

Planning Statement
Residential development for
Land off Paradise Street, Hadfield, SK13 1BA

1. Introduction

This statement sets out the planning context in support of the accompanying planning application by Harisson Homes for 12 dwellings. It should be read in conjunction with the application, supporting documents and the Design and Access Statement.

2. The Site

The site is approximately 0.4 ha of sloping land which is currently undeveloped. It is part of a larger site owned by the applicant of around 1.4 ha. It lies within the built up area of Hadfield and adjoins an area of undeveloped land to the west, which is in Council ownership. To the east is a partially completed development of two and three storey residential dwellings, which take access from the junction of Paradise Street and Bank Street, which lies on the edge of the Hadfield Conservation Area. The surrounding built up area is a mix of residential properties of varying ages and designs, including stone terraces and more modern social housing. To the south of the site is a local bowling green.

The site is accessed off Paradise Street which turns to a private unmade single track as it enters the site at its south east corner. Paradise Street is the access road to the adjacent land, which is currently under construction for a residential development of 14 units known as the Redrock site (HPK/2003/0897). This site is partially constructed and therefore extant, although the highway remains incomplete, having kerbs, drainage and base layer but requiring final surfacing.

The site is relatively level at its access point off Paradise Street and slopes down in a northerly direction with an increasing gradient towards its northern boundary. The land beyond the northern boundary of the application is within the applicant's ownership, but does not form part of this application as explained further on.

3. The Proposal

The proposal is for the construction of 12 residential units and associated access road and landscaping. It takes its access off Paradise Street, by a modification to the access road for the incomplete Redrock site. The details of the proposals are fully explained in the application and accompanying Design and Access Statement.

The site boundary is restricted to the currently developable area, which is constrained by the dramatic change in levels. The steep slope effectively severs the applicant's landholding from a development perspective, making the northern

ownership currently inaccessible with a viable road layout. The remaining land in the applicant's ownership may become developable at a later date when an alternative access is available (potentially when the Council's site is developed). Until then this land will remain open.

4. Planning History

The following planning history relates to the site:

- HPK0002/7912 – 34 Houses Refused 1989
- HPK/0002/8579 – 34 Houses (some split level) – Approved 1989.
- HPK/0003/2083 – Up-grading of existing road to provide adequate access to development site at Paraside Street – Approved 1993.
- HPK/0003/6876 – Extension of time of HPK/0002/8579 for a further 5 Years Approved.
- HPK/2003/0897 – Housing development of 14 units – Approved 2005.
- HPK/2006/0502 – Relocation of 2 dwellings – Approved.

5. Pre-application Engagement

The applicant has undertaken a pre-application consultation with the Council and received written guidance from the Case Officer, Faye Plant in the form of a letter dated 29/1/15 and from the County Council dated 3/2/15. The consultation confirmed the acceptability of the development of the site in principle and provided guidance on various detailed matters, which have been taken into account in formulating the proposals.

6. Relevant Planning Policies

The planning policies for High Peak are in transition, as the Council works towards the adoption of a new local plan. The policy basis for the application therefore includes the over-arching principles set out in the National Planning Policy Framework (NPPF) together with the saved policies of the High Peak Local Plan 2008 and the High Peak Local Plan submission 2014, which is currently under examination by the Inspector. The relevant policies to be considered are listed at the appendix below.

7. Main Issues and Consideration

Principle of development

The NPPF recognises in its core principles that local planning authorities need to proactively drive and support sustainable economic development to deliver homes, businesses, infrastructure and thriving local places that the country needs. Local authorities are advised to take account of the different roles and characters of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Section 6

of the NPPF seeks to deliver a wide choice of high quality homes with a presumption in favour of sustainable development.

The proposed development meets the test of sustainable development as set out in the NPPF as follows:

Economic role – the houses will provide an economic benefit by sustaining local employment in construction, providing an efficient use of land.

Social role – the houses will provide a high quality addition to the housing stock which will meet the needs of present and future generations.

Environmental role – the houses are of sustainable design and construction, meeting exacting environmental criteria which will minimise the carbon footprint. The vacant site is located within the urban area in a sustainable location and will maximise the efficient use of land. The proposals do not affect protected species and will ensure protection of wildlife.

The proposal therefore fulfils the NPPF requirement of sustainable development, for which there is a presumption in favour.

High Peak Local Plan policy GD2 directs new development to locations within the framework of existing developments. Emerging policy S2 defines Hadfield as a larger village, the most sustainable form of village within the area, playing an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages.

The bulk of future development is focused within these areas and support is generally given for development within settlement boundaries of an appropriate scale and nature. The site lies within the heart of the development boundary and is relatively well connected to local shops, services and public transport links. As such the proposal is within a sustainable location and is therefore acceptable in principle.

For this reason, the site along with the adjoining site to the south west (owned by High Peak Borough Council) has been put forward as an allocated housing site within the High Peak Local Plan Submission Version April 2014, which is currently awaiting examination by an Independent Planning Inspector,. The site is identified as Map 4 G2 Paradise Street within policy H3 of the Plan.

Detailed Considerations

There are number of detailed planning considerations which are addressed by this application including; highways matters, proximity to the nearby conservation area, land contamination, ecology, affordable housing, design considerations and proximity to existing development.

Highways and Access Issues

The NPPF supports patterns of development that facilitate sustainable modes of transport. Local plan policy TR5 seeks to ensure a good standard of safe and

appropriate provision for access and egress by pedestrians, cyclists public transport users and the private car. The location of the site is supported by these policies, as it is close to a wide range of facilities such as shops and employment opportunities, as well as public transport routes.

The site access is an extension of the carriageway of the Redrock development which is currently under construction. The geometry of the proposed access road and junction to serve the site, meet the Council's highways standards and allow two way vehicular flows, swept paths for servicing vehicles and separate pedestrian footways. The development is restricted to the part of the site which avoids excessive gradients.

Parking for the houses is provided in-curtilage at a ratio of 2 spaces minimum for each dwelling and the detached houses have integral garages.

The layout makes provision for the extension of the access road to the west, in order to facilitate the future development of the Council owned land as and when required.

Affordable Housing

Under policy H9 of the saved local plan the council will seek to the negotiate the provision of affordable housing on sites of 0.5 hectares or more or development of 15 or more units. As the developable area and unit number are both below the Council's threshold, there is no requirement for the provision of affordable housing as part of this development.

Contamination

The NPPF, stipulates that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the proposed development to adverse effects from pollution, should be taken into account.

Part of the site was an historic landfill and therefore a phase I contamination survey has been undertaken to guide the development process and the recommendations will be followed at Building Regulations stage.

Biodiversity/ Ecology

The National Planning Policy Framework, requires local planning authorities to conserve and enhance biodiversity by ensuring that development does not result in significant harm or that there is adequate mitigation.

The application is supported by an ecological appraisal which assesses the habitat value of the site, as well as the presence (in this case absence) of protected species and wildlife and the implications of the development, along with mitigation measures.

Layout and design

The layout and design issues are dealt with in the Design and Access Statement.

Planning Obligations/Payments

The applicant will make the appropriate contribution to meet the outdoor sport and play requirements as well as additional waste management provision prior to the granting of the application.

8. Conclusion

The application has been drawn up in consultation with the Council and provides much needed sustainable housing in accordance with national and local planning policies. The development will utilise vacant land to provide a quality addition to the housing stock and help to supply the local housing need.

The proposals are entirely in accordance with the development framework and should therefore be granted permission.

Appendix

Relevant Policies

Adopted High Peak Local Plan (Saved Policies) 2008

GD2 Built Up Area Boundary

GD4 Character, Form, and Design

GD5 Amenity

GD6 Landscaping

GD7 Crime Prevention

GD12 Unstable Land, Landfill and Contaminated Sites.

BC1 External Materials

BC5 Conservation Areas and Their Settings

TR5 Access, Parking and Design

H1 Housing Provision

H11 Layout and Design of Residential Development

Supplementary Planning Guidance

☐ Residential Design

☐ Sustainable Development

National Planning Policy Framework (NPPF)

Achieving Sustainable Development

Section 1 Building a strong, competitive economy

Section 4 Promoting sustainable transport

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 11 Conservation and Enhancing the Natural Environment

High Peak Local Plan Submission Version, April 2014

Policy S1 Sustainable Development Principles

Policy S1a Presumption in Favour of Sustainable Development

Policy S2 Settlement Hierarchy

Policy S3 Strategic Housing Development

Policy S6 Central Sub-area Strategy

Policy EQ1 Climate Change

Policy EQ2 Landscape Character

Policy EQ3 Countryside and Green Belt Development

Policy EQ4 Biodiversity

Policy EQ5 Design and Place Making

Policy EQ6 Built and Historic Environment

Policy EQ7 Green Infrastructure

Policy EQ8 Trees, Woodlands and hedgerows

Policy EQ9 Pollution Control and Unstable Land

Policy H1 Location of Housing Development

Policy H2 Phasing of Housing Development

Policy H3 Housing Allocations

Policy H4 New Housing Development

Policy H5 Affordable Housing

Policy CF3 Local Infrastructure Provision

Policy CF4 Open Space, Sports and Recreation Facilities

Policy CF6 Accessibility and Transport

Policy CF7 Planning Obligations and Community Infrastructure Levy