



Long Lane, Chapel-en-le-Frith

## **Seddon Homes**

Planning and Design Statement

May 2015

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## 1 Introduction

1.1.1 This Statement is submitted by WYG Planning & Environment (WYG) on behalf of Seddon Homes in support of a planning application for the approval of reserved matters for 105 dwellings, together with an application to discharge conditions 12, 15, 21 and 22 on Land off Southern End of Long lane, Chapel-en-le-Frith ('the site').

1.1.2 The application is made pursuant to the Outline Application HPK/2013/0320, which was approved on the 19 December 2013. This application was described as:

'Outline application for residential development of up to 105 dwellings, public open space, associated landscaping, infrastructure and access.'

1.1.3 Access was agreed as part of the outline application, and this submission seeks to agree the outstanding details relating to *layout, scale, appearance* and *landscaping*.

1.1.4 This Planning Statement sets out how the planning application meets the objectives of current planning policy both nationally and locally and other material planning considerations.

## 1.2 Application Documents

1.2.1 This application is accompanied by the following plans:

- Block Parameters Plan (653 03)
- A Location Plan (3681 08)
- Site Plan (3681 11 F)
- D5363 001 Detailed Planting Plan Overall Area
- D5363 002 Detailed Planting Plan Area 1
- D5363 003 Detailed Planting Plan Area 2
- D5363 004 Detailed Planting Plan Area 3
- D5363 005 Detailed Planting Plan Area 4
- D5363 006 Detailed Planting Plan Area 5
- D5363 007 Detailed Planting Plan Area 6

1.2.2 The following house type drawings are submitted with the application:

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- 1968-2 BLK 01
- 1968 ADE 01
- 1968 ASH-4 01
- 1968 BOW 01
- 1968 BRE 01
- 1968 CAR 01
- 1968 CAR 02
- 1968 CHA 01
- 1968 DEN 01
- 1968 DEN1 01
- 1968 DUT 01
- 1968 MEA 01

1.2.3 In addition to this Statement the following documents are submitted as part of the application:

- Phase 2 Geo-Environmental (10-633-R1)
- Framework Travel Plan (J246)
- Environmental Noise Study (R1029-REP01-PB)
- Phase 2 Archaeological Evaluation Report
- Affordable Housing Statement

## 1.3 Statement Structure

1.3.1 The remainder of this statement will be structured as follows:

- Chapter 2 discusses the site and its surroundings, and the development proposals
- Chapter 3 provides an overview of the relevant national, regional and local planning policies and guidance
- Chapter 4 considers all other material considerations
- Chapter 5 examines the planning balance
- Chapter 6 concludes the statement.

## 2 Site and Surrounding Area

### 2.1 Chapel-en-le- Frith

2.1.1 Chapel-en-le-Frith is a small market town and civil parish within the Local Authority of High Peak Borough Council. The town is categorised as one of the several Small Town Centres within the Borough supporting the two Market Centres of Glossop and Buxton. Chapel-en-le-Frith is the largest of the settlements within the Borough’s Central Area.

2.1.2 Chapel-en-le-Frith provides a wide range of facilities and services to the surrounding area. The centre lies within close proximity of several employment centres:

- 6.2 Miles from Buxton
- 9.3 Miles from Glossop
- 11.3 Miles from Macclesfield
- 13.6 Miles from Stockport
- 22.5 Miles from Manchester

### 2.2 Site Location

2.2.1 The site is located on the south western side of Chapel-en-le-Frith, approximately 800m from its centre.

2.2.2 The local area comprises a predominantly residential location with residential developments to the east, on the opposite side of Long Lane. To the north of Station Road are existing cottages and a recently completed residential development built by Seddon Construction in association with Equity Housing Group. Chapel-en-le-Frith High School and its playing fields lie further to the north and north-west.

2.2.3 To the south of the site lies the Chapel-en-le-Frith Railway Station, and the passenger line which runs between Buxton and Manchester.

### 2.3 Site Description

2.3.1 The application site has an area of 6.16 hectares (15.22 acres) and is currently in use as agricultural land. The site is largely grassed and rises gradually from north to south. The northern corner of the site is at the junction of Long Lane and the un-adopted Station Road which run along the north-eastern and north-western boundaries respectively. These boundaries are formed by existing dry stone walls which are in differing states of repair. The northern part of the site lies below the level of Long Lane and the wall forms a retaining wall

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along this section. Long Lane continues south and forms the eastern boundary of the site. This section is buffered by a plantation of young to middle aged trees (G7), which are to be retained, and act as a screen between the site and the road. Further south, the site wraps around Brook Cottage and the south eastern corner of the site is formed by Warm Brook.

2.3.2 The western boundary of the site is formed by a prominent railway embankment which runs north through the town. This comprises a line solely used by freight trains. The embankment is approximately 5-6m higher than the site along the western edge and forms a screen for development as well as a wider visual boundary to the town. There is a group of trees at the foot of the embankment (G10) which is largely dominated by hawthorn and which softens the embankment.

2.3.3 The site is predominantly a settled enclosed pastoral landscape comprising small irregular rough grassland fields. These fields are defined by ditches, timber fencing and over-mature hawthorn hedgerows.

## 2.4 Relevant Planning History

2.4.1 A outline planning application (HPK/2013/0320) on the subject site was granted on 19 December 2013 for:

*'Outline application for residential development of up to 105 dwellings, public open space, associated landscaping, infrastructure and access'*

2.4.2 The permission included several conditions and was linked to a Section 106 Agreement imposing several obligations, including the policy compliant level of affordable housing. The approved location of the principal access point is directly from Long Lane in the north eastern corner of the site, located centrally between Alston Road and Longmeade Drive. The principle of additional access points serving individual properties off long Lane was also approved.

2.4.3 A detailed application (HPK/2012/0678) on the land immediately to the north was granted in May 2013 for:

Proposed Residential Development of 66No. Dwellings & Associated Works at Land at Long Lane Chapel en le Frith

2.4.4 There is no other relevant planning history.

### 3 Development Proposals

#### 3.1 Reserved Matters

3.1.1 This Planning Application seeks to approve the following reserved matters:

- Appearance;
- Landscaping;
- Layout; and
- Scale

3.1.2 In addition, the application seeks to discharge conditions 12 (Travel Plan), 15 (Land Contamination), 21 (Noise Survey) and 22 (Archaeology) of the Outline Consent.

3.1.3 The development will comprise:

- A total of 105 dwellings, including 31 affordable units;
- A mix of dwelling types and sizes, ranging from one to four bedroom family homes and elderly accommodation in the form of cottage flats and Bungalows; and
- Public open space, including formal and informal recreation, community parkland, and areas of wildlife habitat.

3.1.4 The development will be accessed via Long Lane, as agreed at the outline stage.

3.1.5 The housing mix is proposed as follows:

No. Bedrooms	No. Provided on site	No. of which are Affordable
1 bed	8	8
2 bed	30	14
3 bed	38	9
4 bed	29	0

## 4 Planning Policy Review

### 4.1 National Planning Policy Framework (NPPF)

4.1.1 The NPPF was published in March 2012 and is a material consideration for all planning applications. Whilst much of its policy is relevant in this case, the most pertinent policies relating to the principle of development on this site are set out below.

4.1.2 Central to the ideology of the Framework and described as the “golden thread” running through all national planning policy is the presumption in favour of sustainable development. Paragraph 7 of the NPPF identifies three separate dimensions which every development should provide positively to in order to achieve sustainable development.

4.1.3 Paragraph 7 states:

‘These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.’

4.1.4 Paragraph 17 sets out a series of 12 core land-use planning principles. The principles most relevant to the residential issues related to the proposals are as follows:

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'Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.'

4.1.5 Paragraph 50 of the Framework identifies the importance of delivering a range of targeted housing delivery, including affordable housing provision which is a key aspect of boosting the economy as a whole.

'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities 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, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of

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broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.'

4.1.6 With regard to design, paragraph 57 identifies that it will be important to plan positively in order to achieve high quality and inclusive design, including individual buildings, public and private spaces and wider area development schemes.

4.1.7 Paragraph 73 of the NPPF sets out the importance of open space to communities by stating:

'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.'

4.1.8 Paragraph 75 relates to the protection and enhancement of public rights of way as well as providing improved access:

'Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.'

4.1.9 Paragraph 186 requires that local planning authorities should approach decision-making in a positive way to foster the delivery of sustainable development.

4.1.10 Paragraph 215 relates to the weight that can be attributed to adopted or saved plans.

'Due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).'

4.1.11 Paragraph 216 of the NPPF outlines the weight that should be attributed to emerging plans.

'From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).'

### 4.2 High Peak Borough Local Plan Saved Policies

4.2.1 The High Peak Local Plan was adopted in March 2005 and under the provisions of the Planning and Compulsory Purchase Act 2004, policies were valid for a period of three years. Local Planning Authorities were invited by the Department for Communities and Local Government (DCLG) to make an application to the Secretary of State to issue a direction to save selected Local Plan policies beyond this 3-year period. In March 2008 the Saved Local Plan Policies was approved by the Government Office of the East Midlands (GOEM) and came into effect.

4.2.2 Although several Policies of the Local Plan have been 'saved', many are clearly out of date and are no longer a material consideration due to the requirements of the NPPF.

4.2.3 The application site is located to the south west of the defined Chapel-en-le-Frith settlement boundary and is not subject to any site specific allocations. It currently comprises an area of open countryside.

4.2.4 Policy H9 (Affordable Housing for Local Needs) sets out the requirement for affordable housing for new residential housing schemes. The policy acknowledges that the Council will negotiate with developers to ensure the provision of a proportion of affordable housing for local needs, and the Policy is triggered by developments of 15 dwellings or more.

4.2.5 Policy H11 (Layout and Design of Residential Development) requires that new residential development incorporates good design that reflects its setting and local distinctiveness; and

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makes efficient use of available land; and promotes safe and accessible living environments which include a mix of housing types and sizes.

- 4.2.6 Policy GD4 (Character, Form and Design) provides further guidance on the design of development. The Policy requires new development to be sympathetic to the character of the area with special attention to be paid to scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works.
- 4.2.7 Policy GD5 (Amenity) requires new development to respect the amenity of neighbouring property. This aims to prevent unacceptable loss 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.
- 4.2.8 Policy GD6 relates to landscaping and states that where appropriate a high standard of hard or soft landscaping will be sought.
- 4.2.9 Policy OC10 (Trees and Woodlands) aims to prevent the loss of, or injury to the health of, a woodland or other significant individual, group or area of trees, unless required in the interests of safety, good tree management or a wider scheme of conservation and enhancement. Exceptionally, where loss or injury is accepted, adequate replacement planting, in terms of numbers, species, planting density and location, will be provided as part of the development. The retention of trees of value comprises one of the major design themes underpinning the proposal.
- 4.2.10 Policy TR5 states that Planning Permission will be granted for sites which;
- 'Make safe and appropriate provision for access and egress by pedestrians, cyclists and public transport users and the private car.
  - It includes a high standard of design and layout having regard to the parking, access, manoeuvring, servicing and highway guidelines'

### 4.3 High Peak Local Plan Submission Version

- 4.3.1 The emerging High Peak Local Plan was submitted to the Secretary of State for examination in August 2014, and the examination hearing sessions commenced in January 2015. In February 2015 the Inspector requested further information from the Council this was followed

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by a further letter in March of this year requesting that this further information consider the updated housing projections. The updated information is expected to go to consultation in June 2015 prior to it being submitted to the Inspector.

4.3.2 Policy S3 of the submitted Local Plan identifies the need for at least 7,200 dwellings within the plan period of 2011 – 2031, this equates to an annual provision of 360 dwellings per annum. Policy S3 anticipates that 4,839 units will be required on New Sites. Of these the Central Area; which Chapel-en-le-Frith is the largest town, will accommodate 1,452 – 1,597 units across the Plan Period.

4.3.3 Policy S3 goes on to state that for the Chapel-en-le-Frith Neighbourhood Plan area this will equate to a minimum of 850 dwellings with an addition to the anticipated 100 units from small sites.

4.3.4 Policy S6 sets the strategy for the Central sub-area. Section 2 of this policy states how sustainable development will be promoted within the Central area by:

‘Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:

- Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the Central sub-area , including the delivery of appropriate levels of affordable housing
- Supporting the development of new housing on sustainable sites within the built up area boundary primarily in Chapel-en-le-Frith, New Mills and Whaley Bridge.’

4.3.5 Policy H4 of the submitted Local Plan sets the following requirements for housing developments:

- a) Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H5
- b) Providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment or successor documents
- c) 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

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- d) Ensuring new residential development includes a proportion of housing suitable for newly forming local households
- e) Requiring dwellings, including small dwellings, to be designed to provide flexible accommodation which is capable of future adaptation to meet the criteria in Lifetime Homes or successor documents.'

4.3.6 Policy H5 identifies that on sites over 25 units 30% affordable housing is required. The affordable housing provision target stipulated within this policy is 80% social rented and that this can be adjusted where discussed and agreed with the Local Planning Authority. Further information regarding this can be found within the affordable housing statement which accompanies this application.

4.3.7 Policy CF4 discusses the importance of:

'Improving the quantity, quality and value of play, sports and other amenity green-space provision through requiring qualifying new residential developments to provide or contribute towards public open space.'

4.3.8 CF6 aims to ensure that development can be safely accessed in a sustainable manner.

4.3.9 Policy EQ 8 provides information on the requirements of the Local Authority in relation to Trees, woodlands and hedgerows and states the following:

- 'Requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss
- Requiring new developments where appropriate to provide tree planting and soft landscaping, including where possible the replacement of any trees that are removed at a ratio of 2:1
- Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.'

## 4.4 Chapel-en-le-Frith Neighbourhood Development Plan

4.4.1 Chapel-en-le-Frith Neighbourhood development plan was designated in April 2013. The plan has been reviewed by the Inspectorate and a referendum on the issue of adoption is due to be held on 16 July 2015.

4.4.2 The Neighbourhood Plan includes several policies in relation to housing within Chapel-en-le-Frith, including the following:-

**Policy H1** Identifies Long Lane as a Greenfield allocation within the area able to deliver housing within Chapel-en-le-Frith

**Policy H2** States that applications for housing should be accompanied by a Design brief which can be included within the Design and Access Statement.

**Policy H4** Identifies that housing development above 6 units should demonstrate housing mix which fits Local Need.

**Policy H5** Specifies that Housing within the Neighbourhood Plan area should be developed at 30 homes per hectare.

**Policy H7** States that the affordable housing provided on site should be well integrated with sizes and affordable homes which meet the specified and up-to-date needs.

4.4.3 Policy H8 of the Neighbourhood Plan refers to the High Quality Design required of new developments. Stating that the following four elements must be met:

- **Integration of sites** – new housing developments must be well connected both within the site and with the wider area. Developers must demonstrate how they have had regard to movement.
- **“Forgotten Elements”** – the following elements must be considered in the design process and integrated into the overall scheme: bin stores and recycling facilities; cycle stores; chimneys; meter boxes; lighting; flues and ventilation ducts; gutters and pipes; satellite dishes and telephone
- **Outdoor Space** – a private outdoor amenity space must be provided for all new dwellings
- **Car parking within Residential developments** - Car parking must meet minimum standards, as set out by Derbyshire County Council. In addition, frontages must not be entirely dedicated to car parking, but should provide for appropriate and

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significant public and private open space and landscaping, reflective of the Parish's character and countryside setting.'

4.4.4 Policy H9 sets out the design criteria, stating that all development must demonstrate how the following has been taken into account:

- Connections
- Facilities and services
- Public Transport
- Meeting local housing requirements
- Character
- Working with the site and its context
- Creating well defined streets and spaces
- Easy for people to find way around (legibility)
- Streets for all
- Car Parking
- Public and private spaces
- External storage and amenity space

## 4.5 High peak Borough Council Strategic Housing Market Assessment (2008)

4.5.1 Paragraph 7.27 of the SHMA estimated the size and distribution required of affordable housing properties suggesting the following need:

- 34% one bedroom accommodation
- 43% two bedroom accommodation
- 20% three bedroom accommodation
- 3% four or five bedroom accommodation.

4.5.2 Paragraph 8.19 identifies the overall housing need across the borough as:

- 15% 1 bed
- 33% 2 bed

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- 44% 3 bed
- 7% 4 bed
- 1% 5 bed

4.5.3 Paragraph 10.67 makes the following recommendation for policies on the Mix of Market Housing:

‘The problem of housing affordability in the District is partly due to this bias in the housing stock of the District. Overall affordability could be improved by encouraging development of smaller units (2 and 3 bed properties) when in many locations the natural inclination of the market will be to build larger family houses, which are likely to particularly appeal to in-migrants. Caution should be exercised in encouraging the development of very small units (eg 1 bed properties) since they are inherently less flexible than larger units and hence less suitable for a wide range of different households.’

## 4.6 Chapel-en-le-Frith Housing Needs Survey 2009

4.6.1 The survey was carried out in 2009 in order to obtain clear evidence of the affordable housing need in Chapel-en-le-Frith. The aim of the survey was to establish the type and tenure of housing required to meet the local need.

4.6.2 Page 7 of the Housing Need survey states the following need within the local area:

‘The survey indicates a clear requirement for 1 bed bungalows and 2 bed houses, with a lesser need for 1 bed flats and 3 bed houses. The need for one bed households identified in need would, under normal circumstances, only be offered one bed house under the Home-Options allocations scheme as they are single people or couples without children. However, the local authority may wish to consider whether to pursue 1 or 2 bed homes as developers are not keen to build one bed properties due to their lack of flexibility.’

## 4.7 High peak Borough Council Strategic Housing Market Assessment and Housing Needs (2014)

4.7.1 This Report was undertaken by NLP to replace the 2008 SHMA study. Although this does provide significant insight into housing need, there are several areas which are covered within the 2008 Report but which are not covered within this report such as the overall housing

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need across the Borough. It is therefore suggested that both reports be used to provide a view on the current needs within High Peak Borough.

- 4.7.2 Table 9.3 of the Report identifies the households currently on the Housing Register and the number of bedrooms required. This therefore indicates the general mix of affordable housing required in the borough to date and is as follows:

No. Bedrooms	High peak (%)
1 bed	62.6%
2 bed	24.6%
3 bed	10.0%
4 bed	2.4%
5 bed	0.4%

## 5 Planning Considerations

### 5.1 Background

5.1.1 The principle of this site as an appropriate location for residential development was agreed through the approval of outline planning permission (ref: HPK/2013/0320). It is considered that this Reserved Matters application accords with the principles of the outline permission and the provisions of the statutory development plan for the area.

5.1.2 This Application seeks to approve the following matters:

- Appearance;
- Layout;
- Scale; and
- Landscaping.

5.1.3 In addition, the application seeks to discharge conditions 12 (Travel Plan), 15 (Land Contamination), 21 (Noise Survey) and 22 (Archaeology) of the Outline Consent.

### 5.2 Appearance and Layout

5.2.1 The proposed development is for 105 dwellings, and the site layout has been designed to provide a development which respects the boundaries of the existing settlement of Chapel-en-le-Frith, particularly the site's rural fringe location. The principles behind the proposed layout and design were established within the Design and Access Statement which accompanied the Outline Application. The layout is also wholly in line with the approved Black Plan submitted with the Outline Application.

5.2.2 Paragraph 57 of the NPPF and Policies H8 and H9 of the Chapel-en-le-Frith Neighbourhood Plan require a strong and local design. This requirement has been fully considered in the development of a landscape based masterplan. The layout has also been designed to be legible and safe as well as encourage use of the environment through the incorporation of public open space prominently within the site.

5.2.3 The design includes details which reflect not only the surrounding residential form but also the semi-rural location of the site. The character of the masterplan has centred on the site's location and incorporates open space as well as established trees and landscaping. This will assist in the sites integration with the surrounding residential community.

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- 5.2.4 The development is accessed off Long Lane with 14 properties fronting on to the existing road. These properties have been set back with a significant front garden, and off road parking, which is in keeping with the surrounding residential areas, and provides an appealing entrance and frontage to the development. The properties along this frontage comprise a mix of 2, 3 and 4 bed family homes. The proposed development meets the required parking standards and Seddon Homes have produced plot designs which fully incorporate the daily needs of family life.
- 5.2.5 A footpath is also proposed, running centrally across the site, aiming to link the Warm Brook Footpath, and properties off Longmeade Drive, with the railway station. This will provide an alternative route through the site for pedestrians, and has been designed to be as 'green' in nature as possible, routed through areas of public open space.
- 5.2.6 The development blocks have been designed to enable the buildings to actively front on to the areas of public realm to encourage safe use of the streetscape. The landscape based masterplan includes verges and areas of public open space to assist in making the proposed residential environment feel more rural and in keeping with the countryside surroundings. Additional routes through the site direct users to the 'community parkland' proposed to the south of the site.
- 5.2.7 The proposed dwellings comprise of a mix of detached, semi-detached, terraced and bungalow properties. These have been designed as a contemporary interpretation of the traditional building styles within Chapel-en-le-Frith. Strong sill and lintel features have been used as a unifying theme, with a mix of stone and render to provide variety and identify key locations within the site; thus respecting the local amenity and character.
- 5.2.8 The proposed development uses differing ridge heights to complement the site's setting and assist in the affirmation of the semi-rural nature of the residential area.

### 5.3 Scale and Mix

- 5.3.1 The development will consist of predominantly 2 storey buildings, with some 1 storey bungalows. The properties fronting Long Lane would all be two storey in height. This style of housing is in keeping with the surrounding developments.
- 5.3.2 The housing mix is proposed as follows:

No. Bedrooms	No. Provided on site	No. of which are Affordable
1 bed	8	8
2 bed	30	14
3 bed	38	9

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4 bed	29	0
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5.3.3 This demonstrates the provision of a variety of housing types including small/medium sized family housing as well affordable units and dwellings suitable for housing the elderly. The 'Strategic Housing Market Assessment and Housing Needs: Final Report 2014' (SHMA) identifies in paragraph 11.14 the following need:

1. 'An increased need for 1-bed apartments, in the order of 25%;
2. An increased need for 2-bed apartments/houses/bungalows, in the order of 32% for High Peak Borough;
3. A decreased need for 3-bed apartments/houses/bungalows, in the order of -3%;
4. An increased requirement for 4-bed semi-detached and detached houses (+6%); and
5. A substantial increased need for housing with care, at levels more than triple the 2011 position.'

5.3.4 The proposals provide a significant level (over one third of the total) of one and two bed properties, which will assist the Council in meeting the established target. The Report goes on to state in Paragraph 11.15 that:

'this level of 'need' does not factor in critical issues such as aspirations and viability. Realistically, although a couple aged 65+ living in the large former family home, may only 'need' a 1 or 2 bed dwelling, they are quite likely to remain and 'under-occupy' their existing, larger house (particularly they own their own home), or even move to a similarly sized property. Similarly, families will often seek a spare bedroom if affordability permits.

Furthermore, an over representation of smaller 1/2 bed apartments could be detrimental to the viability of many proposed developments in the Borough. As such, a rational, balanced approach needs to be taken using the modelled approach to guide, rather than dictate, the proposed mix of units.'

5.3.5 The approach taken in finalising the masterplan is to propose primarily 2 and 3 bed properties, which offer a viable mix of small family housing and aspirational family housing. This advantage of this approach is the provision of properties which are suitable for those downsizing and also first time buyers; thus assisting the council in their Housing and Economic Growth targets.

### 5.4 Landscaping

- 5.4.1 When approaching the site from the north the site will be set against a significant green backdrop provided by the Community Parkland which sits on higher ground. When approaching the site from the south there is also a significant green buffer separating the site from Long Lane. Additionally, the properties fronting Long Lane have been set back providing significant green verges, offering a softer approach to the development from both the north and south.
- 5.4.2 Once within the development there is a significant piece of open space which assists in setting the character of the residential area.
- 5.4.3 The landscape strategy is also proposing the retention of stone walls and hedgerows fronting onto Station Road. This will assist in screening the development from Court Yard House, as well as retaining the rural features. Additionally the proposed dwellings in this location have been provided with significant gardens.
- 5.4.4 Within the site there have been several areas of public open space provided. These are well overlooked by properties and are strategically placed to retain trees or hedgerows which are deemed of value. They also assist in breaking up the development from any long range, of which there are very few, as demonstrated in the outline application.
- 5.4.5 The Landscape Plans submitted with this application are in conformity with the approved Design and Access Statement and Block Plan. This shows how the planting will assist in creating a welcoming development which blends with its semi-rural surroundings.

### 5.5 Ecology and Trees

- 5.5.1 The proposed design has endeavoured to maintain the mature broadleaf trees as part of the development. The majority of trees on the site are confined to the site perimeter and internal boundaries; accordingly, it has been possible to design around the majority of trees on the site. The trees that have been retained also include those that provide a potential habitat for roosting bats. Protection methods will be placed around retained trees during construction to ensure these are maintained.
- 5.5.2 The detailed design requires the removal of one tree which was identified as having the potential for roosting bats (Tree BP1 – as identified in the Ecology Report submitted at outline stage). In accordance with paragraph 5.7 of the Ecology Report, a daytime check by a licensed bat worker will be undertaken prior to any works on these trees to confirm whether

Reasonable Avoidance Measures will be required. If any Reasonable Avoidance Measures are required these will be undertaken to avoid any potential impact on bats.

### 5.6 Noise (Discharge of Condition 21)

- 5.6.1 This Reserved Matters application is accompanied by a Noise Study which has assessed both night time and daytime noise levels at the site in accordance with Condition No. 21 of the Outline Consent.
- 5.6.2 The Noise Study concludes that the required noise levels can be reached through necessary mitigation. The Study recommends a glazing and ventilation strategy which will be incorporated into the scheme in full and ensure that the required standards are met.

### 5.7 Travel Plan (Discharge of Condition 12)

- 5.7.1 Both the Section 106 Agreement and Condition 12 of the Outline Consent require that a Travel Plan must be approved prior to the occupation of any dwelling on site. In order to comply with this requirement a Travel Plan is submitted with this application.
- 5.7.2 The Travel Plan will encourage new residents to use other forms of transport such as walking, cycling, car sharing, motorbikes and public transport rather than their car. The Travel Plan itself lists a number of ways in which this can be achieved.
- 5.7.3 The Travel Plan recommends employing of a Travel Plan Co-ordinator to lead the implementation of the Travel Plan, raise awareness of sustainable travel uses and promote scheme which reduce the use of a car. Another tool which will be used to aid modal shift is the provision of a Welcome Pack to all occupants which will contain a variety of travel and transport related information specific to the site, this information will also be disseminated by sales staff that will be specifically trained on the travel services available from the site.

### 5.8 Contamination (Discharge of Condition 15)

- 5.8.1 Condition 15 of the Outline Application, requires that an Investigation and Risk Assessment be undertaken to assess the nature and extent of any contamination on the site. In compliance with this a Phase two Geo-Environmental Assessment is submitted with this application. The Report outlines a methodology for investigation, and based on this methodology the intrusive works were undertaken.
- 5.8.2 The Geo-Environmental Assessment found that there was made ground within two of the exploratory holes and drift clay across the whole site. Using heave precautions where

necessary, dwellings can be built using ordinary spread foundations, these will have to be made deeper where there are more significant depths of made ground.

### 5.9 Archaeology (Discharge of Condition 22)

- 5.9.1 Condition 22 of the Outline Application, stipulates that a Written Scheme of Investigation for Archaeological works be submitted and approved. In accordance with this an Archaeological Evaluation Interim Report is submitted with this application. The Report establishes a methodology for investigation which was approved by the relevant Officer, Steve Baker, at Derbyshire County Council. Based on this methodology the intrusive survey work was then undertaken in June 2015.
- 5.9.2 Seventeen Evaluation trenches were mechanically excavated across three fields revealing a network of field drains dating to the post medieval/ industrial periods. Four ditches were also recorded relating to the drainage of the field and appear to be of the same broad date. The most significant feature found was a raised metal track way between Long Lane and the railway which is of local interest.
- 5.9.3 The Report submitted with this application discusses and logs this information appropriately in accordance with condition 22 of the Outline application.

### 5.10 Internal Road Layout and Parking

- 5.10.1 The primary vehicular access is achieved by Long Lane. The internal road design is based on a hierarchy of streets in accordance with Manual for Streets. The road layout is wholly in line with 'Block Plan' approved at outline stage.
- 5.10.2 Policy CF6 of the submitted Local Plan states that a development must be able to be accessed safely. The proposed layout and access accord with the principles agreed at Outline stage and provides a safe access point for the development.
- 5.10.3 Policies H8 and H9 of the Chapel-en-le-Frith Neighbourhood Plan require that sites be legible, and that the streets be for all. This has been a principal focus of the design process and the proposed layout has been planned around hierarchical arrangements of minor roads. These are designed so as to be welcoming for not only vehicles but also pedestrians through the use of overlooked public open space and verges. This hierarchical approach is commonly found within Chapel-en-le-Frith, and results in the roads decreasing in size through the site until private drives are reached. This assists those travelling through the site with way-finding by taking a logical and intuitively navigable route through the site.

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- 5.10.4 This road network is softened by the verges and areas of informal open space found throughout the site. The site is also supported by some off road footpaths; these are overseen by surrounding properties and have been designed to provide a safe and enjoyable alternative route through the site. Both these features have been included to encourage active use of the streetscape and to create visual interest for those travelling through the site.
- 5.10.5 The proposed road network is supported by an off-road pedestrian network which assists the sites integration into its surrounding. This provides a green and safe route through the site to the proposed community parkland to the south of the site and increased accessibility to the train station.
- 5.10.6 Each dwelling is provided with off road car-parking spaces to meet the parking standards appropriate for each dwelling size.

### 5.11 Sustainable Development

- 5.11.1 The NPPF places great emphasis on the need for a development to be sustainable across all three strands including economic, social and environmental. The sustainability credentials of the proposed development were agreed in principle at outline stage. The site is well positioned to access Chapel-en-le-Frith and the local services this centre provides. The site is also well positioned to benefit fully from use of the train station.
- 5.11.2 Increasing the level of house building can act as a key driver in boosting the economic development of an area. The development of 105 units in Chapel-en-le-Frith would support the employment of 451 people and four apprentices, graduates or trainees. The development would also increase local spending and support local services, not only through local spending but through the additional £1,050,000 in tax estimated to be generated from the development, and the £135,030 increase in Council Tax receipts.
- 5.11.3 The proposed design aims to prevent the loss of environmental features, by retaining a significant number of broadleaf trees; and some of these trees have the potential provide habitats for roosting bats. The proposal provides several areas of Public Open Space within the site, which offer opportunities for sympathetic planting to create new and emerging habitats once mature. As a result of new housing there are often an increased number of trees and shrubs planted by new residents within their garden; it is estimated that as a consequence of the 105 dwellings the new residents could plant up to 4,872 plants, trees and shrubs.

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5.11.4 The site is located in a sustainable location with access by foot to both train and bus routes. This provides new residents with sustainable and healthy transport options to access jobs and services. The proposal has been designed in order to encourage the use of outdoor space, creating sociable spaces for new residents and footpath routes for the existing residents through the site both to the railway and to the community parkland. The design of the site maximises the use of the public open space and community parkland. The site also offers to provide housing addressing identified needs, including 30% affordable housing enabling movement within the community and allowing for local residents to remain within Chapel-en-le-Frith. The mix of housing has been chosen in order to meet the local needs and offers a considerable number of small family housing for both first time buyers and those wishing to downsize.

## 6 Conclusion

- 6.1.1 The scheme is a high quality, well-designed development that will integrate fully with its immediate surroundings. It has been established within this Statement that the detailed scheme accords with the outline planning permission (ref: HPK/2013/0320) with no detriment to the character of the area, key existing features on the site or the surrounding residential areas.
- 6.1.2 This Statement clearly demonstrates that the scheme complies with the policies and guidance of both national and local policies. In accordance with these policies this scheme will deliver a high quality development providing good amenity for existing and future residents. The appearance, scale and layout of the development are entirely appropriate with the existing landscape framework.
- 6.1.3 It is therefore requested that in accordance with 'presumption in favour of sustainable development', which runs through the NPPF, this application be approved without delay.