

Planning Application

To High Peak Borough Council

Development of B1 office formed via an extension to existing workshop on land known as “workshop”, Furness Vale Marina, Station Road, Furness Vale.

On behalf of Purcell Estates Ltd

SUPPORTING STATEMENT

June 2016



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On behalf of Purcell Estates Ltd

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THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING
ARCHITECTURAL PLANS SUBMITTED AS PART OF THE APPLICATION.

1.0 INTRODUCTION

1.1 This statement forms an element of the submitted planning application to High Peak Borough Council (HBC) in consideration for the development of an office under B1 Use which would be developed on the side of the existing workshop development at Furness Vale Marina, Station Road, Furness Vale, taking advantage of the workshop's toilet and lobby facilities. The application is made on behalf of Purcell Estates Ltd (The Applicant).

1.2 Objectives

The predominant objectives of this application are to assess any planning and / or design considerations that have to be assessed against the Development Plan.

1.3 This application has reviewed issues in relation to the Development Plan, transport, parking and highways and all other environmental aspects that could be considered pertinent.

1.4 The submission has identified the design aspects that have influenced the design in relation to the scheme.

1.5 This statement examines any issues that may be identified upon assessment of the Development Plan and evaluates these against policy where appropriate.

1.6 This application takes into consideration the advice and requirements of the Planning Policy Guidance 2014 (as updated).

2.0 SITE LOCATION & DESCRIPTION

2.1 The site currently consists of the recently constructed workshop which was permitted by High Peak Borough Council under permission HPK/2013/0571. The workshop provides unisex ablutions and a lobby area for which the proposed new office will share the use of via a new internal connecting door. The new office is located in a manner that the building sits immediately adjacent and connecting to the workshop and adjacent but not connected to the existing chandlery building.

2.2 The new office will facilitate the downsizing of the applicant's existing business premises on offices located elsewhere within the grounds of Furness Vale Marina in turn enabling the existing offices to be rented out into the market place for the benefit of other business within the local socioeconomy.

2.3 The office space provides adequate facilities for the existing building in a manner that allows the existing business to continue within the grounds of the Furness Vale Marina area without offering significant detriment to the most immediate or surrounding receptors.

2.4 Design

The site creates an attractive and self-contained office block that has an immediate built massing and adjoining relationship to the workshop; taking into consideration the existing facing materials used within the workshop. The office space provides increased glazing into the space for the benefit of employees and for the benefit of design attractiveness whilst incorporating the other stonework, rendering and roof detailing materials as influenced by the workshop.

- 2.5 Further to this from a scale perspective the office is subservient in nature to the workshop and is located in a manner that offers no detriment to the chandlery building immediately adjacent to the site.
- 2.6 Access and Parking
The office does not require any further parking facilities as the existing parking facilities at Furness Vale Marina are more than adequate to service the existing use classes within the grounds as well as the supplementary new office that is proposed.
- 2.7 Overall it is not considered that the proposal offers any significant issues in relation to the surrounding environment; the building respects the existing nature of built development within the Furness Vale Marina grounds as well as identifying a need to offer a negligible impact upon surrounding receptors outside of the marina area.
- 2.8 At 39m² GEA it is considered that the proposal provides a low key but important office space for the benefit of the localised socioeconomy.
- 2.9 Overall it is considered that the proposal offers a negligible impact upon the aesthetic of the surrounding streetscene but more importantly improves and enhances the architectural vernacular of the existing building.

3.0 PLANNING & ENVIRONMENTAL ASSESSMENT

3.1 This application has reviewed and assessed the Local Development Plan with particular considerations of the following policies:

- High Peak Local Plan (Adopted April 2016)
- National Planning Policy Framework

3.2 Planning History

The Furness Vale Marina site has an expansive planning history given the nature of the different use classes within its grounds. However the most appropriate application pertinent to this submission is the application that was permitted for the workshop (Ref HPK/2013/0571).

3.3 Local Planning Policy

3.4 **Policy S 1 – Sustainable Development Principles**, states that:

“The Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.

This will be achieved by:

- *Meeting most development needs within or adjacent to existing communities;*
- *Making effective use of land (including the remediation of contaminated land and reuse of brownfield land), buildings and existing infrastructure;*
- *Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment);*
- *Taking account of the distinct Peak District character, landscape, townscape, roles and setting of different areas and settlements in the High Peak;*

- *Protecting and enhancing the natural and historic environment of the High Peak and its surrounding areas including the Peak District National Park;*
- *Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations;*
- *Supporting the local economy and businesses by providing for a range of economic development that provide employment opportunities suitable for local people in sustainable locations, and generally encourage larger developments to incorporate mixed uses where possible so as to reduce the need to travel;*
- *Minimising the need to travel by promoting development in locations where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport with minimal reliance on the private car;*
- *Minimising the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly and ensuring that there is suitable mitigation for a net gain in biodiversity and the creation of ecological networks;*
- *Minimising carbon or energy impacts associated with development according to the principles of the 'energy hierarchy' by minimising the need for energy through the appropriate siting, orientation and design of new buildings; the use of renewable energy sources and ensuring building construction and other forms of development address the challenge of climate change by meeting high environmental standards with particular regard to energy efficiency, water efficiency, use of sustainable materials, encouraging waste reduction, recycling, including where appropriate the local- or on site-sourcing of building materials;*
- *Further mitigating the impacts of climate change by seeking reductions in greenhouse gas emissions across the High Peak; in particular through supporting the delivery of renewable and low-carbon forms of energy (either via stand-alone*

- installations, or installations integrated within new/existing developments), where this is considered acceptable against all other Development Plan Policies as a whole;*
- *Requiring that all new development addresses flood risk mitigation/adaptation, ensuring for example that sustainable drainage systems are considered at the outset within proposals (and to comply with legislative requirements);*
 - *Seeking to secure high quality, locally distinctive and inclusive design in all development that can be accessed and used by everyone including disabled people;*
 - *Seeking to secure developments provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living and working environment and the risks from potential hazards are minimised*
 - *Maintaining and where possible enhancing accessibility to a good range of services and facilities, and ensuring existing infrastructure and services have the capacity to support development when required.*

In order to enable required development to take place, in some cases mitigation measures will be needed to address the impacts of new development on existing infrastructure and on nearby sensitive areas.

In all cases development should not conflict with the relevant policies in this Local Plan. Development should be designed to be sustainable; seek to enhance the environment; have regard to both its direct and indirect cumulative impact over the longer term; and should provide any necessary mitigating or compensatory measures to address harmful implications.

New development should make effective use of land and buildings and be located in sustainable locations in line with the Settlement Hierarchy in Policy S2.”

3.5 It is considered that the proposal accords with S 1 in full as it offers a sustainable development that respects and enhances its immediate and surrounding area, makes efficient use of existing land and offers a benefit to the local socioeconomy in a manner that does not offer any detriment to surrounding receptors.

3.6 **Policy S 1a – Presumption in Favour of Sustainable Development**, states that:

“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *Specific policies in that Framework indicate that development should be restricted.”*

3.7 It is not considered that there are any adverse impacts in relation to the proposal that would significantly and demonstrably outweigh the benefits. As such on balance it is

considered that the proposal accords with the definition of sustainable development in relation to the NPPF and Policy S 1a.

3.8 Policy S 4 – Maintaining and Enhancing an Economic Base, states that

“The Council will maintain and where possible, enhance the economic base of the Plan Area. This will be achieved by:

- *Supporting proposals that help to deliver the areas of economic focus and strategic priorities of the Local Enterprise Partnership*
- *Encouraging and making provision for a greater presence of high value and knowledge-based businesses in the Plan Area*
- *Encouraging and making provision for small-scale and start-up businesses including, through the support of innovation centres and managed workspace*
- *Supporting the appropriate improvement, enhancement and expansion of existing businesses*
- *Encouraging and making provision for office development, particularly within the Main Market Towns*
- *Supporting visitor-based service sector jobs within the local tourism industry*
- *Improving workforce skills by encouraging the provision of new training facilities on employment sites*
- *Encouraging flexible working practices via home-working where there is no adverse impact on residential amenities, and allowing the development of live-work units on residential and mixed use sites*
- *Protecting and promoting town centres as the focus for retail, leisure and office development*
- *Supporting new agricultural development, farm diversification and other development related to the rural economy that accords with Policy EQ3 (Rural Development)*

Neighbourhood Plans

In order to assist in meeting the objectively assessed employment needs of the plan area Neighbourhood Plans should maximise opportunities for employment growth in sustainable locations and, where appropriate, make allocations in their plan.

A minimum of 7.7ha of employment land should be allocated by the Neighbourhood Plan for Chapel-en-le-Frith Parish to support the Borough wide identified need for employment land. In the event that other Neighbourhood Plans come forward that seek to amend employment land supply, the Neighbourhood Plan should provide at least the same amount of employment land as as identified in the Local Plan for the relevant parish or Neighbourhood Area.

The provision of employment land and floorspace that meets the requirements of all local employment sectors which exist in the Plan Area will be monitored on an annual basis.”

- 3.9 It is considered that the proposal contributes to the economic base of the surrounding area by providing a provision of local economic improvement that offers a socio-economy benefit to the area without causing any detriment to it.

- 3.10 **Policy EQ 2 – Landscape Character**, states that:

“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.

This will be achieved by:

- *Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers, ecological networks or other topographical features*
- *Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.*
- *Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park*
- *Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.”*

3.11 It is considered that the location and scale of the proposal is provided in a manner that offers no landscape or visual impact detriment to the surrounding area nor offers a significant change to a vista from any strategic visual viewpoints that would offer any detriment to the surrounding area. The proposal is located in a manner that takes advantage of existing built footprint without creating further proliferation of built development that offers no benefits to the surrounding area nor offers any detrimental impact to the openness of the Green Belt.

3.12 **Policy EQ 4 – Green Belt Development**, states that:

“The Council will seek to protect the Green Belt and maintain its openness and permanence. The boundaries of the Green Belt are defined on the Policies Map.

Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.”

- 3.13 It is considered that the proposal takes advantage of an existing brownfield site, offering an extended office space that contributes significantly to the local socioeconomy in a manner that offers no detriment to the surrounding area nor impacts in any detrimental manner to the openness of the Green Belt. As such it is considered that the proposal is appropriate upon the land and offers no inappropriateness in relation to Green Belt planning policy.

- 3.14 **Policy EQ 6 – Design and Place Making**, states that:

“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.

This will be achieved by:

- *Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes*
- *Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park*
- *Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features*
- *Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion,*

overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity

- *Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees*
- *Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities*
- *Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments*
- *Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people*
- *Requiring new homes in residential developments meet environmental performance standards in accordance with Local Plan Policy EQ1;*
- *Requiring that commercial developments, meet environmental performance standards in accordance with Local Plan Policy EQ1*
- *Ensuring that development takes account of national design guidance and Supplementary Planning Documents”*

3.15 It is considered that the proposal has considered the policy in full and has identified and delivered a proposal that contributes to the surrounding area in a manner that identifies the scheme as a high quality design. As such it is considered that the proposal relates and accords with Policy EQ 6.

3.16 National Planning Policy

3.17 **National Planning Policy Framework (NPPF) (March 2012)**

The framework sets out the government's requirements for the planning system and is a material consideration in planning decisions. The main objective of the NPPF is to push the planning system to contribute to the achievement of "sustainable development" through the performance of three mutually dependent roles; an economic role, a social role and an environmental role.

3.18 Paragraph 9 of the NPPF states that:

"Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- *making it easier for jobs to be created in cities, towns and villages;*
- *moving from a net loss of bio-diversity to achieving net gains for nature;*
- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take leisure; and*
- *widening the choice of high quality homes.*

Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas".

3.19 With reference to the 3 mutually dependent roles it is considered that the proposal accords with all 3. From an economic perspective the proposal looks to incorporate new economic employment development for the benefit of the surrounding socioeconomy, in a manner that provides high quality and accessible design and does so in a manner that does not impact upon immediate receptors nor the surrounding environment. As such it is considered that the benefits of the proposal meet all 3 mutually dependent roles and as such can be defined in NPPF terms as sustainable development.

3.20 Paragraph 12 of the NPPF states that:

“Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place”.

3.21 **Paragraph 14** confirms that there is a presumption in favour of sustainable development and in terms of decision making this means:

- *“approving development proposals that accord with the Development Plan without delay; and*
- *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, when assessed against the policies in this framework taken as a whole; or*
 - *Specific policies in this framework indicate development should be restricted.”*

3.22 **Paragraph 28 - Supporting a Prosperous Rural Economy**, states that:

“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the*

countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and

- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.”*

3.23 Overall it is considered that the proposal accords with the pertinent policies of the National Planning Policy Framework and the Development Plan as a whole to provide sustainable development that should be supported.

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