

HPK2015/0351 Land at Manchester Road, Tunstead Milton

It is accepted that the Council cannot demonstrate a 5 year supply of housing land.

The emerging Local Plan is currently subject to examination. The Council has submitted 350 homes per annum as the proposed Local Plan housing target, which is within the OAN based on the 2012 household projections as demonstrated in the NLP Housing Needs Study 2012 based SNHP Update (May 2015). It is accepted that the affordable housing need is higher than this. However, the Inspector has still to issue his findings following the hearing sessions and so the Council accept that limited weight can therefore be attached to the overall housing requirement figure.

Upon adoption of the Local Plan the Council will be able to demonstrate a 5 year supply.

All planning applications should be considered on their merits balancing the benefits of the scheme against the harm.

In this case a development of 6 new homes does have benefits in meeting housing need but those benefits can only be modest and are outweighed by the harm to the Local green space and Chapel Neighbourhood plan. Planning application 2012/0669 for 6 apartments on Manchester Road Chapel-en-le-Frith, was refused at appeal as it was recognised that the modest benefits outweighed the harm.

Provision of affordable housing is a material consideration which attracts weight in the planning balance. The current proposal does not give any detail about the proposed affordable housing however the weight given to this can only be modest as it will not make a significant contribution to the affordable housing shortfall which is outweighed by the harm.

The appeal decisions submitted as evidence in support of this planning application are not directly comparable to the particular circumstances of this site and the High peak as they are all for much larger developments , which in those cases was argued that the development would make a significant contribution to the housing shortfall.

Chapel Neighbourhood Plan

During the CNP examination the Examiner commended the preparation of the plan stating that the consultation went beyond the minimum requirements. Para 28 of the Examiner's report states “

“The consultation and publicity went well beyond the requirements and it is clear that the qualifying body went to considerable lengths to ensure that local residents, retailers and businesses and other interested parties were able to engage in the production of the Plan”

Policy H2 of the Chapel Neighbourhood Plan relates to small sites for residential development. This policy does not constrain delivery of new homes in the Chapel area but does have certain requirements such as the site being within the built up area .

Hilary Senior 9/10/2015