lane has approximately 364 two way movements per hour. This is 27% of the capacity of Marsh Lane. A survey has also concluded that there are low reports of accidents and relatively low speeds along Marsh Lane.

6.6. An assessment using the TRICS database has demonstrated that it is anticipated that there will be on average 15 vehicle movements in the AM Peak and 18 vehicle movements in the PM peak. The government sets standards for Transport Assessments within its document *“Guidance on Transport Assessments”* and states that movements below 30 within the peak hours are ‘not material.’

6.7. As a consequence AHA have concluded in para 4.33 of their report that *“the traffic impact of the proposed residential development is not material”*.

**Proposed Access and Servicing**

- 6.8. Access is not a reserved matter and therefore designs have been submitted by AHA (Ref 725/04). The access road design that has been discussed at length with Derbyshire County Council Highways. The guidance and the surveys suggest that a 5.5 metre wide access with a visibility splay of 2.5 x 31 metres would be appropriate. However, DCC Highways have requested a splay of 45m and we have been able to accommodate this within the design. This access is shared with the current full application.
- 6.9. Pedestrian access to the development off Marsh Lane is provided on the northern side of the proposed access road until it enters the 'shared surface' areas.



Extract of the AHA junction design with Marsh Lane.

- 6.10. AHA has also undertaken a swept path analysis based on the Indicative Layout to ensure that a refuse vehicle can enter and leave the site in a forward gear. They have concluded that this is easily achieved. Wheeled bins can be brought to the 'back of pavement' by residents for collection.

***Access for All***

- 6.11. The scheme has been designed to accord with Lifetime Homes. All properties have a level access to the front door, as well as ensuring that ground floors all have a toilet, level access between the living and kitchen accommodation and as well as a room capable of being used as a bedroom.
- 6.12. The external works are designed to be used by those who have a disability or visual impairment. The shared surface has not been fully detailed within the landscape General Arrangement as this is only a outline application but could easily accord with any criteria set.

## 7.0. Conclusions

- 7.1. It is considered that this outline application is entirely acceptable from both a planning and a design perspective.
- 7.2. By virtue of the sites allocated status, its previous history of planning applications and its proximity to shops and services this site is entirely sustainable for residential development. It is in accordance with all the relevant levels of design policy, specifically those at the national level which seek a high quality, sustainable design. Sustainability has been at the very heart of the design.
- 7.3. Care has been taken to demonstrate that the when considering the wider landscape, protection of trees and access that this site will be entirely acceptable. The indicative layout (including the landscape general arrangement) demonstrates that a high quality design is possible on this site which protects the amenity of both new and existing residents.

## Appendix A: Building for Life Assessment

### A.1. Environment and Community

- Does the development have easy access to public transport?  
*Yes - the development is within five minutes walk of bus route along the A6015 / Church Road. New Mills has two stations providing connections to Manchester, Stockport and Buxton. These are both approximately 15 minutes walk from the site (see TA)*
- Does the development have any features that reduce its environmental impact?  
*Yes - The development is designed to Code for Sustainable Homes Level 4 even at this early 'outline' stage. Full details are contained within chapter 7 of this document, however, the use of on-site renewable and water collection and sustainable drainage systems are both key features, anticipated at the outline stage.*
- Is there a tenure mix that reflects the needs of the local community?  
*Yes - this site will include some affordable housing. The numbers are subject to discussions with the LPA.*
- Is there an accommodation mix that reflects the needs and aspirations of the local community?  
*Yes - There is a mix of family homes with gardens and parking, and larger two bed roomed apartments. It is considered appropriate addition for the local area, as opposed to the larger homes along Marsh Lane and the small two bed roomed terraces in the nearby Arden Estate.*
- Is the development close to community facilities?  
*Yes - The site is within five minutes walk of local shopping facilities on Church Road and the local primary schools. The centre of New Mills is easily accessible by walking or cycling. There is a large recreation field and children play facilities immediately opposite the site accessed off Marsh Road.*

### A.2. Character

- Does the scheme feel like a place with a distinctive character?  
*Yes - The scheme is designed to support the local built form in both the layout and the materials that are proposed as part of the indicative elevations. The scheme includes a number of local features such as stone walling, stone window and door surrounds and other features that are identified within the Landscape Character Assessment.*
- Do the buildings exhibit architectural quality?  
*Yes - This is an outline application and therefore all details at this point are indicative. Whilst the buildings are designed to be understated, the architectural quality proposed*

*by the layout and the indicative elevations, is designed to be a high quality traditional looking building, with some contemporary elements. This is not a landmark site and therefore this more traditional response is advocated.*

- Are the streets defined by a well-structured building layout?  
*Yes - There are clear and well defined building lines within the development. The use of terraced dwellings has created strong building lines.*
- Do the buildings and layout make it easy to find your way around?  
*Yes - This is a small scheme, however, the buildings define the routes and spaces well.*
- Does the scheme exploit existing buildings, landscape and topography?  
*Yes - there are no existing buildings on the site. The landscape and topography features of the quarry escarpment is used to create a feature within the development and assist in providing enclosure. The escarpment has been used as the basis for the landscape framework shown in the Landscape General Arrangement drawing.*

#### A.3. **Roads, parking and Pedestrians**

- Does the building layout take priority of the streets and parking?  
*Yes - The Indicative Layout submitted demonstrates a clear commitment to the housing that is an appropriate size, shape and proportion to create well enclosed streets. Parking is accommodated in a variety of manners to limit its impact, mainly as part of two 'squares' which are well defined by buildings.*
- Are the streets pedestrian and cycle friendly?  
*Yes - As a result of the low number of units and the low traffic generation, it is possible to design much of the scheme as shared surfaces. Where this is not possible, wide footpaths have been provided to ensure that pedestrians can move to and from the site easily.*
- Is the car parking well integrated so it supports the street scheme?  
*Yes - The parking is designed in accordance with the English Partnership document "Parking what Works Where" and is a mixture of in-curtilage, on street and in small rear parking courts. The variety of the parking measures means that the streets are not dominated by parking, however, there is some activity and vibrancy provided by come-ings and go-ings.*
- Does the scheme integrate with existing roads and surrounding development?  
*Yes - The site connects with Marsh Lane. No connection has been made with Quarry Bank Road as a direct request from the nearby local residents for amenity and security reasons.*

- Are public spaces and pedestrian routes well overlooked?  
*Yes - The indicative layout shows that all the public spaces and roads are well overlooked by the surrounding buildings.*

#### A.4. Design and Construction

- Is the design specific to the scheme?  
*Yes - the indicative layout and elevations have been prepared specifically for this scheme. The house types are standard size and scale, however, the indicative elevations are specific for this scheme and the internal arrangements designed specifically to address the corners and angles demanded by the sites specific characteristics.*
- Is public space well designed into the scheme?  
*Yes - there is only a small amount of public space within the scheme, and this is the form of the two public squares / parking squares. The incidental public space is designed to a high standard with distinctive high quality planting and paving proposed.*
- Do the buildings outperform statutory minima?  
*Yes - All of the buildings are anticipated to achieve Code for Sustainable Homes Level 4*
- Have the buildings made advances in construction or technology?  
*Not applicable at this stage - this is outline only*
- Do the integral spaces allow for adaption and conversion or extension?  
*At this outline stage it is difficult to answer fully. It is intended that the scale of the buildings be sufficient to accommodate lifetime homes standards. Garden space is generous on all properties allowing for the possibility of ground floor extensions and/or a conservatory to be fitted to increase the living accommodation.*

## Appendix B: Completed Council Sustainability Checklist

### B.1. Landuse

- ***How does the proposal improve vacant or derelict brownfield land?***

This site is recognised by the Local Planning Authority as being a brownfield site and is an allocation / commitment. As the site has some limited contamination, delivery of a scheme on this site will improve the quality of the site and the local surroundings.

- ***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.

### B.2. Landscape Protection

- ***How is the building design appropriate to the character of the landscape?***

The indicative house types and elevations prepared in support of this planning application have been designed using the guidance set out in the Landscape Character SPD for High Peak, particularly the guidance contained in the section “Towards a New Vernacular” which is supported by the delivery of the wider standards and checklists set out above.

The landscape proposals are also designed to meet the criteria of this area, including the low stone walls and small groups of amenity trees.

### B.3. Heritage Management

- ***How do proposals reflect the local heritage features?***

This is a small scale development, and therefore it is inappropriate to deliver significant townscape features. Elevation details have been taken from the local Landscape Character Assessment.

- ***How are the external materials sympathetic to the character of the area?***

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.

#### B.4. Layout

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

- At this outline stage we have been able to provide details of a broad indication of dwelling size and type. It is anticipated that of the 29 dwellings proposed the majority will be three bed roomed family homes with gardens. There will be four smaller apartment type units included in the scheme and these are to be two bed units. Whilst this is an outline application, there will be a commitment to delivering some affordable units, the number and type of which are for later discussions.

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

- The scale of this development is such that it does not introduce a significant new townscape. The focus of the layout for this development has been to secure the rear gardens of exposed properties along Marsh Lane and to maintain the effective amenity for those along Quarry Bank Road.

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

- The scheme has been designed to address all ‘Secured by Design’ principles, specifically those contained within *Safer Places* (2004). All the internal routes and roads are well overlooked by active frontages, with a clear delineation between public, private and semi-private spaces through the design and landscape treatment. Parking has carefully been designed into the scheme either as secure rear parking courts, or as well overlooked in curtilage and on-street positions.

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

- Appendix 3 of the Local Plan states that this development (at 29 dwellings) falls within a category that requires limited new open space where there is insufficient provision in the local area. In this instance, there are three local playing field sites; two with public access, within five minutes walk from the site. The largest, just across Marsh Lane from the site access also has local children’s play facilities. The site is also on the edge of the wider countryside with provides other recreational opportunities. Therefore, it is consider that this site is exempt from the 6 Acre Standard as set out in the saved policies.

#### B.5. Travel and Transport

- ***Has a travel plan been submitted?***

At this outline application stage, no travel plan has been submitted. It is anticipated and agreed that a condition should be imposed accordingly to the reserved matters application.

- ***Does the site encourage access by alternative modes to the private car?***

The site is well access by alternative modes other than the private car. Access to local shops and services, as well as alternative public transport is good.

- ***If development is over 100m<sup>2</sup> have three bicycle spaces been provided?***

Each house is provided with secure cycle parking facilities in line with the Code for Sustainable Homes. Each house would be provided with two secure parking spaces within the rear garden, whilst the four apartment buildings are provided collectively with a five space bicycle shed within the rear parking area.

#### B.6. Energy Efficiency

- ***Do the siting and orientation make maximum use of sunlight and wind protection?***

Where possible, natural sunlight has been maximised, with principle elevations designed to face east, south and west. In all cases the gardens are open to a southern aspect to maximise their use throughout the year. The site is reasonably sheltered from the wind, but the layout is designed to shelter, where possible the internal public areas.

- ***Does the development meet Code for Sustainable Homes Level 3?***

The development is designed to achieve Code for Sustainable Home Level 4 in excess of the Council's standards.

#### B.7. Pollution Control

- ***If the site known to be sustainable or contaminated, has an assessment of the effects been undertaken?***

A contamination report has been submitted with this outline application which has assessed the risks associated with contamination and has concluded that successful mitigation is possible without detriment to the public health. (See chapter 2)

- ***How will the development be designed to minimise the effects of light and noise?***

This development is a small scale housing development. It is not anticipated that there will be increased effects from light and noise to the surrounding neighbourhood.

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

This is an outline planning application appropriate details will be provided at reserved matters stage.

#### B.8. Waste Management

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

High Peak Borough Council operates a wider range of householder waste and recycling collections. Each house is provided with a clear access to the rear gardens to locate the black refuse bin, green food and garden waste bin and space for the bottle and can box. Each house has both a large kitchen which can house the other recycling boxes and bags. The kitchen is also large enough to accommodate additional bins for the sorting of recyclable waste in accordance with the guidance contained in the Code for Sustainable Homes (Level 4).

#### B.9. Water Management

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

Care has been taken to use permeable paving where possible throughout the site. This includes driveways, parking areas and the secondary access areas. This will limit the surface run-off from the site.

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

In accordance with the Code for Sustainable Homes, it is anticipated that each home will be provided with a water butt to collect rainwater from the dwelling roof for use in the garden.

**B.10. Biodiversity and Open Space**

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

There is adequate supply elsewhere within the local area. However, the amenity space shown in the indicative layout will be planted accordingly with native trees in small stands in order to reflect the local landscape character. The design of the public realm is of a high quality in order to comply with the local design policy.

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

The landscape general arrangement submitted with this application has two key features that will assist in create ecological networks. In many cases, hedges and lines of trees have been used to define boundaries of the properties. These will help define clear corridors through the site linking the wider countryside with the mature trees and gardens along Marsh Lane.

The remodelled escarpment will be retained as an ecological area. Native planting will supplement the naturally occurring species in order to create a wildlife haven between the public footpath and the housing development. This will be linked by trees, hedges and gardens to the wider network.

- ***Does the layout contribute to trees and woodland?***

Yes - please see above.

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

Yes - a landscape general arrangement has been submitted with this outline planning application. This provides details of the placement of the trees, shrubs and other landscape element. The species are all native and hybrid natives in order to support the local biodiversity whilst being easy to maintain. Landscape is a reserved matter and full details would be available at that point.

## Appendix C: Proposed Features to Achieve Standards

### C.1. *Code for Sustainable Homes Level 4 Feature*

The following other features are included to assist in achieving Code Level 4, and assist in addressing the specific sustainability policies set out in section 2:

- **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;
- **Daylighting** – As detailed previously;
- **Introduction of native hedgerows and species planting** - see landscape scheme
- **Storage bins for recycling waste** – accommodated within the dwelling as necessary (see sustainability checklist in chapter 7);
- **Outside bin storage** – Storage for wheeled bins in accordance with HPBC recycling strategy;
- **Secured by Design** – The scheme has been designed to achieve SBD ;
- **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 Disley, the local bus and train times as well as guidance on recycling and home composting to reduce waste.

### C.2. *Lifetime Homes Features*

- **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

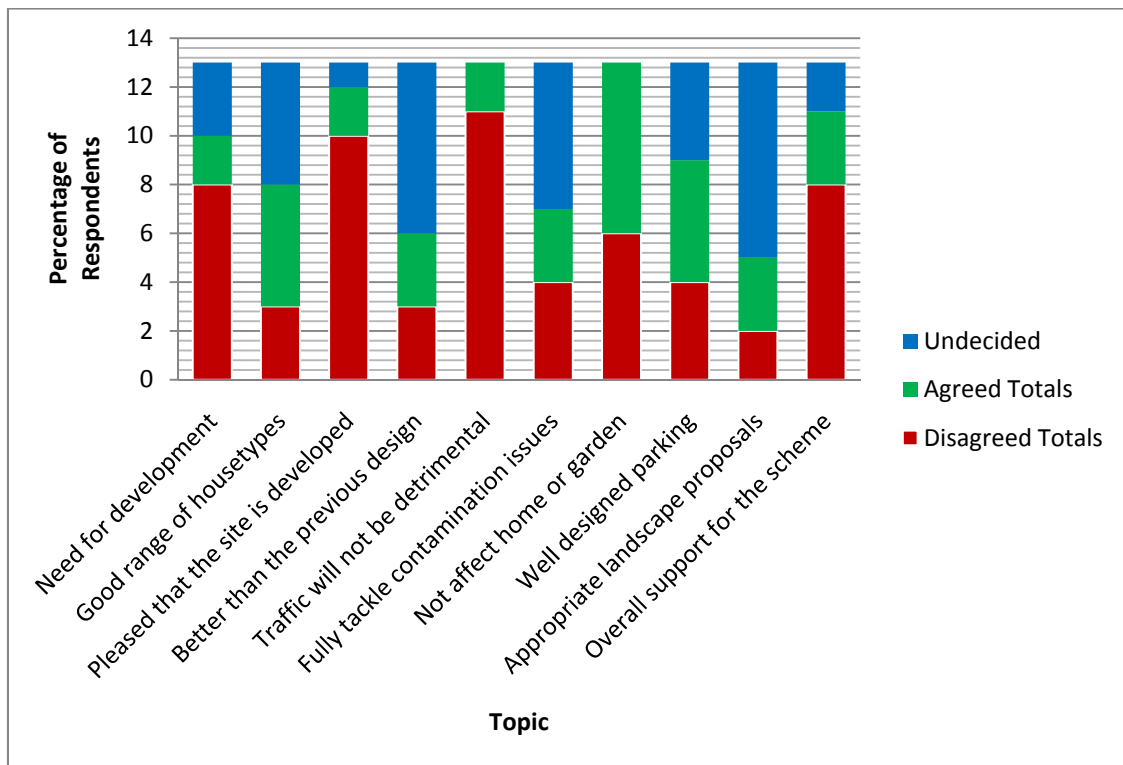
- **Entrance and Living Room on same level** – The kitchen / diner, main entrance, downstairs toilet and front dining room are all on the same level
- **Room on entry level for conversion to bedroom** – The living room in all cases could be converted to a downstairs bedroom as the kitchen / diner would 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.

**Appendix D: Community Consultation Summary Report**

## Marsh Lane, New Mills - Consultation Responses – 11 October 2010

### Principle Questions:

Below is a summary of the responses received to the ten set questions on the consultation feedback forms.



### Overall Points:

- 13 questionnaires were returned completed
- 1 email was also received with some addition comments
- On most of the points the majority of the respondents disagreed with the statement / question
- Overall there is little support for the scheme

### Specific Points:

- Many of the respondents were unsure or undecided on a number of points which include:
  - Better than the previous design
  - Fully tackling the contamination issues
  - Appropriate landscape proposals
- The main disagreements were regarding:
  - The principle of development on this site (i.e. pleased the site is to be developed)
  - The need for the development
  - The impact of traffic - i.e. that it would not be detrimental.
- The areas of greatest community support included:
  - A good range of housetypes are proposed
  - Not affecting local homes and gardens

### **Further Comments Received:**

“The proposal is better than previous schemes but I wonder about the extra traffic it would generate at the Marsh Lane junction. I am glad that only two storey housing are proposed but there does seem to be quite a lot of them for the size of the plot.” - **L. Dawes, 9 Arden Estates**

“There are too many houses on this development and where the junction meets Marsh lane is dangerous and will effect parking on Marsh Lane” - **Anon**

“We are concerned about 1. The dangerous nature of the junction and the impact on traffic, 2. Potential health issues from contamination, 3. Noise and visual impact on our property, 4. Impact on the local area of a new residential development and the lack of demand.” - **Mr and Mrs. Parker, 27 Marsh Lane**

“Would it be possible for me to buy the garden up to the boundary of the garden of the house in front of me (i.e. beyond the 8 metres)? Can the trees be more native to look after the wildlife.” - **Mr Price, 2 Arden Estates**

“Access during the construction and operational phases is predicted to be a significant issue. Why don't you half the number of houses to be built and use the remainder of the site to form a nature reserve.” - **Saffra Wright, 33 Marsh Lane**

“Access is going to be a major problem here. i.e the very busy junction your entrance and exit will go onto. Your acces road doesn't look wide enough either. Why don't you forget about developing the site and turn it into a nature reserve instead?” - **Will Wright, 33 Marsh Lane**

“Too many if, buts and maybes, as to small items that different affect residents” - **Anon**

“Access to Marsh lane and the proposed entry is not suitable, access would be better via Quarry Road” - **N. Truemann, 55 Marsh Lane**

“I was concerned that the site, being raised by two feet, may drain water down our terrace, and am not sure that adequate drainage will be incorporated into the site. I also wondered about the 'shared ownership' - who will own them really?” - **M. Beaver, 8 Arden Estates**

“Main concerns over access leading from Marsh Lane to junction with Church Road.” - **J. Gadd, 8 Yorks Road**

“Deep concern ref enough parking available. The norm now is 2 cars per household” - **R. Miller, 2 Arden Estates**

“There are many issues with the proposed building on this site. 1. Contamination, 2. Access to houses 3. Too many houses” - **Anon**

### **Summary of Further Comments:**

In summary the key points raised in further comments are (in a general order of importance to the community):

1. Potential impact of the junction with Marsh Lane and potential traffic impact
2. Perceived inadequacy of parking provided on site / within the development
3. The development has too many houses - overdevelopment
4. That contamination is not fully or sufficiently addressed
5. Noise and visual impact on adjacent properties
6. Raising the site two feet and impacts on local drainage
7. Lack of demand for homes and affordable housing

# Marsh Lane, New Mills - Consultation Feedback

Question	Topic	Strongly Disagree	Disagree	Undecided	Agree	Strongly Agree	Total Responses
1	Need for development	4	4	3	1	1	13
2	Good range of housetypes	2	1	5	5	0	13
3	Pleased that the site is developed	8	2	1	1	1	13
4	Better than the previous design	0	3	7	1	2	13
5	Traffic will not be detrimental	9	2	0	1	1	13
6	Fully tackle contamination issues	4	0	6	1	2	13
7	Not affect home or garden	3	3	0	4	3	13
8	Well designed parking	2	2	4	4	1	13
9	Appropriate landscape proposals	2	0	8	2	1	13
10	Overall support for the scheme	8	0	2	2	1	13

Question	Topic	Disagreed Totals	Agreed Totals	Undecided	Totals	Difference (A vs. Dis)
1	Need for development	8	2	3	13	-6
2	Good range of housetypes	3	5	5	13	2
3	Pleased that the site is developed	10	2	1	13	-8
4	Better than the previous design	3	3	7	13	0
5	Traffic will not be detrimental	11	2	0	13	-9
6	Fully tackle contamination issues	4	3	6	13	-1
7	Not affect home or garden	6	7	0	13	1
8	Well designed parking	4	5	4	13	1
9	Appropriate landscape proposals	2	3	8	13	1
10	Overall support for the scheme	8	3	2	13	-5