



## Land off Combs Road, Chapel-en-le-Frith **Planning Statement**

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## 1.0 INTRODUCTION

- 1.1 This supporting Planning Statement has been prepared by Cassidy and Ashton on behalf of Lakefield Developments in support of the full planning application for *“Holiday accommodation comprising 14 units, site manager’s living accommodation and two detached dwellings”*.
- 1.2 The application site off Combs Road benefits from extant planning permission for *“Holiday accommodation comprising 14 units, site manager’s living accommodation and two detached dwellings”*. Outline permission was approved in 1991 and full permission consequently approved in 1994.
- 1.3 Whilst the general principle of the development has previously been approved in the extant outline permission of 1991, this planning statement assesses this revised application against current planning policy which has evolved over time.

## 2.0 PLANNING HISTORY

- 2.1 The site has previously been subject to several applications, the most recent of which was a withdrawn scheme for the erection of 17 no. residential dwellings.

### PLANNING HISTORY

Application Number	Proposal	Date	Decision
HPK/2015/0298	The erection of 17 no. dwellings comprised of 3 detached houses, 2 semi-detached houses and 12 terraced houses (in 3 blocks of 4 houses each) together with the construction of an access road to Combs Lane.	14/10/2015	Withdrawn
HPK/0003/3787	HOLIDAY ACCOMMODATION COMPRISING 14 UNITS, SITE MANAGER'S LIVING ACCOMMODATION AND TWO DETACHED DWELLINGS (Reserved Matters)	13/07/1994	Approved
HPK/0003/0011	HOLIDAY ACCOMMODATION COMPRISING 14 UNITS, SITE MANAGERS LIVING ACCOMMODATION AND TWO DETACHED DWELLINGS	29/10/1990	Approved
HPK/0002/7950	17 HOLIDAY CABINS 1 MAIN LODGE/RECEPTION	18/04/1989	Withdrawn

- 2.2 The extant planning permission of 1990 is evidenced in a letter from the Local Planning Authority to the previous owner of the site dated 8<sup>th</sup> May 1996, stating:

*"With reference to the above planning permission, I confirm that, as the access road into the site has been constructed to base course level, then the development is considered to have commenced. The planning permission will not therefore expire on 26 July 1996 but is regarded as extant."*

### 3.0 LOCAL PLANNING POLICY CONTEXT

3.1 This section provides an overview and analysis of the Local Planning Policy relevant to the site and proposals.

3.2 The site falls within the administrative boundary of High Peak Borough Council.

#### HIGH PEAK DEVELOPMENT PLAN

3.3 The Council has recently made the transition from the existing High Peak Local Plan (2005) to a new Local Plan, which was submitted for examination in April 2014. The new Local Plan was adopted on 14<sup>th</sup> April 2016 and covers the period until 2031. This sets out the Council's existing policies and proposals for the way in which land, buildings and infrastructure should be developed.

3.4 The High Peak Local Plan (2005) is accompanied by detailed proposals maps which show various allocations (linked to specific policies) for particular parcels of land with an aim of guiding future development. In respect of Land off Combs Road, the site is classed as 'Countryside', covered under various previous local plan policies. However such saved policies have now been replaced by the High Peak Local Plan (2016).

3.5 The new Local Plan (2016) is yet to be accompanied by detailed proposals maps.

3.6 Relevant general policies within the Local Plan (2016) include:

#### ***Policy S1 – Sustainable Development Principles***

3.7 This policy aims to ensure 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. **The application site, although rural is in a sustainable location where means of travelling other than by private car are viable options. There are several services and facilities within the locality which the proposal serves to sustain.**

#### ***Policy S1a – Presumption in Favour of Sustainable Development***

3.8 This policy aims to ensure the Council takes an approach that reflects that outlined within the NPPF regarding sustainable development.

#### ***Policy EQ2 – Landscape Character***

3.9 This policy seeks 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.

3.10 **The proposal is set within an attractive location and as such, has been designed to respect landscape character.**

#### ***Policy EQ3 – Rural Development***

3.11 This policy focuses on restricting development in rural areas in order to protect the landscape's intrinsic character and distinctiveness. Specifically Policy EQ3 supports the provision and expansion of tourist and visitor facilities in sustainable locations, where identified needs are not met by existing

facilities. **The application represents the provision of tourist and visitor facilities in a sustainable location.**

***Policy EQ5 – Biodiversity***

- 3.12 This policy aims to ensure development proposals conserve and where possible enhance the biodiversity of the plan area including watercourses. **The submitted Phase 1 Habitat Survey identifies the flora and fauna present on the site. In terms of protected species, there are no badgers on site and no great crested newts are present. Bats have been seen and heard flying around trees within the site. However such trees will not be impacted upon as part of the development. In terms of grassland habitat, a relatively small proportion of the site is to be developed and therefore the existing grassland largely retained.**

***Policy EQ6 – Design and Place Making***

- 3.13 This policy states that all development should be well designed and of a high quality that responds to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. **The proposal is of a high quality design, which sits well within the surrounding landscape.**

***Policy EQ9 – Trees, woodland and Hedgerows***

- 3.14 This policy focuses on the protection of existing trees, woodlands and hedgerows. **The proposals will not impact upon any trees or hedgerows within the site. Indeed, new trees and hedgerows will be planted across the site.**

***Policy EQ11 – Flood Risk Management***

- 3.15 This policy aims to ensure developments proposals avoid areas at current or future risk of flooding and do not increase flood risk elsewhere.
- 3.16 **Surface water can be satisfactorily managed through a sustainable drainage system.**

***Policy E6 – Promoting Peak District Tourism and Culture***

- 3.17 This policy focuses on supporting the development of Peak District Tourism and Culture. This is inclusive of:

*“Retaining and enhancing existing serviced accommodation and supporting the provision of new serviced accommodation in towns and villages in order to encourage overnight visitor stays”*

*“The provision of new visitor and cultural attractions and facilities that expand the breadth and quality of the tourism offer without prejudice to the character of the Peak District”.*

- 3.18 **The proposal represents the provision of new serviced accommodation in order to encourage overnight visitor stays. There would be enhanced tourist accommodation in that this proposal is of a better design and more appropriate to meet an identified tourist demand than the extant scheme.**

***Policy H3 – New Housing Development***

- 3.19 This policy generally aims to ensure a variety of quality housing to meet identified needs. **The development meets a specific housing requirement in providing three large 5 bed detached homes, a type of housing which recent planning applications have failed to meet.**

- 3.20 **There are two open market units within the site and these are required fundamentally to make the overall scheme commercially viable. The principle of the development is no different to that already approved in the extant permission.**

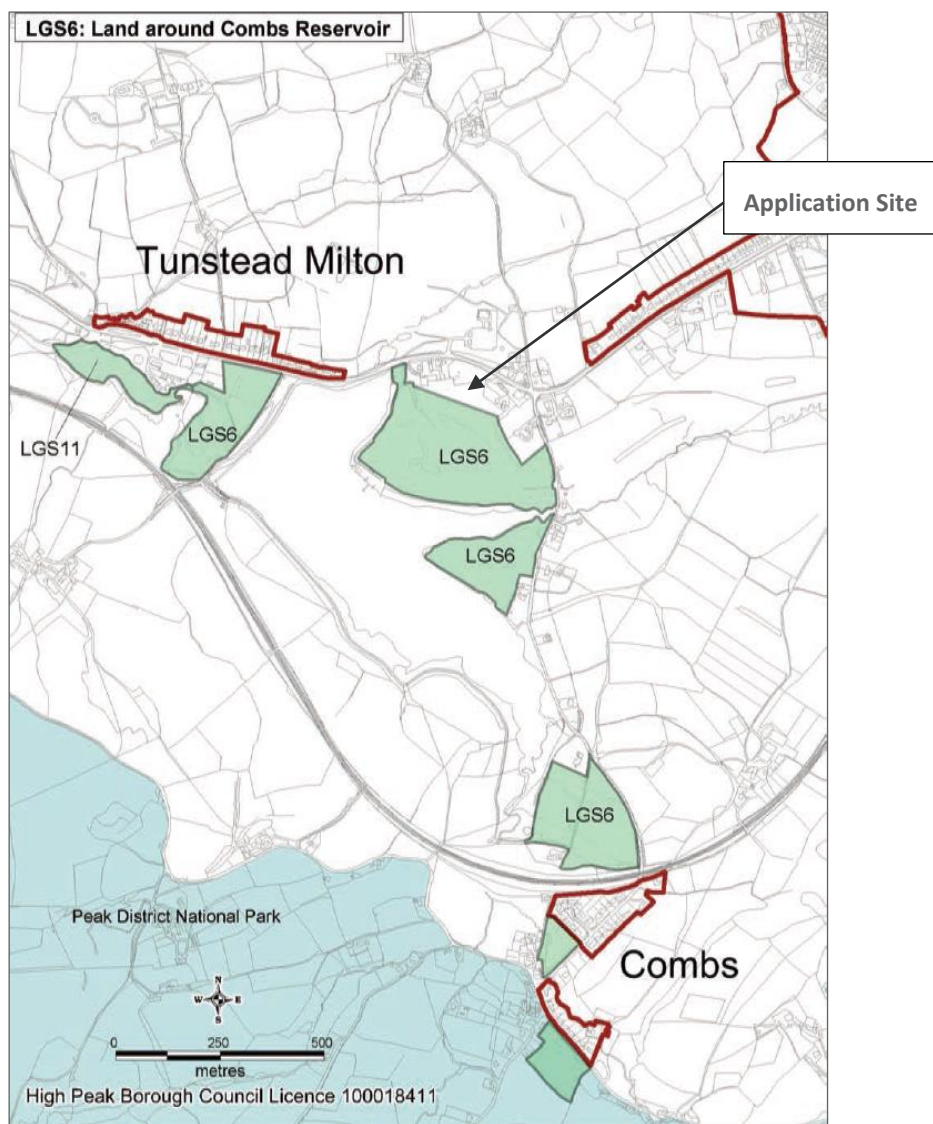
***Policy CF6 – Accessibility and Transport***

- 3.21 This policy seeks to ensure that developments can be safely accessed, in a sustainable manner.
- 3.22 **The site can be safely accessed from Combs Lane with adequate visibility splays. There are public transport facilities in the locality, walking and cycling routes.**
- 3.23 **Please refer to the submitted transport statement regarding full details on access to the site and the surrounding highways situation.**

**CHAPEL-EN-LE-FRITH NEIGHBOURHOOD PLAN**

- 3.24 In in April 2013 Chapel-en-le-Frith was established as a neighbourhood plan area. The neighbourhood plan has since passed through the preparation, examination and referendum stages. A referendum was held on 16<sup>th</sup> July and following great support, was formally adopted on 5<sup>th</sup> August 2015.
- 3.25 The plan sets out planning policies covering the 15-year period 2013 to 2028. The Neighbourhood Plan sits alongside the existing Local Plan and is used for guiding development and determining applications. The application site is unallocated within the Neighbourhood Plan.
- 3.26 The neighborhood plan is accompanied by various maps showing Local Green Spaces.
- 3.27 **It must be made clear that Land off Combs Road is situated adjacent to, but not within LGS6: Land around Combs Reservoir (see next page).**





3.28 Relevant generic policies within the Neighbourhood Plan include:

3.29 **Policy H3 – Design Criteria**

*“New housing development in the Neighbourhood Plan Area must be of a high quality. The design and density should seek to reflect and distinguish the attractive characteristics of Chapel-en-le-Frith and other settlements within the Parish. Proposals must demonstrate how they have taken into account the following where appropriate and subject to viability:*

- ***Connections***
- ***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*

3.30 The site has access to public transport. There is a bus stop in close proximity to the site on Manchester Road, providing services to Tunstead Milton, Whaley Bridge, Buxton, New Mills, Stockport, Manchester and of course Chapel-en-le-Frith. The development meets a specific housing requirement in providing three large 5 bed detached homes, a type of housing which recent planning applications have failed to meet. The site layout makes best use of the site and its context. There is adequate parking provided.

3.31 **Policy CNP1 – Provision of Infrastructure and Facilities and Developer Contributions**

*“New residential development should, where applicable and where possible, provide appropriate and proportionate new facilities and infrastructure on site, and make appropriate and proportionate contributions to related off-site facilities and infrastructure”.*

3.32 The development will provide appropriate and proportionate new facilities and infrastructure on site, to meet the needs of the development. If necessary, any off site contributions related to off-site facilities and infrastructure can be agreed upon through an appropriately worded condition.

3.33 **Policy TM1 – Promoting Tourism**

*“Applications for tourism-related uses will be welcomed and supported, subject to meeting the other policies of this Plan and Peak District National Park Authority Policies. Efforts should be made to encourage land use for high-quality small touring caravan and camping sites within the Parish as both these activities can help increase tourism revenue. The conversion of touring sites into more permanent sites – for lodges or additional static caravans, is not encouraged by the Plan and proposals for such are likely to be resisted as comprising “development creep”.*

*“Over 70% of respondents to Chapel Vision’s survey felt that we should be doing more to attract tourists”.*

*“Chapel-en-le-Frith Parish lies in a highly attractive location in the Dark Peak and should be a centre for tourism, not only for visiting the Peak District National Park, but also for visiting places of historic interest in and around the Parish itself. Chapel-en-le-Frith lies close to the tourist centre of Buxton and the ‘honeypot’ villages of the Hope Valley and should be able to develop strategies to attract tourists already visiting those places. Tourism can increase the footfall for our local retailers but also requires tourists who stay overnight to have maximum effect. It is also extremely important that there is a balance so that tourism development does not have an adverse effect on local beauty and tranquillity”.*

3.34 A greater number of tourists can be attracted to the area by increasing the provision of quality holiday accommodation. There is currently limited provision for such holiday accommodation within the Chapel-en-le-Frith area and the proposal meets a recognised need.

3.35 The tourist accommodation proposed within this application is of a better design and higher quality than the extant scheme, improving residential amenity.

**3.36 Policy C2 – Biodiversity**

*“Proposals that would result in a significant net loss in biodiversity across the Neighbourhood Plan Area will not be accepted.*

*Proposals which achieve a net biodiversity gain across the Neighbourhood Plan Area will be supported, subject to the other policies of this Plan.*

*Derbyshire Wildlife sites and sites designated by Derbyshire Wildlife Trust as having particularly high wildlife potential will be protected from development”.*

**3.37 The application is supported by a Phase 1 Habitat Survey and there are not considered to be any ecological constraints which would preclude the development.**

**3.38 Policy TR1 – Information Required to Support Planning Applications (Transport)**

*“When submitting development proposals for new housing, employment, retail, community or leisure use, or for any other development that would raise sustainable transport issues, applicants are required to:*

- *Demonstrate safe walking and cycle routes in the immediate area of the site, with consideration of access to services and facilities, and to the countryside;*
- *Demonstrate how the proposals link with public transport;*
- *Demonstrate the impacts of the traffic arising from the development;*
- *Address any identified impacts.*

*Planning applications for developments that will generate significant amounts of movement must be accompanied by a Travel Plan that sets out how sustainable movement will be encouraged. The Travel Plan and the method of monitoring its effectiveness will be agreed with Derbyshire County Council”.*

**3.39 The submitted transport statement by Cameron Rose Associates demonstrates all of the above.**

## 4.0 NATIONAL PLANNING POLICY CONTEXT

4.1 This section provides an overview and analysis of the Local Planning Policy relevant to the site and proposals.

### 4.2 *Achieving Sustainable Development*

4.3 **Paragraph 7** states: *“There are three dimensions to sustainable development: economic, social and environmental”.*

4.4 The application represents each of these dimensions of sustainable development. The holiday accommodation will bring economic value to the local area, site owner and part time employees (i.e. cleaners, ground maintenance). There will be social benefits through the enjoyment of people visiting the holiday accommodation and experiencing the surrounding area. Both of these factors can be achieved with little environmental impact or effects on biodiversity.

4.5 **Paragraph 9** states: *“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”.*

4.6 Of particular relevance is that this present application aims to replace poor design with better design. It is submitted that the 1994 scheme at the site represented poorer design, which the current application aims to replace with better design. This brings benefits to tourists using the site. In addition, the application noticeably widens the choice of high quality homes.

4.7 **Paragraph 14** states: *“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking”*

4.8 The application constitutes sustainable development in meeting the social, economic and environmental aspects. As such this is a key consideration in decision making.

### *Chapter 3 – Supporting a Prosperous Rural Economy*

4.9 **Paragraph 28** states:

*“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”.*

4.10 Whilst being rural, the site is in a sustainable location in that methods of travelling other than private car are a viable option. There are several facilities and services in the locality which the development will serve to support.

#### ***Chapter 6 – Delivering a Wide Choice of High Quality Homes***

4.11 **Paragraph 55** states: *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities”.*

4.12 The site is located in such a location. The proposal provides high quality homes and residential accommodation. It is submitted that this meets an identified need, after analysing existing accommodation within the Chapel-en-le-Frith area.

#### ***Chapter 7 – Requiring Good Design***

4.14 **Paragraph 57** within this chapter states: *“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes”.*

4.15 The scheme has been designed to respect and complement the surrounding area and dwellings have been positioned within the site to reduce impact upon the landscape. Again, the holiday units in particular represent a considerable improvement on the extant scheme.

#### ***Chapter 11 – Conserving and Enhancing the Natural Environment***

4.16 **Paragraph 109** states:

*“The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*

- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate”.*

4.17     **The application is supported by a Phase 1 Habitat Survey and there are not considered to be any ecological constraints which would preclude the development. The recommendations contained within this survey would be followed.**

## 5.0 MATERIAL CONSIDERATIONS

5.1 Key material considerations for the determination of this application include:

- Highways
- Drainage
- Ecology/Trees
- Residential amenity

5.2 These items have been addressed accordingly within the separate Design and Access statement.

## 6.0 CONCLUSIONS

- 6.1 Whilst the development has been approved through the 1994 extant permission, this application represents a substantial improvement on the existing scheme.
- 6.2 The proposals are considered in accordance with current policies and guidance contained within the High Peak Local Plan, Chapel-en-le-Frith Neighbourhood Plan and NPPF, relevant to the determination of this application. There are not considered to be any material considerations which would preclude development.
- 6.3 Therefore, it is respectfully requested that planning permission be granted for the application.



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