



Planning policy, design and access statement

Site

Holly Farm, Briargrove Road, Mellor

Proposal:

Demolition of existing dwelling and outbuildings and erection of new dwelling house with garaging

Applicant:

Mr and Mrs Knight

Date:

September 2014

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1.0 The applicants

Mr and Mrs G Knight

2.0 The application

2.1 This is a full application and it is accompanied by:-

- Planning policy, design and access statement - Mellor Dowd Planning Consultants;
- Drawings – Fletcher Smith Architects;
- Landscape and Visual Impact Assessment – PGLA Landscape Architects;
- Ecological survey - Rachel Hacking Ecology;
- Preliminary desk study re; Contamination – 4 Site Associates Ltd; and
- Energy statement – Clancy Consulting.

Pre application consultation

2.2 Pre application advice was sought from the planning authority by the applicant and architect regarding the principal of a replacement dwelling house.

2.3 This application has been drafted in the light of these comments and addresses the issues raised.

Public consultation

2.4 In accordance with the advice of the National Planning Policy Framework (NPPF), the proposal has been the subject of a public consultation which took the form of an open meeting held at Blake Hall on the 6th May 2014. Adjacent neighbours and the wider general public were invited to view the proposed plans and information gathered which form this planning application and they were requested to put forward their comments.

2.5 Specialist consultants were available to discuss any matters the public raised or wished to comment on, including an ecologist, landscape architect, architect and planning



consultant. These responses are attached at Appendix 1 along with the public notice and a list of addresses of residents invited to the meeting.

- 2.6 Overall, the response was positive and no objections were put forward at the consultation.

3.0 Site location and description

- 3.1 The site is located to the south of Briargrove Road approximately 800 metres from its junction with Mellor Road. Briargrove Road is a rural lane which travels eastwards from its junction with Mellor Road. The land to the east of Mellor Road drops steeply down into the valley below. As the site sits close to the valley bottom, there are very limited views of the site from Mellor Road. Indeed, it is not until travelling past Blake Hall that the site becomes clearly visible from Briargrove Road.
- 3.2 The site currently contains a dwelling house, various outbuildings, including barns and a domestic stable which all share an access directly onto Briargrove Road. The dwelling house is a single storey bungalow which sits within a domestic curtilage. The internal profile of the site slopes downhill from west to east. The existing buildings are mixed in nature and condition, but the house and associated domestic outbuildings are sound.
- 3.3 A public footpath runs across part of the site near to its southern boundary. Access to this path lies further east along Briargrove Road and it skirts between the outbuildings, heading west away from the site. There are clear views of many of the existing buildings from the public footpath.
- 3.4 The site lies within the green belt and a special landscape area as identified in High Peaks Local Plan



4.0 The proposal

- 4.1 The proposal is to demolish the existing house and outbuildings and erect a new dwelling house with integral garaging and domestic curtilage.
- 4.2 The new dwelling would sit on the footprint of the existing house and some of the footprint of the domestic stables/outbuilding. It is a low profile design and takes advantage of the sloping land by cutting into the slope, on the western side of the site.
- 4.3 All the residential accommodation and garaging, would be on one level and therefore the only elevation to be visible would face eastwards into a proposed courtyard. The majority of the house would be screened by the existing slope of the hillside and would integrate into the landscape, with a sedum covered roof. Internal courtyard spaces would not be perceptible from public vantage points, as they would be screening by landscaping and the profile of the adjacent land.

5.0 Relevant planning history

5.1 NEM/868/7

Erection of a dwelling in connection with farm at Holly Bank Briargrove Road, Birch Vale

Approved 12.8.1968



6.0 PLANNING POLICY

National Planning Policy Framework

Sustainability

- 6.1 The NPPF advises the purpose of the planning system is to contribute to the achievement of sustainable development and that there are three dimensions to sustainable development; economic, social and environmental.
- 6.2 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in peoples quality of life including (but not limited to)....
- moving from a net loss of bio diversity to achieving net gains for nature;
 - replacing poor design with better design;
 - improving the conditions in which people live, work, travel and take leisure; and
 - widening the choice of quality homes.
- 6.3 Plans and decisions need to take local circumstances into account, so they respond to different opportunities for achieving sustainable development in different areas.
- 6.4 The NPPF states “*planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.*” Also, that the NPPF is a material consideration in planning decisions.
- 6.5 At the heart of the NPPF is a **presumption in favour of sustainable development** which should be seen as a golden thread running through both plan making and decision taking. Which in terms of decision taking, means approving development proposals that accord with the development plan without delay.



General principles

6.6 Core planning principles include, that planning;

- Should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- Should proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places the country needs...
- Should always seek to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Take account of the different roles and character of different areas promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).....

6.7 The NPPF advises that the government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. That planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

6.8 In respect of decision taking, Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.



Sustainability

- 6.9 Para 30 advises that encouragement should be given to solutions which support reductions in greenhouse gas emission and reduce congestion.

Design

- 6.10 Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as;

- The exceptional quality of innovative nature of the design of the dwelling.
Such a design should;
 - Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - Reflect the highest standards in architecture;
 - Significantly enhance its immediate setting; and
 - Be sensitive to the defining characteristics of the local area.

- 6.11 The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development including individual buildings.

- 6.12 Planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Optimise the potential of the site to accommodate development,
- Respond to local character and history, and reflect the identity of local surroundings and material, while not preventing or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping.



6.13 Planning policies and decisions should not attempt to impose architectural style of particular taste and they should not stifle innovation, originality through unsubstantiated requirements to conform to certain development forms of styles. It is however proper to seek to protect or reinforce local distinctiveness.

6.14 In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Green belt

6.15 The government attaches great importance to Green Belts. The fundamental aim of Green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and their permanence.

6.14 The Green Belt serves five purposes;

- To check the unrestricted sprawl of large built up areas;
- To prevent towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.15 Once green belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the green belt, such as to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

6.16 As with previous Green belt policy, inappropriate development is by definition harmful to the green belt and should not be approved except in very special circumstances

6.17 When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the green belt. Very special circumstances will not exist unless the potential harm to the green belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.



6.18 A local planning authority should regard the construction of new building as inappropriate in green belt. Exceptions to this are

- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

6.19 Certain other forms of development are also not inappropriate in green belt provided they preserve the openness of the green belts and do not conflict with the purposes of including land in green belt these include;

- The reuse of buildings provided that the buildings are of permanent and substantial construction....

Renewable energy

6.20 In determining planning applications, local planning authorities should expect new development to:

- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

6.21 To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- have a positive strategy to promote energy from renewable and low carbon sources;
- design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;



Landscape

6.23 The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological, conservation interests and soils; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Ecology

6.24 When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- opportunities to incorporate biodiversity in and around developments should be encouraged;

Contamination

6.25 Planning policies and decisions should also ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;

Amenity

6.26 By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Planning Practice Guidance

Design

6.28 PPG advises that in order to achieve good design, the use of expert advice from appropriately skilled in house staff or consultants may sometimes be required. But



design should not be the preserve of specialists, it is also important to seek the views of local communities.

- 6.29 The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre.
- 6.30 When thinking about new development the site's land form should be taken into account. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place. Views into and out of larger sites should also be carefully considered from the start of the design process.
- 6.31 Local building forms and details contribute to the distinctive qualities of a place. These can be successfully interpreted in new development without necessarily restricting the scope of the designer. Standard solutions rarely create a distinctive identity or make best use of a particular site. The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design, and can also be used in more contemporary design. However, innovative design should not be discouraged.
- 6.32 The opportunity for high quality hard and soft landscape design that helps to successfully integrate development into the wider environment should be carefully considered from the outset, to ensure it complements the architecture of the proposals and improves the overall quality of townscape or landscape. Good landscape design can help the natural surveillance of an area, creatively help differentiate public and private space and, where appropriate, enhance security.

Natural resources

- 6.33 PPG advises that Planning should promote efficient use of natural resources and that the structure, layout and design of places can help reduce their resource requirements in terms of energy demands, water and land take, and help to sustain natural ecosystems. Ensuring a place is durable and adaptable will help make it less resource hungry over time.



- 6.34 The layout and design of buildings and planting can reduce energy and water use and mitigate against flooding, pollution and overheating. Passive solar design is the siting and design of buildings to maximise the use of the sun's energy for heating and cooling. Passive solar design takes advantage of natural characteristics in building materials and air to help reduce the additional energy needed for heating and cooling. Policies can encourage sites to be planned to permit good solar access to as many buildings as possible. The potential benefits of passive solar design can only be realised by careful siting and layout. For example, access roads could predominantly run east-west, with local distributors running north-south and glazing minimised on north facing elevations to reduce heat loss.
- 6.35 A range of design solutions can be considered to help avoid overheating and the need for air conditioning. For example, high levels of thermal mass, maximising natural ventilation, passive cooling using planting for shade, roof overhangs to provide shade for high-sun angles, and smart glazing materials.

Pre-application discussions

- 6.36 Pre application discussions are an opportunity to discuss the design policies, requirements and parameters that will be applied to a site. The local authority can explain the design issues they feel are most important and the developer can explain their own objectives and aspirations. Being able to inform and influence the design of a proposed development early in the design process is more efficient than trying to implement suggested revisions at a later stage – particularly if this relates to a major proposal.
- 6.37 The local authority may draw their comments from in house appropriately skilled and experienced staff, external consultants or design review panels. The local planning authority should consider offering design review when appropriate, as part of their pre-application service

DEVELOPMENT PLAN

6.38 The Local Development Framework

The local development framework comprises saved policies of the High Peak Local Plan and supplementary planning documents.



Saved policies of the High Peak Local Plan

6.39 These include:-

Policy BC1 External materials

6.40 Planning Permission will be granted for development, provided that:

- the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area

In particular, 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 other areas where natural materials predominate.

Policy GD4 Character form and design

6.41 Planning Permission will be granted for development, provided that:

Its 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.

Policy GD5 Amenity

6.42 Planning Permission will be granted for development provided that:

- It will not create unacceptable loss of, nor suffer from unacceptable levels of, privacy or general amenity, particularly as a result of:
 - overlooking;
 - loss of daylight and sunlight;
 - overbearing effects of development;
 - air, water, noise, light and other pollution;
 - risk from hazardous substances and processes;
 - traffic safety and generation



- Where appropriate, conditions will be imposed and/or planning obligations sought, to ensure amelioration measures are taken to adequately address the impacts on amenity.

Policy H11 Layout and design of residential development

6.43 Planning Permission will be granted for residential development, including extensions, alterations and changes of use, provided that it will:

- incorporate good design that reflects its setting and local distinctiveness; and make efficient use of available land; and
- promote safe and accessible living environments which include a mix of housing types and sizes; and
- protect amenity by having regard to the guidelines set out in Appendix 2

Policy H13 Replacement dwellings in the countryside

6.44 Planning Permission will be granted for replacement dwellings in the countryside, provided that:

- the new dwelling will be sited as close as is reasonably practicable to the existing one;
- and the new dwelling, including any ancillary buildings, will not be materially larger or higher than the existing building on the site; and

There will be no increase in the number of dwellings at the site. Where appropriate, conditions will be imposed, and/or planning obligations sought, requiring the demolition of the original dwelling upon occupation of its replacement.

Policy OC1 Countryside development

6.45 The Countryside will cover all land beyond the Built-Up Area Boundaries defined on the proposals map, including the Green Belt and Special Landscape Area.

Within the Countryside, Planning Permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside provided that individually or cumulatively:



- the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and
- the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and
- the development will not have a significant adverse impact on the character and distinctiveness of the countryside

Policies relating to specific categories of development acceptable in the Countryside can be found under individual topic headings elsewhere in the plan.

Policy OC2 Green belt development

6.46 In the area of green belt defined on the proposals map approval will not be given, except in very special circumstances, for the construction of new buildings for purposes other than:

- agriculture and forestry;
- essential facilities for outdoor sport and recreation and cemeteries;
- limited extension, alteration or replacement of existing dwellings;
- limited infilling or redevelopment at existing major developed sites;

Other development, including material changes in the use of land and buildings, will only be permitted where it maintains the openness of the Green Belt and does not compromise Green Belt purposes.

Development within or conspicuous from Green Belts should not injure the visual amenities of the Green Belt.

Policy OC3 Special landscape area development

6.47 Within the Special Landscape Area defined on the proposals map, development in accordance with policies OC1 and OC2 will be permitted, provided that it will not detract from the special qualities and character of the Special Landscape Area.

Where development is permitted in the Special Landscape Area the developer will be required to have special regard to the landscape quality of the area in relation to



siting, design and landscaping.

Policy OC4 Landscape character and design

6.48 Planning Permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape. Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

- the landform and natural patterns of drainage;
- the pattern and composition of trees and woodland;
- the type and distribution of wildlife habitats;
- the pattern and composition of field boundaries;
- the pattern and distribution of settlements and roads;
- the presence and pattern of historic landscape features;
- the scale, layout, design and detailing of vernacular buildings and other traditional man made features.

Existing features which are important to the local landscape character, shall be retained, incorporated into the development and protected during construction work. Where appropriate the Local Planning Authority will impose planning conditions and/or seek to enter into a planning obligation under section 106 of the Town and Country Planning Act 1990

Supplementary Planning Documents

SPD2 Residential Design

6.49 This document provides guidance on how to consider proposed design under the following headings;

- The Context for Design
- Understanding the Setting
- Settlement Patterns
- Building Form
- Building Details



- Public Realm
- Living Places

SPD 5 Landscape Character

- 6.50 This Supplementary Planning Document provides guidance for the design of new developments and alterations to existing developments, including associated landscape design. It covers rural parts of High Peak Borough outside the Peak District National Park.
- 6.51 The principal method of helping to ensure the protection of local landscapes is through applying a methodology known as Landscape Character Assessment. One of the key aims is to maintain and enhance the overall quality and diversity of landscape character across the borough, the distinctive sense of place and individual identity of each particular area.



7.0 PLANNING CONSIDERATIONS

National Planning Policy Framework

- 7.1 The NPPF advises “*the purpose of the planning system is to contribute to the achievement of sustainable development*” and that in “*pursuing sustainable development, we should seek positive improvements in the quality of the built, natural and historic environment as well as in peoples quality of life*”. This proposal is unusual as it is non standard evolutionary design, which has taken local circumstances into account. The design uses the topography of site to help form a dwelling that integrates with the landscape whilst taking the opportunity to achieve a highly sustainable development and therefore accords with the principles of the NPPF.
- 7.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. It is clear that the principles outlined in the NPPF are material considerations in planning decisions and it is therefore it is argued that substantial weight should be given to the NPPF.
- 7.3 In addition the NPPF encourages those in the planning system not to view applications in purely a critical manner i.e. not simply be about scrutiny, but take the opportunity to find ways to enhance and improve the places in which people live their lives. Therefore it is requested that the LPA consider all aspects of this proposal by balancing all policy matters, including the NPPF.

Green belt policy principles

- 7.4 The site lies within the green belt and the fundamental aim of Green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and their permanence. In addition the Green Belt serves five purposes;
- To check the unrestricted sprawl of large built up areas;
 - To prevent towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;



- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.5 This proposal does not harm these principles and would actually improve the openness of the site by;

- removing the existing buildings; and
- proposing a design for a replacement house which creates the impression of being underground and therefore would only be visible from a limited number of vantage points.

7.6 The NPPF advises that when considering planning application, local planning authorities should ensure that substantial weight is given to any harm to the green belt. Also that very special circumstances, will not exist unless the potential harm to the green belt, by reason of inappropriateness and any other harm is clearly outweighed by other considerations. It also advises that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces, is not inappropriate.

7.7 The principle of a replacement dwelling is acceptable in green belt policy terms as it is not inappropriate development. This proposed dwelling house is located on the same footprint as the existing dwelling and domestic outbuildings. The issue to be considered in this instance is the increase in footprint of the dwelling. In this respect it is submitted that there are very special circumstances including;

- The significant improvement in the openness and the visual impact upon the green belt
 - By the complete removal of all of the existing buildings on site, some of which have been domestic in use, i.e. used for garaging/domestic storage.



- The innovative design of the replacement dwelling which in visual terms is an innovative design which responds to the site, in particular, the slope of the land.
- There is no harm to the visual amenity of the green belt nor the principles of green belt policy;
- The proposed dwelling has been designed to achieve a net benefit in terms of carbon emissions and achieves Code level 5.
- The proposed development is not easily repeated elsewhere as the design is unique to the particular circumstances of the site and therefore will not set a precedent.

7.8 There is also the NPPF policy assumption that houses of an exceptional quality or innovative nature, which are truly outstanding or innovative, which help raise standards of design in rural areas; reflect the highest standards in architecture; significantly enhance its immediate setting; and are sensitive to the defining characteristics of the local area; can be acceptable in the countryside.

This proposal achieves all of these aspirations.

7.9 The proposed dwelling would appear as being below ground level, as it would take advantage of the slope of the hill. The vehicular and pedestrian entrance into the site would remain in the same position on Briargrove Road and would access an open courtyard area. The new dwelling would sit in the footprint of the existing house and the domestic stable and the building used for garaging, which would be demolished.

7.10 The development would comprise one building which would contain 4 bedrooms and domestic areas such as the kitchen, dining room etc and internal private amenity space with ornamental pool, garaging and utility room. Part of the building would also be used for plant associated with achieving code level 5 i.e. the heat exchange system.



- 7.10 Where outbuildings beyond the curtilage of the proposed new dwelling the site would be returned to agricultural land and the domestic curtilage would be kept tight around the proposed building.

Green Belt and special landscape area– visual amenity

- 7.12 A landscape visual impact assessment (LVIA) forms part of the application, which addresses the impact of the proposal upon the green belt and view from the adjacent Peak National Park. It also expands upon the particular characteristics of the area and figure 4 of the document shows clearly the topography of the area i.e. that the site is located towards a valley bottom with much higher land to the east west and north.
- 7.13 Figure 10 details a cross section of the site which indicates that the building will cut into the hillside and will be screened from view from the public footpath which crosses the adjacent land to the east. This path passes close to the south eastern corner of the new building and then travels south west away from the site. It currently passes between the outbuildings to the south east of the site and is in poor condition. It is proposed to upgrade and improve this pathway.
- 7.14 The application also proposes that native planting to be located to the west of the foot path would assist with screening the house from public view. The removal of the substantial ugly outbuildings currently on site, will also significantly improve visual amenity.
- 7.15 The LVIA concludes that the overall landscape character area will benefit from the proposal including the introduction of additional landscaping which will fully integrate the site into the landscape.

Sustainability

- 7.16 The application is accompanied by an Energy statement prepared by Clancy Consulting. The energy consultant has worked in conjunction with the architects to design the proposed dwelling to achieve code level 5 and be as sustainable as possible. As a result the proposal exceeds High Peak policies expected energy demand



for Major development, let alone minor development, such as this. High Peak expects 10% of the predicted energy demand to be provided by renewable sources. This proposal exceeds 15% on what is a relatively “minor” scheme.

7.17 The council expects new homes to meet the 3 star level of the Code for sustainable homes and the proposed development will meet a 5 star code level, by using a progressive level of fabric performance, low carbon and renewable technologies to meet the requirement for energy to meet the mandatory requirement of code level 5. The dwelling will need less than 46kWh/m² of energy for heating and cooling per annum

7.18 The proposed replacement dwelling will reduce and offset 100% of their regulated carbon emissions by utilising ground source and air source heating as well as generating on site electricity from 10kWp photovoltaic (PV) array. The PV will also help contribute towards decentralised generation targets that the government has set.

7.19 It will also use a grey water recovery system along with low water usage fittings to meet the mandatory requirement of internal water usage for code level 5. Water will also be collected from the sedum roof and reused for watering the gardens and maintaining moisture levels of the sedum roof.

7.20 It is therefore an exceptional proposal and clearly exceeds the usual requirements for new dwelling houses set by High Peak planning policy

Ecology

7.21 An ecology report has been prepared by Rachel Hacking Ecology and accompanies the application. Bat surveys were undertaken at Holly farm which confirm that the existing bungalow on site supports a Common Pipistrelle maternity roost. Therefore as it is proposed to demolish the bungalow an alternative bat roost will be required. A bat barn can be located within the grounds of Holly farm at a location to be agreed with the authority. Details can either be provided as part of this application or form



part of an appropriate condition should the proposal approved. The bat barn is proposed as the new dwelling will be partially beneath ground and therefore the required height of a roost would be difficult to achieve. In addition, the cavity walls will require insulation to achieve Code level 5.

- 7.22 The report also states that the bats would be excluded under licence from the existing roost between the months of September and May and appropriate methods are suggested.

Contamination

- 7.23 A preliminary desk study has been prepared by 4Site Associates Ltd to assess any potential contamination on site. It concludes that although the site has an oil tank, no evidence of spillages is evident. There is no historical land uses on the site that would have caused wide spread contamination of the near surface soils from fugitive emissions. Due to excavation being required, existing topsoil can be reused on site and its suitability will need to be assessed and can form part of an appropriate condition. The underlying aquifer is unlikely to result in migration of contaminants and Radon is not detected.
- 7.24 There are no known/licence land fill sites or potentially significant area of infilling identified within 250m of the site. The site overlies coal measures which if present at shallow depth may represent a potential ground gas risk. If there are no shallow coal measures then no viable source of hazardous or ground gas (primarily methane and carbon dioxide) will be present near to the site.
- 7.25 The preliminary contamination conceptual model for Holly Farm has identified seven generic potential pollutant linkages of which three are considered possible at this stage and further investigations are required. It is therefore suggested that a condition be imposed upon any approval granted which would address these issues i.e. trial; putting for the oil tank, any areas of obvious made ground and stockpiles, geotechnical investigations for foundations design purposes. Plus, a chemical analysis and a watching brief to be maintained during site clearance.



Materials

- 7.26 Where visible it is proposed to use stone to reflect the proposed area. It is also proposed to renew and repair many of the existing stone walls as part of an ongoing programme to be undertaken by the applicants who owns much of the adjacent land (site edge blue).

Amenity

- 7.27 Holly farm has no adjacent neighbouring properties. The nearest dwelling is Blake Hall, however the site is not visible from the hall. Therefore there would be no issues of overlooking, overshadowing, loss of sunlight/daylight, overbearing impact and no highway safety issues.

Layout/access

- 7.28 The layout of the proposal reflects its siting and makes efficient use of land with safe and accessible living. All the living rooms, internal garaging, courtyard area are on one level and therefore good access is afforded.

Building details

- 7.29 This is a full application and the principles of the design of the building are clear. It is anticipated that specific detailing will be the subject of conditions should an approval be granted.



8.0 Summary

8.1 The proposal complies with the NPPF, National Guidance, saved Local Plan policies and supplementary planning guidance as;

- The application has been the subject of pre-application consultation with both the planning authority and the wider general public;
- The principle of a replacement dwelling is acceptable in green belt policy terms as it is not inappropriate development. The issue to be considered in this instance is the increase in the footprint of the dwelling relation to the existing dwelling house. In this respect it is submitted that there are very special circumstances;
 - By the complete removal of all of the existing buildings on site, some of which have been domestic in use, i.e used for garaging/domestic storage.
 - The innovative design of the replacement dwelling which in visual terms is an innovative design which responds to the site, in particular, the slope of the land.
 - There is no harm to the visual amenity of the green belt nor the principles of green belt policy;
 - The proposed dwelling has been designed to achieve a net benefit in terms of carbon emissions and achieves Code level 5 which significantly exceeds local plan requirements.
 - The proposed development is not easily repeated elsewhere as the design is unique to the particular circumstances of the site and therefore will not set a precedent.
- This house is of an exceptional quality and innovative design, which enhances its immediate setting; is sensitive to the defining characteristics of the local area and therefore is acceptable in the countryside; and



- All other matters in relation to ecology, contamination, amenity etc have been fully addressed.

8.2 It is therefore respectfully requested that the local planning authority approve this scheme with appropriate conditions.

Louise Dowd DipURP MRTPI
Chartered Town Planning Consultant

Appendix 1

Holly Farm Consultation Address List

Councillor Mr Tony Ashton: Hollinhurst Head Farm, Birch Vale, New Mills, SK22 4QL

Blake Mill Briargrove Road Birch Vale HIGH PEAK SK22 1AY	How Green Barn How Green Farm Shiloh Road New Mills HIGH PEAK SK22 4QR	Aspenshaw Hall Aspenshaw Birch Vale HIGH PEAK SK22 1AU	Windbury Farm Mellor Road New Mills HIGH PEAK SK22 4QG
Carr Nook Farm Briargrove Road Birch Vale HIGH PEAK SK22 1AY	How Green Farm Shiloh Road New Mills HIGH PEAK SK22 4QR	Feeding Hey Cottage Aspenshaw Birch Vale HIGH PEAK SK22 1AU	Windy Ridge Mellor Road New Mills HIGH PEAK SK22 4QG
Briar Grove Farm Briargrove Road Birch Vale HIGH PEAK SK22 1AY	Lower How Green Farm Shiloh Road New Mills HIGH PEAK SK22 4QR	Feeding Hey Farm Aspenshaw Birch Vale HIGH PEAK SK22 1AU	Lower Croft Farm Watford Lane New Mills HIGH PEAK SK22 4EN
Briar Grove House Briargrove Road Birch Vale HIGH PEAK SK22 1AY	Ashbrink Aspenshaw Birch Vale HIGH PEAK SK22 1AU	Herries Cottage Aspenshaw Birch Vale HIGH PEAK SK22 1AU	Sunnyside Farm Watford Lane New Mills HIGH PEAK SK22 4EN
Ladygate Farm Briargrove Road Birch Vale HIGH PEAK SK22 1AY	1 Aspenshaw Cottage Aspenshaw Birch Vale HIGH PEAK SK22 1AU	Broadhurst Edge Farm Mellor Road New Mills HIGH PEAK SK22 4QG	Thornsett Fields Farm Birch Vale HIGH PEAK SK22 1AX
Lower Barn Briargrove Road Birch Vale HIGH PEAK SK22 1AY	2 Aspenshaw Cottage Aspenshaw Birch Vale HIGH PEAK SK22 1AU	Broadhurst House Mellor Road New Mills HIGH PEAK SK22 4QG	Thornsett Hey Farm Thornsett Birch Vale HIGH PEAK SK22 1AZ
Lydiate Farm Briargrove Road Birch Vale HIGH PEAK SK22 1AY	3 Aspenshaw Cottage Aspenshaw Birch Vale HIGH PEAK SK22 1AU	Golden Springs Mellor Road New Mills HIGH PEAK SK22 4QG	Thornsett Hey Farm Cottage Thornsett Birch Vale HIGH PEAK SK22 1AZ
The Barn Briargrove Briargrove Road Birch Vale HIGH PEAK SK22 1AY	Aspenshaw Farm Aspenshaw Birch Vale HIGH PEAK SK22 1AU	Highwood Farm Mellor Road New Mills HIGH PEAK SK22 4QG	

Public consultation responses

We think the proposal will enhance the site and we can be contacted any time

Wilfred and Edith Handforth

?

Initial thoughts are that it seems quite intriguing

Barbara Erskine, Windbury Farm, Mellor Road, New Mills

I think it's a great idea and can't imagine having any objections as it looks a lot better than the current buildings. However we would be concerned that the road does not suffer from the increase in construction traffic. Good luck with the proposal.

Jackie V..... The Barn, Briargrove, Briargrove Road, Birch Vale

As I'm sure you gathered on Tuesday, Annette and I have no objection to the proposed replacement dwelling at Holly Farm SK22 1AY

John and Annette Davies, Golden Springs, Mellor Road, New Mills

I've no issue at all with the plan – Good Luck ☺

Phil Arden, How Green Barn, Shiloh Road, New Mills

People attended who attended but no written response.

Aspenshaw Hall

Feeding Hey farm

Briargrove House

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