

A.E. Planning Consultants

**Planning Statement submitted in connection with a planning application for
the erection of three detached houses.**

Land adjacent to Shallcross Mill House, Elnor Lane, Whaley Bridge, SK23 7JN.

Applicant: Chris and Barbara Morris.

September 2015

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1 INTRODUCTION

- 1.1 This statement is submitted in support of an application seeking full planning permission for the erection of three detached houses at Shallcross Mill House, Elnor Lane, Whaley Bridge. Outline planning permission was granted in October 2014 for the residential re-development of the nearby Shallcross Foundry owned by F Morris & Sons Ltd. This application is submitted on behalf of Chris and Barbara Morris the owners of Shallcross Mill House.

2 LIST OF DOCUMENTS SUBMITTED WITH THE APPLICATION

- 2.1 Documents submitted with this application include: -

- Topographical Survey Plan – 1:250@A1.
- Location Plan – 270.01 – 1:1250@A3.
- Proposed Site Plan – 270.02 – 1.500@A3.
- House Type 1 – Plans and Elevations 1 – 1:100@ A3.
- House Type 1 – Plans and Elevations 2 - 1:100@ A3.
- House Type 2 – Plans and Elevations 1 – 1:100@ A3.
- House Type 2 – Plans and Elevations 1 – 1:100@ A3.
- Phase 1 Habitat Survey – Rachel Hacking Ecology.
- Arboricultural Statement – Cheshire Woodlands
- Phase 1 Contamination Investigation – Peak Associates (Parts 1a-8).

3 SITE LOCATION AND PLANNING HISTORY

- 3.1 The site is located to the west of the vacant Shallcross Foundry and essentially forms the residential grounds of the house known as Shallcross Mill House. The site falls within the built up area boundary of Whaley Bridge as defined in the High Peak Saved Local Plan. The site has no relevant planning history. The application site covers an area of 0.4ha.

4 THE APPLICATION

- 4.1 This section explains the design principles of the proposal under the following headings: -

- Use
- Amount
- Scale
- Layout
- Access
- Landscaping
- Appearance

Use

- 4.2 The site forms part of the residential curtilage of Shallcross Mill House. The use of the site would, therefore, remain as residential and is appropriate within the built up area boundary of Whaley Bridge.

Amount

- 4.3 The proposal involves the erection of three 4-bed detached houses with integral garages.

Scale

- 4.4 The proposed houses are two storeys and would reflect the scale of Shallcross Mill House.

Layout

- 4.5 The proposed houses are orientated so that their front elevations face west and run parallel with the new access road. Private garden space is proposed at the rear of the houses with parking to the front and side of the properties.

Access

- 4.6 Vehicular access into the site would be taken from Elnor Lane via the existing right of way which runs through the adjoining Foundry. This is the existing access to Shallcross Mill House.

Landscaping

- 4.7 The future landscaping of the site can be dealt with by means of a planning condition. An Arboricultural Statement is submitted as part of the application.

Appearance

- 4.8 The proposed houses would have all external elevations constructed from natural coursed gritstone with a blue slate roof. Windows and doors would be uPVC. The access drive would be finished in black tarmac. The overall design and appearance of the houses would be sympathetic to the character and appearance of their immediate surroundings.

5 POLICY CONTEXT

- 5.1 The Statutory Development Plan for the area comprises of the Adopted High Peak Borough Local Plan. The most relevant Saved Local Plan (LP) Policies include: -

- Policy GD2 Built up area boundaries
- Policy GD4 Character form and design
- Policy GD5 Amenity
- Policy GD6 Landscaping
- Policy H1 Principles of housing provision
- Policy H11 Layout and design of residential development
- Policy TR5 Access, parking and design
- Policy BC1 External Materials

- 5.2 The site lies within the built up area boundary of Whaley Bridge where planning permission will normally be granted for new residential development provided it complies with other policies and proposals of the Local Plan. Policy H1 gives priority to the use of previously developed land in built up areas for housing. Policy H11 seeks to ensure that any new residential development incorporates good design, promotes a mix of housing types and protects existing residential amenity. Policy GD4 seeks to ensure that the scale, layout, density, form, height, proportions, design, colour and materials of construction, elevations, fenestration and landscaping are sympathetic to the character of the area. Policy GD5 seeks to protect amenity. Policy BE1 requires the use of appropriate facing materials in order to protect the existing and visual qualities of the High Peak. Policy H11, amongst other things, requires residential development to have a safe and accessible environment. Policy TR5 deals with the detailed matters of access and parking.
- 5.3 A new Local Plan is currently being prepared by the High Peak Borough Council. The Examination Hearings started in January 2015 and have recently been completed. This stage of preparation means that the emerging Local Plan carries only limited weight. Relevant emerging policies include:-
- S1 – Sustainable Development Principles.
 - S2 – Settlement Hierarchy.
 - S6 – Central Sub-area Strategy.
 - EQ1 – Climate Change.
 - EQ4 – Biodiversity.
 - EQ5 – Design and Place making.
 - EQ8 – Trees, woodlands and hedgerows.
 - EQ9 – Pollution Control and Unstable Land.
 - H1 – Location of Housing Development.
 - H4 – New Housing Development.
 - H5 – Affordable Housing.
- 5.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. It views delivery of sustainable development as a key consideration for the planning system. Indeed within the Framework there is '*a presumption in favour of sustainable development*'. The Framework addresses the plan-led system and states: '*Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise*'. The Framework identifies a set of core land-use planning principles which should underpin both plan and decision-making processes of Local Planning Authorities. Those that are relevant to this application include:
- To proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;

- Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

6 PLANNING CONSIDERATIONS

Housing Supply and Principle of the Development

- 6.1 Section 6 of the National Planning Policy Framework (Framework) requires local planning authorities to boost their supply of housing by identifying sufficient sites to provide five years worth of housing against their housing requirements. Whilst not included within the Council's current Strategic Housing Land Availability Assessment the proposed development of this site would make a contribution towards increasing the housing supply within Whaley Bridge. At the present time the Council cannot demonstrate a 5 year supply of housing land, being 3.8 years (including the 20% buffer) as at March 2015.
- 6.2 The Local Plan identifies this site as falling within a predominantly residential area within a settlement zone. The sustainable location of the site makes it a suitable windfall housing site. The site is available and developable. Saved LP Policy H5 (Windfall Housing Sites) encourages the re-use of previously developed land particularly when sites are situated in accessible locations. The site is a windfall housing site which is located in a highly accessible location. The site is located within 1.5 km walking distance of the centre of Whaley Bridge where there a number of shops and local amenities to serve the local population, as well as the railway station which provides frequent services between Buxton and Manchester on a daily basis. The site is also located on a the 190 service bus route (between Whaley Bridge and Buxton) which stops at Shallcross Road (opposite the site entrance), and is within walking distance of the bus stop on Chapel Road which provides a stop for a number of additional routes (nos. 38,39, 42, 60 and the 399) which link Whaley Bridge to a number of the towns within the High Peak borough.
- 6.3 This site is located in a highly accessible location within the built up area boundary of Whaley Bridge. There can, therefore, be no objection to the principle of residential development on this site.

Access

- 6.4 The existing vehicular access into the site is from Elnor Lane and runs through the vacant Foundry site to the west. Shallcross Mill House has a right of way across this route. The proposed three houses would also be granted a right of way onto Elnor Lane. The access has historically served an industrial operation and all the vehicular activity associated with that former use. With the industrial use having ceased, the access would simply now serve Shallcross Mill House and the three new houses. Shallcross Foundry has outline planning permission to be re-developed for 9 houses. Any future development of this adjoining site would not affect the applicant's existing right of way onto Elnor Lane. The level of traffic movement generated by the proposal would not have any significant impact on the local

highway network. The existing access onto Elnor Lane would not require any modification and is adequate to serve this proposal.

Contamination

- 6.5 The application site essentially forms part of the residential curtilage of Shallcross Mill House. The presence of the adjoining former industrial use means that it is still appropriate to assess any potential contamination at the site. The application is, therefore, accompanied by a report that has been prepared by Peak Associates Environmental Consultants Ltd following a desk top and a walkover analysis of the site. The report recommends that further intrusive investigation be undertaken prior to the commencement of any development. The scope of such work and any mitigation measure can be dealt with by appropriate planning conditions.

Impact on Trees

- 6.6 The application is accompanied by an Arboricultural Statement prepared by Cheshire Woodlands. The report has assessed the impact of the proposed development on trees both adjacent to and within the application site. The report concludes that several groups of low quality trees will be removed but all of the high and moderate quality trees will be retained and protected during the development. Residual details for the protection of retained trees and landscaping of the site can be resolved by planning conditions. The development proposal is sustainable in arboricultural terms.

Biodiversity

- 6.7 An ecological survey has been carried out at the property in line with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. The Extended Phase 1 Habitat Survey concludes that the proposed development would not cause any harm to protected species or habitat.

7 CONCLUSIONS

- 7.1 The proposed development satisfies the requirements of Saved LP Policies BC1, H1, H11, GD2, GD4, GD5, GD6, BE1, TR5 and the National Planning Policy Framework for the following reasons:-

- The proposal would contribute towards housing land supply and should be supported.
- The site is located within a highly sustainable location and is a windfall housing site.
- The density of the development is appropriate for the site and makes an efficient use of land within the built up area boundary of Whaley Bridge.
- The proposed development would have an acceptable impact on the amenities of neighbouring dwellings.

- The proposed development would achieve an acceptable level of amenity for both future and existing residents.
- The proposal would have no adverse impact on ecology, trees or highway safety.

7.2 The National Planning Policy Framework indicates that there are three dimensions to sustainable development; environmental, social and economic. The proposal satisfies the relevant core planning principles within the Framework for the following reasons: -

- In environmental terms the proposal would result in a small housing development which would have an appropriate density for the site and be compatible with its surroundings and the houses recently granted planning permission at Shallcross Foundry. The proposal would secure high quality design and a good standard of amenity for all existing and future occupiers.
- In social terms the proposal would increase the supply of housing required to meet the needs of present and future generations, with accessible local services. The proposal would add to the supply of housing in a sustainable location close to the centre of Whaley Bridge
- In economic terms the proposal would meet housing needs and support growth in general. Although not an employment scheme, the development would create construction jobs and housing and thereby contribute to the local economy.

7.3 In accordance with the National Planning Policy Framework significant weight should be given to the need to secure economic growth and planning permission granted for the proposed development.

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September 2015.