

**Town and Country Planning Act 1990  
(As Amended)**

Design and Access Statement

Outline planning application for up to  
275 dwellings, 500 square metre day  
nursery, sports pavilion and associated  
infrastructure

Site: Land at Burlow Road/Heath Nook  
Road, Harpur Hill

Document date: September 2013

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## **1.00 INTRODUCTION**

### **Purpose of the Statement**

- 1.01 This statement has been prepared by Knights LLP (planning consultants), MCK Associates (Architects) and Tyler Grange (landscape architects) on behalf of Harpur Homes to accompany an outline planning application for residential development on land at Burlow Road and Heath Nook Road, Harpur Hill, Buxton.
- 1.02 This statement has been prepared in accordance with the Department for Communities and Local Government's (DCLG) Circular 01/2006 which requires such an application to be accompanied by a Design and Access Statement. In preparing this statement, reference has also been made to the Commission for Architecture and the Built Environment's (CABE) guidance on "Design and Access Statements: How to write, read and use them" (CABE 2006).
- 1.03 The purpose of this statement is to explain; "the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with" (para. 80, DCLG Circular 01/2006).
- 1.04 The document is divided into 7 sections as follows:

#### **Section 1 – Introduction**

Outlines the purpose of the document

#### **Section 2 – Landscape Assessment**

Provides a comprehensive summary of the landscape assessment of the site and sets out the landscape strategy recommendations for the development proposals;

#### **Section 3 – Site Assessment**

Considers the site and its surroundings in terms of the physical, social and economic context

#### **Section 4 – Evaluation**

Identifies the site's constraints and opportunities;

#### **Section 5 – Design Concepts and Principles**

Presents the design concept and principles which underpin the proposals

#### **Section 6 – Design Proposals**

Sets out the uses and amount of development proposed, access arrangements, layout of development, scale of buildings, landscaping treatment, appearance and use of resources;

### **Section 7 – Summary**

Provides an overview of how the development proposals achieve the design principles established in Section 5.

1.05 This statement should be read in conjunction with the planning application and its accompanying documents including:

- Planning Statement;
- Landscape and Visual Impact Assessment;
- Geophysical Survey;
- Ecological Appraisal;
- Economic Benefits Report;
- Environmental Statements (Noise and Pollution);
- Flood Risk Assessment;
- Transport Assessment.

## 2.00 LANDSCAPE ASSESSMENT

### Introduction

2.01 In order to establish the degree of change arising from the development of the Site and the extent to which that change will affect local receptors, it is important to understand the existing situation and Site context in terms of amenity, availability of views and the landscape character associated with the local area.

2.02 Therefore, a Landscape and Visual Impact Assessment (LVIA) has been undertaken in accordance with the methodology set out within:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Second Edition, Landscape Institute and IEMA, 2002;
- The revised and updated Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and IEMA, 2013; and
- Landscape Character Assessment – Guidance for England and Scotland, Scottish Natural Heritage and the Countryside Agency, 2002.

2.03 The assessment of the 'nature of the development effects' depends on the degree to which the proposed scheme:

- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
- Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
- Affects strategic and important views in addition to the visual context of receptors.

### Site context

2.04 The application site falls into two distinct parts, and for the purposes of this statement are referred to as "Site A" and "Site B".

2.05 **Site A** is located to the north of Burlow Road and Heathfield Nook Road to the south eastern edge of Harpur Hill. The broadly 'L' shaped sloping arable land parcel covers approximately 6.58ha and bounds Burlow Road Playing Field which lies to the immediate south. Site A is aligned to the east by the raised embankments of an operating freight rail line and is contained to the north-west by a dense tree belt that largely screens the adjoining former University of Derby High Peak College development site and residential development at Hillside and Trenchard Drive

beyond. Site A is bounded by low, degraded limestone wall interspersed with clumps of Hawthorn, Elder and scattered self-seeded Ash but retains a fairly open southern boundary.

2.06 **Site B** is located to the south of Burlow Road, to the west of Hillhead Lane. Site B consists of a gently sloping rough grassland land parcel covering approximately 5.20ha located at the southern edge of Harpur Hill. Site B is adjoined to the north by residential development off Burlow Road, as well as highways infrastructure and the Severn Trent Water Sewage Pumping Station, with further residential development off Dolby Road at the north western Site boundary. The southern, eastern and western Site boundaries are formed by a low crumbling dry stone wall and post and rail fencing interspersed with scattered shrubby clumps of self-seeded trees and scrubby vegetation. A belt of scattered young-mature trees intersects the middle of the Site from its southern to north western corner.

2.07 Local topography and land uses beyond the Site are typified by a steeply sloping former quarry and open arable landform to the south of Site B, and an expanse of settled mixed agriculture and grazing fields with scattered residential development traversed by 'A' roads, including the linear A515 corridor, and meandering rural lanes, railway infrastructure and local industrial enterprise.

2.08 Beyond the settled valley basin landscape to the east of Harpur Hill lies the rolling rural backdrop of the Peak District National Park, formed by a patchwork of small to medium scale dry-stone wall enclosed agricultural fields, predominantly in dairy farming use, with areas of active and former quarry, isolated farmsteads and nucleated settlement with incised wooded dales and river valleys.

### **Landscape Character and Capacity**

2.09 The Site and surrounding area is also identified within the Peak District Landscape Character Assessment document, prepared in March 2008 on behalf of the Peak District National Park Authority. Within the study the Site is located within the "Limestone Plateau Pastures" LCT, which is described as "*a planned agricultural landscape, derived from the enclosure of former commons around and beyond the older settled core of the village farmlands*". The key characteristics of the LCT are included below:

- *A rolling upland plateau with open views to surrounding higher ground;*
- *Pastoral farmland of regular pattern of small to medium sized rectangular fields, enclosed by limestone walls;*

- *Localised field dewponds and farm limekilns with Medieval granges surrounded by older fields;*
- *Discrete tree groups and belts of trees with isolated stone farmsteads and field barns; and*
- *Relict lead mining and quarrying remains with prehistoric monuments, often on hilltops.*

2.10 The appraisal of existing land use is another useful tool for determining how the landscape has changed. It does not involve the application of sensitivity or value, but does assist in exploring the suitability and ability of the landscape to absorb further change, restoration and enhancement in relation to such matters as condition, scale, relationship with other uses and spatial arrangement.

### **Visual Analysis**

2.11 A detailed visual analysis of the site is contained within the accompanying LVIA by Tyler Grange.

### **Landscape Strategy**

2.12 In response to the assessment work undertaken it was determined that the site had capacity to absorb development successfully without detriment to the landscape character and local views. To aid the assimilation of the development into the landscape a number of policy linked strategy suggestions were established to influence the development layout, including:

- The illustrative masterplan has been designed to respect its surroundings, important landscape features and to contribute positively to the character of the area through referencing local development scaling and densities, the provision of a series of public open spaces throughout the scheme, the retention of existing vegetation and the establishment of stone walling and clumps of native trees to define the development parcel to reference the local vernacular and existing landscape framework, in accordance with SPD and local policy (H11, OC4, OC10, BC1, GD4, GD5, GD6). A key aim of local policy is also to maintain and enhance the functionality and amenity of the local public rights of way network (Policy TR11).
- The scheme references local topography constraints to adhere to an appropriate upper extent of development (northern boundary at Site A and south east and south western boundaries at Site B) to safeguard the upper reaches of surrounding landform to reduce wider visual impacts wherever

possible, particularly with regard to views of the scheme from the surrounding landscape, notably from within the Peak District National Park (Policy OC5).

### **Local Landscape Designations**

- 2.13 The Site falls within the administrative county of Derbyshire, within the district of High Peak. There are no specific landscape designations that cover the Site; however, the relevant landscape and visual policy concerned with preserving or enhancing local landscape and settlement character and retaining existing landscape features is contained within policies OC1, OC4, GD4 and GD6.

### **3.00 SITE ASSESSMENT**

3.01 This section provides a summary of the assessment undertaken of the site and its physical, social and economic context.

3.02 The site is located to the south east of Harpur Hill , adjacent to a bus terminus, which links Harpur Hill to Buxton town centre via a half-hourly bus service. The site is located in close proximity to the village centre.

#### **Physical Context**

##### **Existing Land uses**

3.03 The site is currently used as rough pasture, and is bounded to the north and south by residential development, and a vacant university campus. To the west of the north of Site B and to the west of site A is another area of residential development in addition to an abattoir and farm shop. The wider periphery of the sites include quarrying operations, open farmland and railway lines.

##### **Topography**

3.04 The site sits generally on the 345 - 360 metres above sea level contour lines. The sites effectively sit within a “bowl”, and the contours indicated on the topographical site survey confirms the general levels of the site in relation to Ordnance Datum. In more detail, site A has a slope from north to south down towards the bus terminus and Heath Nook Road, and site B has a slope from west to east towards Burlow Road.

##### **Arboriculture**

3.05 Within site A, there is a small number of major trees of any significance, and there are a number of hedgerow tree species evident to the northern boundary of the site with the former college campus. Where there are trees within the site, these are to be retained where possible as part of any development layout, such as within the proposed areas of open space. There are also a small number of mature trees to site B, and again, these would be incorporated into the development where possible.

##### **Flood Risk**

3.06 The site is shown to be outside of the floodplain as shown on the Environment

Agency's flood maps and lies wholly within Flood Zone 1. The site is therefore at the lowest risk of flooding as defined within the Framework and its accompanying technical guidance publication, and is suitable for all uses, including residential development.

- 3.07 There are no watercourses located within close proximity to the site.
- 3.08 Following a consideration of sustainable drainage systems, a surface water drainage strategy could maximise the use of proposed areas of open space, as well as provide on plot water attenuation, such as water butts to each dwelling. Further details regarding flood risk and surface water management is contained within the accompanying flood risk assessment.

### **Ecology**

- 3.09 No statutory sites of nature conservation importance are recorded within the site, nor is the site subject to any designation because of its ecological value. The development of the site would result in the loss of low quality grazing land, and would not result in a significant loss of wildlife habitat. Further information regarding the ecological value of the site is contained within the supporting ecology surveys.
- 3.10 Any local bat and bird assemblages that may exist in the vicinity of the site may experience limited temporary disturbance during construction but no adverse effects on conservation status are anticipated, and in the medium to long term would benefit from the ecological and landscape proposals, which include an increase in additional planting and native tree species.

### **Existing Access**

- 3.11 Access to site A is currently gained via a gated access track off Heath Nook Road to the east of the existing playing fields and adjoining the existing railway line to the east. Access to site B can currently be gained via an existing access off Dolby Road, an access gate off Hillhead Lane, as well as a rear access off Dolby Road.

### **Movement and Circulation**

- 3.12 Burlow Road is the main spine road through Harpur Hill which connects both sites the amenities and facilities in the main body of Harpur Hill. Burlow Road runs in a north west –south east direction, linking the settlement to Buxton Town Centre to the north.

## **Public Transport**

- 3.13 Harpur Hill is served by frequent bus services connecting the site to wider facilities, services and employment opportunities located within Buxton. The sites are located adjacent to the existing bus terminus, which is situated in between site A and site B. Bus services from this terminus provide a frequent, half hourly service to and from Buxton Town Centre (which also has a rail stop linking the town to Stockport and Manchester).

## **Safe Places**

- 3.14 In developing the scheme, particular reference has been made to guidance produced by CABI and Safer Places. Reference has also been made to the publication produced by the Association of Chief Police Officers "New Homes 2010".
- 3.15 The scheme demonstrates that all communal areas would have excellent natural surveillance from adjoining properties, in addition to being well lit. All dwellings would have frontage with private space and public realm clearly defined.
- 3.16 Dwelling boundaries would be clearly defined through a mixture of treatments being brick walls, timber fences, metal railings or hedges in accordance with the requirements of the . Stratford Upon-Avon District Design Guide.

## **Neighbourhood Character Assessment**

### **Brief History of Harpur Hill**

- 3.17 Harpur Hill is located to the south of Buxton, a freestanding market town located adjacent to, but not within the Peak District National Park. Buxton grew in fame, primarily as a spa town. It was not until the 18th century when most of the development of the town began and can still be seen today, which included the construction of the Crescent.
- 3.18 Harpur Hill is a settlement on the outskirts of Buxton. Harpur Hill has grown from a small settlement that emerged as a result of limestone quarrying in the immediate surroundings. The Methodist Chapel in the centre of Harpur Hill opened in 1889 and served the 100 or so houses that existed at that time. These houses were mainly occupied by quarry workers in the limestone industry.
- 3.19 In 1938, Harpur Hill was used as an underground munitions store by the RAF and

tunnels were dug out to house ordnance and munitions. When the RAF left, the tunnels were converted and used as a mushroom farm but when they closed again a few years later, they were sold to a group of local businessmen trading under the business name of Stowtime. The warehouse was built for dry wines and spirits, and it was used as a cold store for cheese.

3.20 Lomas Distribution was a notable haulier, as well as a number of local hauliers who provided transport for these goods. This business became so successful, it was bought out by Christian Salvesen, who was a major employer in the area. Salvesen recently sold the site to French transport company, Norbert Dentressangle.

3.21 Many of the bunkers can still be seen in the surrounded hillside and there is also a health and safety laboratory situated not far from the Hill, which is now a significant local employer in the area.

### **Social and Economic Context**

#### **Services and Facilities**

3.22 The sites immediately adjoin the built up area of Harpur Hill, which has a wide range of services and facilities accessible by walking, cycling and public transport, as demonstrated on the plan at Appendix 1 of the supporting planning statement.

3.23 Within a 2km distance of the site (the desired maximum walking distance to facilities previously identified in PPG13, but not in the Framework) are a number of key amenities, employment opportunities and facilities.

3.24 The site is located approximately 500 - 750 metres away from the village centre, which contains a range of local facilities including a shop, farm shop, places of worship, a public house, hot food take away, bus terminus, sports pitches and an equipped area of play.

3.25 The nearest school is Harpur Hill Primary School to the north of the site, approximately 1750 metres away.

3.26 The site is also located within 2000 metres of a range of employment opportunities, including the Health and Safety Executive, the Hospital, Staden Lane Industrial Estate, and Harpur Hill Industrial Estate. In addition to these major employment sites, a range of other smaller employers are also located within 2000 metres of the site.

### **Planning Policies**

“The government attaches great weight to the importance of the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people” (The Framework, para 56).

- 3.27 Government guidance in the form of the National Planning Policy Framework (the Framework) sets the context within which those involved in the development process should promote excellence in sustainable development in order to achieve a high quality of design.

### **Local Policy and Guidance**

- 3.28 Policy and guidance that covers the local area has been utilised to inform the design process. These include:-
- Saved policies of the High Peak Borough Local Plan (2005)
  - High Peak Borough Local Plan preferred option (draft publication) December 2012
  - Supplementary Planning Guidance/Documents

## 4.00 EVALUATION

### Constraints and Opportunities

4.01 Following the assessment of the site and its surroundings as detailed in section 3, a number of constraints and opportunities associated with the proposed development on the site have been identified. These are outlined adjacent and illustrated where appropriate on the constraints and opportunities plan. Each of these constraints and opportunities has been used to inform the design proposals on the site.

#### Constraints

- Retention of trees and stone boundary walls where possible;
- Proximity to the open countryside;
- The development is to provide minimal negative impact upon the landscape.

#### Opportunities

- Opportunity to provide a new quality development providing housing choice and new affordable housing in Harpur Hill;
- Utilise the south facing aspect of the site to enhance energy efficiency;
- Provision of new informal public open space;
- Opportunity to provide ecological improvements through additional planting;
- Opportunity to provide a sympathetic and reinforced landscaped edge to Harpur Hill, helping to filter views of the development from the wider landscape;
- Provide a sustainable residential development supported by amenity space and new infrastructure;;
- Provide improved public transport access by increasing support for the use of the existing bus route, and redirecting the bus route through part of the proposed development;
- Provide further community facilities within the site by the provision of a crèche and a sports pavillion;
- To create a quality architectural setting which is design lead by the characteristics of the area;
- An opportunity to provide a development which introduces public green places and additional focal points or features at important locations and junctions within this new residential settlement;
- Provide a sustainable built environment which nestles into the contours of the land. The site profile falls by approximately 15 metres in the case of site A and a carefully considered residential layout will be tiered into this profile to have minimum impact upon the landscape and as viewed from the wider area.

## **5.00 DESIGN CONCEPTS AND PRINCIPLES**

### **Vision**

- 5.01 The development of this land at the south of Harpur Hill would create an attractive new environment in which to live. The aspiration is to develop a design that is based on an interpretation of the character of Buxton and the High Peak generally. This will make a contribution to delivering housing choice and affordability, providing a variety of housetypes and increasing availability.

### **Design Concept**

- 5.02 Following the assessment of the site and its surroundings and establishment of the constraints and opportunities, a design concept plan and landscape masterplan was drawn up (Plan 8 in the LVIA by Tyler Grange) to consider these findings, which was used during the evolution of the illustrative layout prepared for the site. The concept plan demonstrates in simple terms how the site will function in terms of its usage, access and built form frontage. It also illustrates how the principles of townscape and legibility might be employed.

### **Design Principles**

- 5.03 In line with national and local Government guidance and policy, considerable importance has been placed on achieving a high standard of design across the site. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions. The application of urban design principles will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape and urban fabric.
- 5.04 The principles that have been developed in order to steer the design of land at Harpur Hill have been derived from the site assessment in conjunction with the delivery of a high quality development. These are discussed under the headings as follows in accordance with the bullet points contained within the Framework:

### **Accessibility**

- 5.05 “Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, development should be located and designed where practical to:

- Accommodate the efficient delivery of goods and supplies;
- Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;
- Incorporate facilities for charging plug-in and other ultra-low emission vehicles; and,
- Consider the needs of people with disabilities by all modes of transport” (Para 35, the Framework).

5.06 This would be achieved on the site through:

- The proposed residential development is adjacent to the bus terminus providing a regular timetable of transport to Buxton town centre. The site is readily accessible and well connected to local community facilities and services, as well as local employment opportunities. It would be well laid out so that all the parts will be used efficiently and safely.

### **Provision of Amenity Space**

5.07 “To deliver the social, recreational and cultural facilities and services that a community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as shops, meets places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments” (para 70, the Framework).

5.08 This would be provided through:

- Green nodes around the site that would be utilised as areas of formal and informal public open space;
- The provision of a crèche on site;
- The provision of a sports pavilion on site for use by people using the adjoining sports pitches.

## **Efficient Use of Resources**

5.09 “support the transition to a low carbon future in changing climate, taking full account of flood risk and coastal change, encourage the re-use of existing resources, including the conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)” (para 17, the Framework). The proposed development would achieve this through:

- The suitable density of residential provision ensures an efficient, sustainable use of available space that would be acceptable in landscape terms;
- The proposed development would make efficient use of sustainable urban drainage systems;
- House designs would endeavour to maximise the opportunity for solar gain by careful consideration regarding orientation and solar collecting spaces with southern facing private aspects;
- The use of locally available natural, sustainable materials would be made the most of in respect of construction specification and the development of the site;
- Endeavours would be made to reuse otherwise obsolete materials;
- Walking, cycling and the use of Public Transport would be encouraged;

## **Quality of Public Realm**

5.10 “...planning policies and decisions, in turn, should aim to achieve places which promote:

- Opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and,
- Safe and accessible developments containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas” (para 69, the Framework ).

5.11 The proposed development would achieve this through:

- A clear hierarchy of places, spaces and quality movement routes characterises the development;

- The car parking provision is carefully integrated within the development. The residential frontages and their relationship with the street and public spaces is reinforced and maintained due to carefully considered location of the garages;
- Access to private areas, gardens and parking areas will be controlled.

### **Character and Identity**

5.12 “respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation” (para 58, the Framework). The proposed development would achieve this through:

- Creating a quality architectural setting which is design lead by the characteristics of the High Peak ;
- Provide a development which introduces public green places with focal points or features at important locations and junctions within this new residential settlement. These will be characterised by the local natural landscape and habitat. The existing site boundaries will be enhanced in accordance with the landscape strategy provided by Tyler Grange in the accompanying LVIA;
- Provide a sustainable built environment which nestles into the contours of the land. The site profile falls towards Burlow Road and the carefully considered residential layout will be tiered into this profile to have minimum impact upon the landscape.

### **Biodiversity Promotion**

5.13 “Opportunities to incorporate biodiversity in and around development should be encouraged” (para 118, the Framework). The proposed development would achieve this through:

- The development will incorporate new wildlife habitats and enhance the local landscape character. It will include a sustainable drainage strategy which will ensure that there is no detriment to the locality.

## **6.00 DESIGN PROPOSALS**

### **Use and Amount**

#### **Residential**

#### **(9.51 Hectares, up to 275 dwellings)**

- 6.01 The proposed residential development would deliver an appropriate mix of house types, sizes and tenures in accordance with local and national planning policies. There would be a mix of terraced, semi-detached, and detached dwellings ranging from 1 to 5 bedroom dwellings.
- 6.02 The proposed development would deliver 30% of the proposed units as affordable housing in response to local need identified in Buxton. The proposals would therefore deliver 6 affordable homes.
- 6.03 The list below provides a breakdown of housetypes that would be provided on site. The list shows the number of bedrooms that would be provided for each housetype for both the open market and affordable housing:

#### Affordable Housing

- 18 – 3 bedroom houses
- 32– 2 bedroom houses
- 16– 1 bedroom houses

Of the above, 20% would be made available for shared ownership, and 80% would be made available for social rent (affordable rent below market levels).

#### Open Market Housing

- 17– 5 bedroom houses
- 52– 4 bedroom houses
- 65 – 3 bedroom houses
- 48– 2 bedroom houses
- 27– 1 bedroom houses

#### **Public Open Space**

#### **(2.29 hectares)**

- 6.05 The proposed indicative layout provides a range of small green areas with the option of creating children's play space that would be well connected to the wider

development by roads and footpaths.

- 6.06 The proposed public open space and children's play space would be well overlooked by surrounding dwellings and would form the green lungs throughout the scheme.

**Creche Floor Space (D1)**  
**(500 square metres)**

- 6.07 The proposed crèche would be provided to the north west of the site off Burlow Road to provide easy access for residents of both the proposed development, as well as existing residents from the main body of Harpur Hill. Some off street car parking would also be provided for use by employees and visitors of the proposed crèche.

**Sports Pavilion Floor Space (D1)**  
**(100 square metres)**

- 6.08 The proposed sports pavilion would provide changing rooms and ancillary facilities for use by those using the adjacent playing fields. The proposed sports pavilion would be located to the north eastern corner of the existing playing fields. The proposed sports pavilion would also contain toilet and kitchen facilities.

**Access**

**Movement and Circulation**

- 6.09 The proposed development would be accessed from Burlow Road and Heath Nook Road through the provision of new points of access which would upgrade the existing field access. The proposed access would be able to comfortably accommodate two-way vehicle movements, allowing vehicles to enter and leave the development in a forward gear. Detailed drawings of the proposed points of access to both sites are shown within the supporting Transport Assessment by SCP.
- 6.10 The proposed access points on Burlow Road and Heath Nook Road would benefit from suitable visibility splays as detailed on the submitted indicative layout plan, in addition to the proposed access drawings produced by SCP. Burlow Road and Heath Nook Road in this location are subject to 30 miles per hour speed limits.
- 6.11 The submitted transport assessment by SCP provides further details regarding the access arrangements and the wider traffic implications of the proposals.

## **Public Transport**

- 6.12 In terms of wider accessibility, the site is located approximately adjacent to the built up area of Harpur Hill. The site is serviced by a frequent bus service to Buxton town centre and the bus terminus adjoins the site. Site A and B site lie adjacent to Burlow Road, with pedestrian access available to both the bus terminus and existing amenities within the settlement. The site is located within easy reach of nearby bus stops (on foot), and therefore there would be ample opportunity available to utilise methods of transport other than private car.

## **Parking**

- 6.13 Parking would provided “on-plot” to the majority of the proposed dwellings through the provision mainly of private driveways and a small number of parking courts.
- 6.14 Where separate car parking areas are provided, these would be landscaped in order to help soften the impact of hard standing areas and create a more attractive street scene.
- 6.15 Rear access is provided to gardens to allow access to bin stores.
- 6.16 The context is that Outline Planning Permission is being applied for and therefore car parking numbers will be determined at full design stage. Current Local Authority standards will be adhered to including the provision of reasonably flat car parking areas.

## **Layout**

- 6.17 The layout for the site has been determined by the constraints and opportunities associated with the site as set out in section 4, as well as modern and traditional design principle reference. The key principles we have considered are:
- All development will front or side onto greens spaces. Where buildings side onto green spaces dual aspect house types will be used
  - Sense of arrival upon entering the development
  - Key buildings placed at the head of important vista's
  - Interesting street and vista termination throughout the development
  - Creation of vistas which create the feeling of need for further exploration
  - Legible and well defined spacial environments

- Built form appears organic to the eastern boundary with soft edges

### **Continuity and enclosure**

- 6.18 Houses define and overlook the streets and key public spaces to create safe and attractive
- 6.19 The principles of Defensible Space are applied throughout.
- 6.20 The areas of open space would be overlooked by adjoining properties to increase safety and security in these areas.
- 6.21 Development plots would be defined by a mixture of stone walls, metal railings and hedges. This would assist in clearly defining public and private realm within the proposed development.
- 6.22 Pedestrian safety within the development would be achieved by securing reduced vehicle speeds through the design of the internal access roads. Differences in road surface treatment and the narrowing of vehicular routes are proposed.
- 6.23 For proposed areas of open space, frontages are proposed to define the public realm and provide passive surveillance of these areas. In locations where gable ends of houses adjoin the street, dual frontages would be provided where achievable.
- 6.24 The variation in house types will provide for visual variety along key routes.
- 6.25 A range of house types, sizes and tenures are proposed within the development, providing a range of 1, 2, 3, and 4 bed properties. This will provide further housing to meet local needs and will assist in creating a diverse and mixed community.

### **Landscaping**

#### **Landscape Framework**

- 6.26 The development layout will be based around a largely retained landscape framework. Careful management and re-stocking of field enclosures to the north and south will assist in maintaining the enclosure and character of the Site for future generations. To the west, the poor quality Poplar trees will be replaced with a structured woodland buffer strip.

- 6.27 New green links will be created across the Site (to offer better connectivity between existing landscape features) through the implementation of a linear area of informal open space.

### **Planting Palette**

- 6.28 Detail planting plans have not been prepared to accompany an outline planning application; however, it is suggested that any development planting required to strengthen the existing landscape framework should contain native species of local provenance.

### **Appearance**

#### **Relationship to Context**

- 6.29 The site lies to the south of Harpur Hill and south of the main settlement of Buxton.
- 6.30 The appearance of the proposed development seeks to reflect the local character of the area whilst at the same time making best use of available land.

#### **Architectural Style and Development Design**

- 6.31 The development will create a quality architectural setting which is design lead by the nature and diversity of the existing built environment in the surrounding area as set out in the supporting LVIA by Tyler Grange. This will nestle into the natural contours of the land to have minimum impact upon the landscape.
- 6.32 The various design influences have been noted previously and these will determine the nature of the house designs. Appearance is a reserved matter of the Outline Planning Application and detail designs are yet to be determined.
- 6.33 There are several focal /node points incorporated into the site layout and it is intended that these will subtly differ in character, materials and the detailing used and that these will flavour the house designs and public space adjoining that location.
- 6.34 There are key design elements (external spaces, houses or groups of houses) that will be particularly prominent and important to the appearance of the development. Particular attention will be paid to the style and design of the buildings adjoining the key focal points and these in particular will be designed as an integral composition with the adjoining spaces.

- 6.35 It is recognised that it is essential that the development does not detract from the character and appearance of the surrounding area.
- 6.36 Residences will engage positively with the access roads and public spaces to impart a suitable character and ambiance consistent with the locality. Residences are therefore much closer to the roads and garages are generally separated out and set-back to provide a suitable, practical access space whilst facilitating an additional car parking space in doing so. The typical suburban house type with integral garage is therefore generally avoided.

### **Building Forms and Materials**

- 6.37 A visual analysis of Harpur Hill and reference to the Guidelines are set out in the supporting LVIA by Tyler Grange
- 6.38 A simple palette of boundary treatments would be used to respect the landscape setting of the site. The treatment of site boundary is discussed in the Landscape section of this statement. Edges and boundaries to residential plots and public spaces will be defined using brick, hedge, metal railings and timber elements supported by appropriate paving detailing.

### **Surface Materials**

- 6.39 Surface materials that are firm, durable, smooth and slip resistant in all weathers would be utilised within the development, particularly on footways and parking areas.
- 6.40 Different materials are proposed in order to distinguish between pedestrian/cycle routes and vehicular routes. Changes in material would also be used to calm traffic at regular intervals along the proposed access roads.

### **Street Furniture**

- 6.41 Street Furniture including seating, lighting and signage would be located in clearly visible and logical positions at important junctions and points of connection, in particular along the main access roads, pedestrian routes and proposed areas of open space. Again these will refer to the local design guides.

## **Resource Efficiency and Environmental Sustainability**

6.42 The residences would be designed to comply with at least Level 4 (as a minimum) as determined by the Code for Sustainable Homes. In determining the Code for Sustainable Homes level achieved, the following list of items will be referred to in establishing the development design:

- Energy efficiency and carbon emissions
- Orientation of the proposed dwellings to ensure a southerly aspect to maximise solar gain
- Water consumption
- Use and resourcing of materials
- Surface water run-off and flood risk
- Waste management and recycling
- Minimising pollution
- Health and wellbeing
- Management including security and construction
- Ecological protection

6.43 The energy efficiency and carbon emissions reference will determine that solar gain and orientation, on-site renewable energy production, thermal insulation, ventilation control and air permeability are all (list not exhaustive) considered as part of the architectural design. The specification of boilers, sanitary fittings, white goods, heat exchange systems all form part of the foregoing.

6.44 The residences will be designed to accord with the requirements of the Building Regulations current at the time of development.

6.45 Site constructions will be carried out in a considered way to maximise efficiency of process in terms of energy efficiency and sustainability and reclaimed materials will be utilised as far as practicable. The disposal of waste materials from construction processes will be carried out in accordance with carefully monitored processes in place (Site Waste Management Process).

### **Recycling Materials**

6.46 Components used in the construction process will where practical, utilise recycled /reclaimed materials. This will also apply to the specification of new constructions.

### **Sustainable Materials**

- 6.47 All suppliers are required to use materials from sustainable sources.

### **Potable Water**

- 6.48 The applicant would undertake a number of measures to reduce the amount of portable water used in this development, with examples including the use of flow restrictors on its taps and showers and dual-flush toilets to reduce water usage.

### **Surface Water Drainage**

- 6.49 The site is to be drained into separate systems. It will include a sustainable drainage strategy which will ensure that there is no detriment to the locality and which will utilise the naturally available drainage offered by the topography and ground conditions.

### **Foul Drainage**

- 6.50 Foul run off would drain into the existing foul sewer on the site. Both the foul and the surface water systems would be subject to detailed design during the reserved matters/pre- commencement development phase.

### **Scale**

- 6.51 Scale is a matter reserved for future consideration as part of the detail design. However, the proposed dwellings on this site would be no higher than two storeys in height. Some dwellings would be bungalows.
- 6.52 The detail design would work hand in hand with the massing of the development to create a human scale, interest and variety which reflects the nature of Harpur Hill.

## **7.00 SUMMARY**

- 7.01 This proposal involves the creation of a new residential development and associated areas of public open space.
- 7.02 In arriving at the design solution for the site, it has been demonstrated how the physical, social and economic context has influenced the design.
- 7.03 A design concept plan has been prepared that would guide the sustainable development of the site. This design and access statement confirms the applicant's commitment to the delivery of a high quality development that is sensitive to the local context.
- 7.04 The proposals have been developed through extensive community and stakeholder engagement.
- 7.05 In line with current government policy, there is a strong presumption in favour of sustainable development. This design and access statement demonstrates that sustainable development principles underpin the proposals. This scheme should therefore be looked upon favourably.