HPK/2013/0517

Moultlet/1742

OUTLINE RESIDENTIAL DEVELOPEMNT- LAND OFF WESTERN LANE, BUXWORTH

HIGH PEAK
11 SEP 2013
BOROUGH COUNCIL

PLANNING CONSIDERATIONS STATEMENT (REVISED)

Current Local Plan 2005

The site lies within Buxworth village in an area where policy H1 of the present Local Plan 2005 would not normally encourage residential development.

However this policy in particular is out of date as the Council cannot demonstrate a 5 year supply of deliverable housing sites.

The Annual Monitoring Report 2011 identified only 2.4 years supply of housing land available in High Peak measured against the Regional Plan Housing targets where 5 years worth is required.

Looking at this situation in her recent appeal decision (APP/H1033/A/11/2159038) the Inspector stated that "In these circumstances the housing land supply falls significantly short of what is now required" concluding Local Plan policy H1 "is out of date".

This application therefore should be considered on the basis of other relevant considerations.

The National Planning Policy Framework 2012 (NPPF) is a relevant consideration that carries significant weight in considering this application.

NATIONAL PLANNING POLICY

The National Planning Policy framework 2012 (NPPF) sets out the Governments planning policies in a single document which revokes and replaces previous guidance.

At paragraph 14 the NPPF states that where the development plan is absent, silent or relevant policies are out of date permission should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted".

The presumption in favour of sustainable development

Paragraph 6 of the NPPF makes it clear that sustainable development means that development proposals must be assessed against policies 18-219 of the Framework as a whole. Such an assessment should be read in the context of 3 economic, social and environmental measures set out at Paragraph 7 and the guidance at Paragraphs 8-17 of the Framework and that all elements of a proposal should be balanced such that even if there is a conflict with one aspect of a policy an overall development may still be sustainable.

Sustainable development

At paragraph 49 the NPPF states "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites".

For the reasons below the application proposals perform a positive economic, social and environmental role and comprise sustainable development in accordance with the NPPF.

At paragraph 7 the NPPF defines sustainable development as having three elements which require the planning system to perform:-

a) "an economic role, contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time".

To address the lack of housing land in the Borough the Council is currently consulting on sites it proposes to allocate in a new Local Plan.

In the Buxworth area the Council sees a need for at least 50 new homes and has identified what they believe to be a sustainable site at Britannia Mill albeit this is remote from Buxworth village (see Emerging Local Plan-APPENDIX 2).

No planning permission has yet been granted and therefore this site is not deliverable at present.

The application site will contribute housing land of the right type, in the right place at the right time.

During the construction of the development construction jobs will be created. It is reasonable to expect that local people will take up some of these jobs.

Additionally construction will support local suppliers of building materials and other businesses.

Once completed occupiers will create additional business for local facilities, shops and services.

The development will attract New Homes Bonus for the Council over a period of years. In the present economic climate and reductions in the Council's funds all extra income would benefit the area. Eventual occupiers will also increase Council Tax revenue.

b) "a social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the communities needs and supports its health, social and commercial well being".

The present housing stock includes a large proportion of 2up/2down cottages which soon become too small for growing families who are forced to move away. The proposed development would offer more family homes.

The proposed development has easily accessible local facilities and services. These are identified at (see Local Facilities and Services -APPENDIX 1).

The site benefits from its close proximity to 2 pedestrian/cycle friendly routes which meet around the Buxworth canal basin well away from vehicular traffic.

To the west the canal towpath (shaded blue) runs to Whaley Bridge providing safe access to a Tesco superstore on the canal itself, and in Whaley Bridge a post office, junior school and after school club, medical centre, chemist, shops and restaurants and the railway station served regularly by the Buxton-Manchester line. All these facilities/services are less than 1 mile from the application site and can be accessed comfortably on foot, bicycle or by public transport.

To the east the Peak Forest Tramway Greenway (shaded green) runs to Chinley and beyond providing safe access to the Youth centre and sports ground, post office, chemist, shops and restaurant and the railway station regularly served by the Sheffield-Manchester line. All these facilities/services are little more than 1 mile from the application site and can be accessed comfortably on foot or bicycle or by public transport.

Nearby there is a primary school, memorial club and the football and cricket clubs.

c) "an environmental role, contributing to protecting and enhancing our natural, built and historic environment and as part of this helping to improve bio diversity use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy".

The application site is of no historic significance and has no heritage assets. The Buxworth canal basin Scheduled Ancient Monument is located entirely on the north side of the A6 trunk road.

The proposed development will not harm the natural or built environment. Generally those houses overlooking the site have views looking north to north east towards Cracken Edge and South Head. None of these views would be affected by the proposals.

More local views beyond the site are already limited by a large number of mature trees growing on the south embankment of the A6 trunk road providing a screen/sound barrier.

Generally only the upper floors or roofs of the proposed houses will be seen from the living rooms of the surrounding properties.

Maximum energy efficiency and minimum CO2 emissions, waste and pollution will be key objectives in the sustainability of the proposals.

Traffic as a result of construction will be carefully managed to minimise impact and removal of residual waste kept to a minimum.

Any concerns that this development will open the door to further development outside the present built up area would be unfounded as the proposed site is bounded by Green Belt to the east, the present built up area to the south and west and the A6 trunk road to the north.

High Peak Interim Housing Policy Statement 2009

The HPIHPS clarifies the Council's interim approach to planning applications for residential development for the time between surviving saved Local Plan Policies and the adoption of the new Local Plan.

This provides a 5 point Housing Justification Checklist which if met requires proposals will be looked on favourably when considered for approval:

-the suitability of a site for housing including its environmental sustainability.
-using land effectively and efficiently.
-ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the area and does not undermine wider policy objectives.
-ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people and
-Achieving high quality housing.

The application proposals will meet all these requirements.

High Peak Emerging Local Plan

The Council in its draft for the new Local Plan has identified a need in the Buxworth area for at least 50 new homes. It is presently consulting on a proposed sustainable development concentrated at Britannia Mill; a brown field site well away from the village centre, to meet this need (see Emerging Local Plan Proposals- APPENDIX 2).

In her recent appeal decision the Inspector criticised the current Local Plan in that "its overwhelming emphasis upon brown field sites are inconsistent with the provisions of the NPPF".

Whilst the emerging Local plan acknowledges the need for housing land in the Buxworth area concentrating all new homes in one locality remote from the village would bring little, if any, benefit to the village itself.

PLANNING SUMMARY

The NPPF is a material consideration that carries significant weight in regard to this application. It sets out a presumption in favour granting planning permission for development unless the harm of doing so would significantly and demonstrably outweigh the benefits of that permission.

The application demonstrates that the proposals will:-

1) be sustainable in a sustainable location in the village centre with access to public transport routes, a wide range of community and recreation facilities nearby and easy access to retail and medical services including local schools.

2) comply with the relevant policies of the Local Plan.

3) contribute to some of the housing needs in the area recently identified by the Council.

4) create a high quality residential development which will reflect the character and be sympathetic to the surrounding area.

5) encourage a sustainable approach to transport using pedestrian and cycle ways to access local facilities and services.

6) Increase Council tax revenue and attract a New Homes Bonus.

7) present no practical constraints which are not capable of being addressed by design.