

# **Supported Living Development – Dale Road, Buxton**

## **Planning, Design & Access Statement**

**Peter Brett Associates**

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## Document Control Sheet

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# 1 INTRODUCTION

## Background

- 1.1 This Planning, Design & Access Statement<sup>1</sup> has been prepared by Peter Brett Associates LLP on behalf of HB Villages Developments Ltd, in support of a full planning application for the development of land at Dale Road in Buxton for supported living accommodation.
- 1.2 In summary the application proposal is for a single three-storey residential building comprising a total of 15 self-contained one-bedroom supported living apartments, with associated open space and car parking. The scheme will provide high quality specialised accommodation for vulnerable adults with disabilities, to be managed and operated by Inclusion Housing and Lifeways.
- 1.3 The applicant has fully engaged with High Peak Borough Council and other stakeholders prior to the submission of this planning application. A pre-application meeting was held with planning officers on 19 March 2015 to discuss the principle of the development and the key points that would need to be addressed. Formal written advice from High Peak Borough Council was subsequently received on 23 March 2015 and this has informed the proposed development and the range of supporting material provided.
- 1.4 Separate discussions have also taken place with Derbyshire Wildlife Trust (DWT), including a site meeting on 6 May 2015. These discussions are on-going and have informed the Ecological Appraisal and proposed approach to the management of the wider Local Wildlife Site. At present it is intended to enter into an agreement with DWT to transfer this land and provide a livestock holding pen and maintenance access.
- 1.5 We have also engaged with the Council's Environmental Health Officer to agree the methodology for the Noise Impact Assessment.

## The Supported Living Concept

- 1.6 HB Villages is a specialist developer of supported living accommodation for vulnerable adults with a range of disabilities, and is the delivery partner for Lifeways (which provides on-site support) and Inclusion Housing (which operates and manages the properties).
- 1.7 Lifeways is one of the UK's leading providers of support services for people with a range of diverse needs. The Lifeways Group is well known for the excellent care and support services that it provides. As one of the UK's leading organisations supporting disabled people, Lifeways assists thousands of people across the country, ensuring each individual is fully supported at all times to fulfil their potential and live their lives with as much independence as possible. The Lifeways Group offers a wide range of

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<sup>1</sup> Hereafter referred to as 'the Statement'

services to support disabled people in many different ways; their expertise includes providing support and personalised care in people's own homes, in supported rented accommodation, and in residential homes.

- 1.8 Inclusion Housing is a not-for-profit Community Interest Company with Registered Provider status, which specialises in supported housing. Inclusion Housing takes a person-centred approach to ensure the properties they manage meet the needs of tenants. Inclusion Housing undertakes a housing assessment of each resident, in consultation with all groups involved in supporting them, to build a profile of the type of property, location, size and any special requirements needed. Tenants are granted assured tenancies, and Inclusion Housing works together with the support provider to deliver a co-ordinated service to tenants, including:
- Tenancy support and management;
  - Maintenance and Repairs;
  - Housing related support (elements of care, support and supervision);
  - Partnership working with families, advocates and Support Providers; and
  - Tenant participation.
- 1.9 Buildings managed by Inclusion Housing are specifically designed to provide the most up-to-date specialist accommodation. The development has been designed to include a comprehensive integrated Adaptive Technology package, which has been designed by ATEL, a specialist provider in adaptive technology for individuals with varying degrees of disability, creating what is some of the best supported living offering in the country.
- 1.10 The proposed supported living accommodation will provide high quality apartments for vulnerable adults to enable them to lead as normal and as independent a life as possible. Due to their disabilities, however, they find themselves unable to do so without a certain amount of support, the level of which varies, according to an individual's needs. This might be help, for example, with shopping, bills, or learning a new cooking recipe. Some of the tenants with learning disabilities may have a college course they need help with organising or perhaps they need help organising travel to and from their job or volunteer placement. Whatever support they need, there will be staff available on a 24 hour basis.
- 1.11 The physical disability apartments are fully accessible and the shower rooms are adapted as wet rooms, the kitchens with adjustable work surfaces and all apartments have full nurse call systems which loop back into the main support staff accommodation. Due to the nature of the specialist adaptations, the housing benefit rents applied to each of the individual apartments, take the form of exempt status. To clarify, whereas normal housing benefit market rents are drawn out of a local authority budget, housing benefit exempt rents are drawn from the central government budget.
- 1.12 The overall aim of such supported living arrangements is to increase each person's independence over time, for example by reducing the amount of support needed, trying new things or moving to more independent accommodation. As has been demonstrated across the country in recent times, purpose-built supported living

apartment schemes offer a range of important benefits, enhancements and also cost savings. Developing the supported living accommodation in one location also creates much needed cost and operational efficiencies, as support staff are centralised rather than spread across multiple locations. The apartments create a small community which is inclusive in nature. When located in sustainable locations such as the application site, the tenants have ease of access to local facilities and in turn support local businesses and the economy.

- 1.13 People who receive supported living care can access full welfare benefits, including housing benefit, employment and support allowance, and disability living allowance. Supported living can be funded through direct payments, personal budgets, Supporting People grants and Independent Living Fund payments.
- 1.14 In summary, the scheme at Dale Road will provide much-needed self-contained accommodation for vulnerable adults with disabilities in Buxton, helping them to live as independently as possible within the local community. Schemes such as the application proposal which provide good quality supported accommodation are widely supported by NHS England and other health care professionals. The scheme will also generate a number of new jobs, with staff usually sourced from the local labour pool thereby delivering genuine economic benefits to the community.
- 1.15 The purpose of this Statement is to describe our client's proposals to develop the site for supported living accommodation, and to explain why this is an appropriate use for the land and how it accords with relevant planning policy. The Statement also includes details of the design and access considerations of the scheme.





## Application Documents

- 1.16 The planning application is accompanied by the following documents, as required by the validation checklist and agreed with the Council prior to submission:

Supporting Document	Produced By
Planning, Design & Access Statement	Peter Brett Associates
Planning Application Form/Certificates	Peter Brett Associates
Site Location Plan	Calder Peel
Existing Site Plan	Calder Peel
Proposed Site Plan	Calder Peel
Proposed Floor Plans	Calder Peel
Proposed Elevations	Calder Peel
Site Sections	Calder Peel
Street Scenes	Calder Peel
3D Visualisations	Calder Peel
Character Assessment	Calder Peel
Ground Conditions Report	LK Consult Ltd
Ecological Assessment	Peter Brett Associates
Noise Impact Assessment	Peter Brett Associates

## Structure of this Statement

- 1.17 The Statement is structured as follows:
- Section 2 describes the location and characteristics of the application site;
  - Section 3 sets out details of the proposed development;
  - Section 4 explains why the scheme satisfies the relevant planning policy requirements;
  - Section 5 considers the scheme's design concepts and principles of the scheme as well as addressing matters of access to the site; and
  - Section 6 then provides our overall summary.

## 2 LOCATION AND CHARACTERISTICS OF THE APPLICATION SITE

### Location of the Application Site and Surrounding Area

- 2.1 The application site comprises an irregular shaped area of previously undeveloped land approximately 500 metres south-east of Buxton Town Centre.
- 2.2 The application site measures approximately 0.5 acres and is situated on the south-west side of Dale Road, Buxton (see Figure 2.1). The adjacent land which will be retained as a Local Wildlife Site extends to approximately 1.3 acres, and does not form part of the proposal.

**Figure 2.1 Location of the application site**



- 2.3 The opposite side of Dale Road contains a series of semi-detached and terraced 3-4 storey dwellings (see Figures 2.2 and 2.3). To the east and south of the application site is a grassed area, beyond which lies a series of allotments. There is an area of woodland to the west of the application site, which forms an embankment to a railway line which runs roughly north-south across Buxton.
- 2.4 Although the site is in a predominantly residential area, it benefits from being located in close proximity to a range of services and facilities within Buxton. Buxton High Street which contains a range of local shops, restaurants and other amenity services

is located approximately 500 metres east of the site, whilst The Springs Shopping Centre is located approximately 650m north-west of the site. Morrisons supermarket is located at a roundabout at the end of Dale Road, some 250 metres east of the site.

- 2.5 The site benefits from good transport links to the wider area. There are two bus stops roughly equidistant at approximately 225m east and west of the site. The bus stop on Bakewell Street, adjacent to Morrisons supermarket offers regular services to Buxton Town Centre, Chesterfield and Sheffield to the east. Buxton Railway Station lies approximately 800 metres north-west of the site and offers regular services to Manchester City Centre. The application site is therefore a highly suitable and sustainable location for a residential supported living development.
- 2.6 We consider it pertinent to note that the site is allocated for residential use within the adopted development plan, and planning permission has previously been granted for residential schemes at the site. An outline planning application for 14 residential dwellings was previously granted in April 2005 (LPA Ref: HPK/2005/0160, and more recently an outline planning application for 6 residential dwellings was permitted in April 2011 (LPA Ref: HPK/2011/0062). The principle of residential development at the site has therefore been firmly established.

**Figure 2.2 Application site from Dale Road**





**Figure 2.3 Dwellings opposite the application site on Dale Road**



**Figure 2.4 Existing housing along Dale Road**



**Figure 2.5 Morrisons supermarket east of the application site**



## 3 PROPOSED DEVELOPMENT

### Description of Proposal

- 3.1 The application proposal is for the redevelopment of the site to provide a three-storey residential building comprising a total of 15 supported living apartments with ancillary staff area and associated open space and car parking.
- 3.2 Our client is a specialist developer of this product, and is delivering a pipeline of schemes across the country. Each dwelling will be fully self-contained with a separate living area, kitchen, bathroom and bedroom, but there is also provision for 24-hour on-site domiciliary support within the building. Our client has a long term lease agreement with Inclusion Housing, which will manage the properties. On-site support will be provided by Lifeways.
- 3.3 The residential accommodation is specifically designed for vulnerable adults with learning and physical disabilities who may need occasional support in their daily lives. The aim is to help these vulnerable people lead an independent life in good quality, well-equipped accommodation with access to on-site support as and when required.
- 3.4 The development will be accessed from Dale Road and includes 15 parking spaces. This level of parking provision is considered to be more than adequate given the proposed user group, most of whom are unfortunately unable to operate a car owing to the nature of their disabilities. We have undertaken a parking demand study of other similar operational HB Villages schemes around the country, which has been submitted with the planning application to demonstrate that this level of parking is sufficient for the scheme. The spaces are provided primarily for staff and occasional visitors. The scheme also includes a refuse and cycle store area.
- 3.5 The application scheme will be complemented by new landscaping and high quality open space for residents, which will significantly enhance the site and surrounding area.

### *Sustainability Statement*

- 3.6 The accommodation will be built to the Lifetime Homes standard and in accordance with the relevant Building Regulations. The Building Regulations set standards for design and construction and are updated to ensure that buildings are safe, healthy, accessible and sustainable for current and future generations. In addition, corridor and communal lighting will be on time switches to avoid wastage and unnecessary use, and all light fittings will be low energy.
- 3.7 Furthermore, the residential units will all be built in accordance with Part M of the Building Regulations 1991 ('access and facilities for the disabled'). In summary:
- all parts of the building will be fully wheelchair-accessible;
  - all habitable rooms will be provided with accessible switches and socket outlets that are located at appropriate heights between 450mm and 1,200mm from finished floor level;
  - provision will be made for electric hoists in each dwelling unit;

- door locks, handles and similar will be easy to operate with one hand;
- floor finishes throughout the building will provide level, flat and continuous surfaces;
- an electronic 'call system' will be installed in each unit so that residents can summon assistance, if required; and
- the landscaping and paved areas will be constructed to facilitate disabled access to all parts of the application site.

3.8 The scheme is therefore a highly sustainable and beneficial development that will assist in meeting the specialist housing needs of people with disabilities in Buxton.



## 4 PLANNING POLICY

### Introduction

- 4.1 As we explained in Section 3, the proposed self-contained supported living apartments, which include 24-hour on-site support, have been designed to ensure that the residents will be able to live as independently as possible.
- 4.2 The development is therefore not a residential institution (which includes hospitals, nursing homes, residential schools and training centres) and so for the purpose of this application, the proposal falls within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (SI 1987/764) (as amended), which covers *'Dwellings for individuals, families or not more than six people living together as a single household'*.
- 4.3 Furthermore, supported living requires the Registered Provider to be able to grant an Assured Tenancy for a period of up to 60 years, which is only possible under Use Class C3. The funding for the supported living development is also predicated on the fact that the scheme is in Use Class C3.
- 4.4 In this section of our Statement we now consider the development proposal against the framework of national and local planning policies.

### National Planning Policy

#### The National Planning Policy Framework

- 4.5 The National Planning Policy Framework (NPPF) was published on 27 March 2012, replacing all previous national planning policy guidance.
- 4.6 Paragraph 6 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment. Amongst other things, this includes replacing poor design with better design, and widening the choice of high quality homes.
- 4.7 Paragraph 14 makes clear that at the heart of the NPPF there is a presumption in favour of sustainable development, which is the 'golden thread' running through both plan-making and decision-taking. This means: (i) local planning authorities should positively seek opportunities to meet the development needs of their area; (ii) Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change; (iii) approving development proposals that accord with the development plan without delay; and (iv) where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 4.8 Paragraph 17 of the NPPF sets out 12 core planning principles, stating that amongst other things planning should:
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;



- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
  - encourage the effective use of land by reusing land that has been previously developed; and
  - actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 4.9 Paragraph 47 of the NPPF advises that, in order to significantly boost the supply of housing, LPAs should ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing. The same paragraph requires councils to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing, stating that LPAs should provide sufficient land for an additional 5 per cent 'buffer', or a 20 per cent 'buffer' where there has been a persistent record of under-delivery.
- 4.10 Paragraph 49 of the NPPF makes clear that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 goes on to state that LPAs should deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities.
- 4.11 To this end, LPAs should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as older people and people with disabilities), and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

## Planning Practice Guidance

- 4.12 The Government launched the online Planning Practice Guidance (PPG) resource on 6 March 2014. The guidance aims to assist councils and developers to translate the aims and aspirations of the NPPF into practice. The guidance re-emphasises the importance of the development of brownfield land, and the need to maintain an appropriate supply of housing land which meets local needs in full.

### *Summary of Conformity with National Planning Policy*

- 4.13 The proposed development is entirely consistent with the aims, objectives and requirements of the NPPF and the PPG. The application scheme embodies sustainable development principles through the delivery of much needed high quality specialist accommodation, thereby widening the choice of housing options for the local community while maximising the use of land within the urban area.
- 4.14 The application site is allocated for housing and is located in a highly sustainable and accessible location, close to existing residential uses. The development will therefore promote social inclusion, and is ideally located within short distances to local shops, services and facilities.
- 4.15 The application scheme is therefore exactly the type of development advocated by the NPPF, and will assist in the delivery of the Government's objectives to increase

the supply of new homes and to cater for the needs of all groups in the community, including people with disabilities.

## Local Planning Policy

- 4.16 The adopted development plan relevant to the application proposal comprises 'saved' policies from the High Peak Local Plan, which was adopted in March 2005.
- 4.17 The High Peak Interim Housing Policy Statement, which is intended to clarify the Council's interim approach to residential applications until the adoption of a new development plan came into effect in January 2009. The document should be read in conjunction with relevant 'saved' policies of the High Peak Local Plan.
- 4.18 The new High Peak Local Plan was submitted to the Secretary of State in August 2014, with Examination Hearings commencing in January 2015. Although this development plan is yet to be adopted, paragraph 216 of the NPPF states that weight must be given to emerging plans according to its stage of preparation and the extent to which there are unresolved objections to relevant policies.
- 4.19 In this section we summarise some of the key policies of relevance to the determination of this planning application, and summarise how the scheme is in accordance with the adopted and emerging development plan.

### 'Saved' Local Plan (2005)

- 4.20 The Secretary of State's Direction indicating Local Plan policies which will continue to form part of the development plan for High Peak came into effect on 31<sup>st</sup> March 2008. The 'saved' policies which are relevant to the application proposal are summarised below:
- GD4 (Character, Form and Design) - 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.
  - GD5 (Amenity) - 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.
  - GD6 (Landscaping) - Planning permission will be granted for development provided that where appropriate, it will contain a high standard of hard and/or soft landscape treatment in keeping with the character of the area.
  - GD7 (Crime Prevention) - Planning permission will be granted for development, provided that its design, layout and landscaping will help create a safe and secure environment and minimise the opportunities for crime to be committed.
  - BC1 (External Materials) - 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.
  - H1 (Principles of Housing Provision) – Sets out priorities when giving planning permission for new housing. The policy states residential development on

Greenfield Land (including renewals) will not be permitted except for dwellings approved under Policies OC7, H2, H4 and H10.

- H4 (Housing in Buxton) – States planning permission will be granted for residential development at sites in Buxton identified on the proposals map. Notably, part (c) of the policy identifies that residential development on the western part of the application site, which has regard to the character of the existing streetscene and adjacent countryside will be permitted.
- H9 (Affordable Housing for Local Needs) - The Council will negotiate with developers to ensure the provision of a proportion of affordable housing for local needs in new residential development schemes. In settlements with a population of more than 3,000 people and for sites of more than 0.5 hectares or 15 dwellings or more, negotiations for the provision of affordable housing will take place.
- H11 (Layout and Design of Residential Development) - Planning permission will be granted for residential development provided that it will incorporate good design that reflects its setting and local distinctiveness, make efficient use of available land, promote safe and accessible living environments which include a mix of housing types and sizes and protect amenity.
- CF5 (Residential Care Facilities) - Planning permission will be granted for residential care facilities provided that the development will be readily accessible by public and private transport, cyclists and pedestrians; and the development will provide reasonable levels of external amenity space for its residents.
- TR1 (Transport Implications of New Development) - Planning permission will be granted for new development provided that it seeks to reduce the need to travel, widen transport choice for people and goods and integrates transport and land use.
- TR4 (Traffic Management) – Planning permission will be granted for development, provided that the capacity and design of the transport network serving the site will reasonably accommodate the anticipated increase in travel without materially harming highway safety or local amenity and the traffic generated by the development will not unduly interrupt the safe and free flow of traffic on trunk or primary roads or materially affect existing conditions to an unacceptable extent.
- TR5 (Access, Parking and Design) - Planning permission will be granted for development, provided that it will make safe and appropriate provision for access and egress by pedestrians, cyclists, public transport users and the private car and includes a high standard of design and layout having regard to the parking, access, manoeuvring, servicing and highway guidelines and relevant Government Guidance and Good Practice.

4.21 The application proposal involves the development of a high quality modern residential scheme within the existing urban area in a highly sustainable location. The application site is situated within the boundary of Policy H4c on the accompanying Proposals Map, where development will be granted on the “*western part of the site, having regard to the character of the existing streetscene and adjacent countryside*”. The location of the new residential building conforms to this policy and the architecture will reflect the character of the area and local vernacular.

- 4.22 The supporting text to Policy CF5 Policy states that the Council supports the need for a variety of residential care facilities within the Borough and these facilities should be located within settlements and within easy reach of public transport networks to ensure good accessibility for people visiting friends and relatives. As described in Section 2 of this Statement, the application site is situated in a highly suitable and sustainable location. The proposals include the provision of amenity space and provide adequate parking to meet the requirements of the specific future occupier group. The application is therefore consistent with the 'saved' Local Plan.

### High Peak Interim Housing Policy Statement (2009)

- 4.23 The High Peak Interim Housing Policy Statement provides updated guidance in relation to Housing with the 'saved' High Peak Local Plan. The document was developed to address changes in national policy at the time, notably the then emerging Regional Spatial Strategy for the East Midlands, which at that point put forward a requirement for 7,700 dwellings in High Peak between the period 2001-2026.
- 4.24 The Statement removes the housing restraint policy introduced within Policy H1 and puts forward a Housing Justification Checklist based upon the then adopted national Planning Policy Statement 3 (which has now been superseded by the NPPF). The document describes that it is a principal aim of the Borough Council to provide adequate and affordable homes for all High Peak residents, including: *ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people*. The development proposals will meet the needs of individuals requiring specialist living facilities.

### Supplementary Planning Documents

#### *Buxton Design and Place Making Strategy (2010)*

- 4.25 The Design and Place Making Strategy provides a vision for how Buxton's town centre will look and sets design principles to guide and manage future development. Whilst the application site lies outside of the town centre boundary, the proximity of the site to the urban core has been considered and the proposals have been designed to reflect the local vernacular.

#### *Housing Needs in the High Peak (2007)*

- 4.26 This SPD has been prepared to accompany saved Policy H9 (Affordable Housing for Local Needs) of the adopted High Peak Local Plan. The SPD states that the council will negotiate to ensure the provision of a proportion of affordable housing in sites of 0.5 hectares or more or developments of 15 dwellings, where the population is greater than 3,000 people. Although the application proposals meets this criteria, we consider that the development addresses the specific needs of specialist groups and therefore an affordable housing contribution should not be sought in this instance.

#### *Residential Design Guide (2005)*

The Residential Design Guide SPD offers detailed and practical design advice for the design of residential development within the Borough. As addressed further within

Section 5 of this Statement, the application proposals have been designed with due regard to the scale, form and massing of other buildings in the vicinity of the site.

## Emerging High Peak Local Plan

4.27 Relevant policies from the emerging High Peak Local Plan (incorporating suggested main modifications) are summarised below:

- S1 (Sustainable Development Principles) - The Council will expect that all new development makes a positive contribution towards the sustainability of communities and protect, and where possible, enhance the environment.
- S2 (Settlement Hierarchy) - Development will be directed towards the most sustainable locations in accordance with the identified settlement hierarchy. Buxton is classed as a 'Market Town' which is one of the main town centres within the top tier of the Plans' Settlement Hierarchy. The policy states that Market Towns will be the main focus for housing growth.
- S3 (Strategic Housing Development) – Sets out the requirement to deliver least 7,200 dwellings over the 2011-2031 plan period. The policy states that 32-43% of the Borough's housing growth is directed towards Buxton within the plan period.
- S7 (Buxton Sub-area Strategy) - The Council will seek to establish Buxton as England's leading spa town and consolidate its role as the principal service centre for the Peak District by supporting the development of new housing on sustainable sites within the built up area boundary.
- EQ2 (Landscape Character) - The Council will seek to protect, enhance and restore the landscape character of the Plan area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan area.
- EQ5 (Design and Place Making) - All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. The policy requires that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character.
- H1 (Location of Housing Development) – The Council will support housing development on unallocated sites within the defined built up area boundaries of the towns and larger villages.
- H4 (New Housing Development) - The Council will require all new residential development to address the housing needs of local people by including providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community, taking into account the characteristics of the existing housing stock in the surrounding locality. Dwellings are encouraged to be designed to provide flexible accommodation which is capable of future adaptation.
- H5 (Affordable Housing) –The Council will seek to 20% affordable housing on sites of 10-24 units.

- 4.28 The proposed development will contribute towards housing delivery within the urban area of Buxton, and will deliver high quality attractive supported living accommodation designed to cater for the unique and diverse requirements of the intended occupant group. The application site lies with the built-up area boundary of the town and is a suitable and sustainable location, where new where housing development is supported within the emerging Local Plan.
- 4.29 The site is ideally located close to shops and services, incorporates a range of adaptive technology to assist with mobility impaired residents, and includes appropriate support to be delivered by a specialist care provider. The application proposal is therefore consistent with the relevant emerging Local Plan policies described above.

### *Summary of conformity with Local Planning Policy*

- 4.30 The proposed development accords with all the strategic objectives and relevant policies of the adopted and emerging plan development plan. The site is in a highly sustainable and accessible location, and will deliver much needed supported living accommodation that will directly contribute towards meeting local housing needs in Buxton at land which is specifically allocated for residential purposes.
- 4.31 For the reasons provided above and in the remainder of this Statement, we therefore consider that there is strong policy support for the application proposal.

## **Conclusions on Compliance with Planning Policy**

- 4.32 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.
- 4.33 For the reasons given in this Statement, and demonstrated in other supporting material accompanying the submission, the application scheme fully supports the aims and objectives and the relevant policies of the NPPF and the development plan. As we have demonstrated, the application scheme represents sustainable development on a highly accessible previously developed site, and will deliver a well-designed, high quality development that improves the physical appearance of the area.
- 4.34 The scheme complies fully with the NPPF's aims and objectives to deliver a wide choice of quality homes and meet the needs of different groups, including people with disabilities. The Government has acknowledged the need to significantly boost the supply of housing, and the application proposal is exactly the type of development Government policy advises should be approved. The application is therefore in accordance with the NPPF, development plan and other relevant material considerations, and should be approved without delay.



## 5 DESIGN AND ACCESS

### Introduction

- 5.1 This part of the Statement relates to the provisions of Article 8(3) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended, which sets out the requirements for Design & Access Statements.
- 5.2 Accordingly, in this section we consider the design principles and concepts that have been applied to the development, and show how issues relating to access to the development have been dealt with.

### Design Principles and Concepts

#### Appraising the Context

- 5.3 To assess the context of the development it is necessary to consider the features and characteristics of the site and surrounding area, and look at how this may shape or influence the design response. Accordingly, as part of this process it is important to understand the relationship between the potential development and its surroundings, both in terms of its built form and in the way in which people will interact with the scheme once constructed and operational.
- 5.4 The land is allocated for housing and previous applications for residential use have been approved. The land is in a predominantly residential location within the Buxton urban area, and faces onto existing residential dwellings to the north.
- 5.5 The site is split over a number of levels and rises steeply half way into the site by a rocky outcrop. The proposed siting of the building and its orientation on site has been dictated by the topography of the site and the extent of the development area confirmed in the allocation within the development plan.
- 5.6 The scheme has been designed with careful regard to the neighbouring uses, and the scale, form and massing of other buildings in the vicinity. The layout of the scheme has also been influenced by the specific characteristics of the site such as its size, shape and relationship to the existing built footprint of the area and the local road network. This enables the opportunity to provide high quality new supported living development which is sensitively designed to be in-keeping with the surrounding area.

#### Design Response

- 5.7 HB Villages Developments, Lifeways and Inclusion Housing have worked together to design high quality purpose-built supported living apartment developments which cater for the unique and diverse needs of residents with a range of disabilities. The appearance and scale of the supported living buildings has been specifically devised to sit comfortably within existing residential areas, the intention being to integrate the developments within the community to allow residents to live independent lives alongside the rest of the population. At the same time, the buildings are designed to

meet the precise needs of residents both internally and externally, and are prepared to incorporate state-of-the-art adaptive technology.

- 5.8 The supported living apartments proposed at this site will be accommodated within an attractive, high quality, three storey residential building which reflects the existing layout and scale of surrounding residential properties. The facility will include staff office and accommodation, with a secure main entrance will shall be monitored by staff via CCTV.
- 5.9 The form and scale of development proposed broadly reflects the neighbouring properties and represents an appropriate amount of development for the site. The site is adjacent to other residential properties and accordingly we consider that the proposed use is appropriate in this context. The proposed layout has been mainly driven by the shape and size of the site, and its relationship with surrounding properties. The design solution proposed will provide an active frontage to the street, and is in keeping with the current building line in the wider street scene.
- 5.10 The scheme architect has prepared a character assessment which draws out the defining features of the local vernacular and highlights the key characteristics which have been incorporated into the design of the application proposal, to ensure that the proposal achieves a high quality design solution for the site. The proposals have also been presented to the Design Review Panel and the feedback received has been taken into account in the final submission. The suggested materials and design features reflect the local area and other properties in the vicinity, and can of course be the subject of planning conditions should the local planning authority wish to retain greater control over the final finish. The grounds will be landscaped to break up and soften the appearance of the building, and an attractive communal garden area for residents will be created to the rear of the building.
- 5.11 In conclusion, the design principles and concepts adopted have been informed by the setting of the site within its wider context. The application proposal will introduce a use that is compatible with neighbouring occupiers. The proposal seeks to create buildings that not only meet the specific needs of their residents, but which are also in keeping with their surroundings in terms of scale and density.
- 5.12 We believe that the proposed layout maximises the efficient use of the site and is entirely compatible with the surrounding area reflecting the character of neighbouring buildings whilst introducing a design that will make a positive contribution to the area.

## **Access**

### **Access to the Site**

- 5.13 The site is located in a highly accessible location within the Buxton urban area, in close proximity to bus and train services and within walking distance of a range of local facilities. The development will be accessed from Dale Road and includes 15 parking spaces. This level of parking provision is considered to be more than adequate given the highly accessible nature of the site, and the type of intended occupants many of whom are unfortunately unable to operate a car owing to their disabilities. Furthermore, as referred to earlier, we have undertaken a parking



demand study of other similar operational HB Villages schemes around the country, which demonstrates that this level of parking is more than sufficient to serve this scheme. The spaces are provided primarily for staff and occasional visitors. The scheme also includes a refuse and scooter store area.

### **Access within the Site**

- 5.14 Given the nature of the development, which is for supported living, the building is necessarily designed to be fully accessible by disabled people and has been specifically designed to meet the requirements of Part M of the Building Regulations in terms of access and facilities for the disabled. Furthermore, the individual apartments will be fully adapted to meet the needs of the tenants.
- 5.15 High quality landscaped and paved areas will be constructed to facilitate disabled access to all parts of the site externally. The properties will be designed to meet the design criteria set out in the Lifetime Homes standards to ensure maximum flexibility and independence for future occupiers.

### **Summary**

- 5.16 The site is in a highly sustainable and accessible location within the existing urban area, and is surrounded by residential uses and in close proximity to nearby shops and services. The scale and nature of the development proposal is such that there will be no significant highways or access issues associated with the scheme.
- 5.17 The site is within close proximity of public transport facilities, it has been specifically designed to meet the needs of its future residents in addition to satisfying the requirements of Part M of the Building Regulations both internally and externally, and apartments will be adapted to meet tenants' personal needs. In conclusion we believe that the access issues have been appropriately considered and addressed as part of the scheme.

## 6 OVERALL SUMMARY AND CONCLUSION

### Summary

- 6.1 This Planning, Design & Access Statement has been prepared to support of a full planning application by HB Villages Developments Ltd for the development of land at Dale Road in Buxton for supported living accommodation.
- 6.2 In summary the application proposal is for a three-storey residential building comprising a total of 15 self-contained one-bedroom supported living apartments, with associated open space and car parking. The scheme will provide high quality specialised accommodation for vulnerable adults with disabilities, to be managed and operated by Inclusion Housing and Lifeways.
- 6.3 The applicant has undertaken extensive pre-application consultation and stakeholder engagement with High Peak Borough Council, Derbyshire Wildlife Trust and other relevant officers within the Council. Comments received have been supportive of the proposal, and suggestions have been fed back into the design process to ensure the development satisfies all planning criteria and local aspirations.
- 6.4 In this Statement we have described the location and characteristics of the application site, provided details of the development proposals, and demonstrated how the scheme complies with the relevant framework of national and local planning policies. In summary:
- The application site is within a predominantly residential area, and comprises land which is specifically identified in the adopted development plan for residential uses.
  - The application proposal would meet an identified need for supported living facilities for people with disabilities in Buxton.
  - The site is in a highly sustainable and accessible location, with good public transport links and access to local shops and services within close walking distance.
  - There are no technical constraints to development in terms of flood risk, ecology, utilities etc.
  - The proposed development is entirely consistent with the aims, objectives and requirements of the NPPF. The application scheme is exactly the type of development advocated by the NPPF, and will assist in the delivery of the Government's objectives to increase the supply of new homes and widen the choice of housing options for the local community, including those with disabilities.
  - The proposed development accords with all the relevant policies of the adopted and emerging development plan and is clearly suitable for a residential supported living development. The proposed scheme will make use of an underutilised site in a highly sustainable location, and will provide high quality accommodation for adults with disabilities. The building has been appropriately designed for the area.

- The application scheme is acceptable and appropriate in terms of its proposed use, amount of development, layout, appearance, landscaping, and access arrangements.

## Conclusion

6.5 For the reasons given in this Statement, we consider that the proposed development accords with the strategic objectives and relevant policies of the development plan, and is entirely consistent with the NPPF and the PPG.

The application is therefore *'in accordance with the development plan'* and so it should be approved without delay.