

# Design and Access Statement

*December 2016 (Revised 06.07.17)*

***Proposed Residential Development at Land Adjacent Buxton Road,  
Chinley High Peak***

**Aerial view showing location**



- **Applicant**  
*Mrs Valerie Furness*
- **Planning Authority**  
*High Peak Borough Council*
- **Proposal**  
*Outline Application for New Housing Development*
- **Location**  
*Land Adjacent Buxton Road, Chinley, High Peak*
- **Agent**  
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## 1.00 General

This outline application is for new build housing development on land at Buxton Road, Chinley High Peak. The site, which is all in the ownership of the applicant, falls into 2 areas, separated by a relatively recently built small housing development (10 dwellings) named Alders Meadow.

To the west and north of Alders Meadow the gross area is 0.32ha of which 0.11ha is undevelopable because of tree cover, and a further 0.04ha is undevelopable because it falls into narrow areas.

To the east of Alders Meadow the gross area of land is 0.59ha.

The total gross area of application site is therefore 0.91ha, of which 0.15 is undevelopable, leaving a net total developable area of 0.76ha.

The site is bounded to the west by backs of existing older houses fronting onto Alders Lane, an old rural lane running north along the flat valley floor, which pre dates the railway under which it passes by way of a short tunnel.

To the north of the site is the railway line which sits on a diminishing embankment as it runs from west to east.

To the east of the site is a narrow area of undeveloped land trapped between the railway and Buxton Road, an adopted highway which forms the southern boundary of the site and which runs through to the centre of Chinley to the west and to Chapel-en-le-Frith to the east.

The village centre lies approximately 500m to the west and contains food and non-food shops, restaurants, community facilities, a mainline railway station, post office and doctor's surgery.

The County Primary School (Chinley School) lies approximately 500m to the east of the site. DCC Alderbrook Centre is on the opposite side of Buxton Road facing the site, providing a wide range of services and activities for people with learning disabilities and needs.

The town of Chapel-en-le-Frith is located approximately 2km to the south of the site and provides all shops and services, a large state Secondary School and all healthcare facilities.

Employment opportunities there are good, with bus services connecting the site to Chapel-en-le-Frith and Whaley Bridge.

The site is relatively flat, having a fall of 5.500m over its length of 155.00m. A detailed topographic survey is included in this application.

This is an outline application and we are seeking to gain approval to the principle of residential development on the site and to the number of dwellings. All other matters are to be reserved for a future application.

Whilst this is an outline application we think that it is reasonable to supply a schematic layout and dwelling types for illustrative purposes only in order to demonstrate that the number of dwellings can be reasonably accommodated on the site in compliance with current design requirements and policies.

## 2.00 Design

The general design criteria are:

1. Dwellings to be 2 or 3 stories in order to match in with local developments. A mix of 2 and 3 stories arranged to create variety and interest, taking into account townscape principles of enclosure, massing, vistas and human scale.
2. Dwellings to be arranged in short terraces or semi-detached groups, reflecting historic local patterns of development.
3. A mix of dwelling sizes from 1 bedroom flats to 3 bedroom family houses to be provided. The majority of dwellings (24no.- 70%) to be family houses including a good percentage (35%) of 2 bedroom houses of a size similar to traditional local terraced houses, but having the benefit of modern construction standards and servicing.

All schematic dwelling plans have been designed on a 900mm grid to ensure that all rooms are suitable for purpose and facilitate buildability.

4. All family dwellings to have private rear gardens (the private side). The scheme layout provides for private gardens, wherever possible, to back onto other private rear gardens for security and privacy. All dwellings have a frontage onto a vehicular area (the public side).
5. Habitable room windows to front and rear of dwellings to be located a minimum of 21.00m from neighbour's habitable room windows to obviate overlooking issues.
6. Car parking provision to be in accordance with local plan requirements:
  - 2 bedroom units - 1.5 spaces per unit.
  - 3 bedroom units - 2 spaces per unit
  - 1 Bedroom units 1 space per unit + 1 space per 2 units for visitors.
  - A number of 3 bedroom dwellings to be built with a garage (7no.).
7. A proportion of dwellings (30%) to be provided in the form of apartments, in 2 or 3 storey blocks. These dwellings will provide accommodation for small households, single working people and couples. It is envisaged that some of these dwellings may be specially fitted out for use by the elderly.
8. Apartments are located at key locations where their landscaped external areas will benefit the appearance of the development. It is envisaged that open 'park railings' type boundary treatments on Buxton Road will provide an attractive face onto the public realm.
9. The overall aspiration for the development is that it should be well designed and of a high quality that responds positively to both environment and the

challenge of climate change whilst also contributing to local distinctiveness and sense of place.

This is to be achieved by careful attention to local and national design guidance both in relation to dwelling and layout design and to design of roads, footpaths, open space and landscaping.

### **3.00 Planning Policy/ Principle of Development**

Relevant planning policy considered includes:

#### **Adopted High Peak Local Plan (April 2016)**

S1 Sustainable development principles  
S1a Presumption in favour of sustainable development  
S2 Settlement Hierarchy  
S3 Strategic Housing Development  
S6 Central Sub-Area Strategy  
EQ3 Countryside and Greenbelt Development  
EQ5 Design and Place Making  
EQ6 Built and Historic Environment  
EQ8 Trees, woodlands and hedgerows  
H1 Location of Housing Development  
H2 Phasing Housing Development  
H4 New Housing Development  
CF6 Accessibility and Transport

#### **National Planning Policy Framework**

Paragraph 17 Core Planning Principles.  
Section 4 Promoting Sustainable Development Principles.  
Section 6 Delivering a wide choice of high quality homes.  
Section 7 Requiring good design.  
Section 11 Conserving and enhancing the natural environment.  
Section 12 Conserving and enhancing the historic environment.

#### **Supplementary Planning Guidance**

Residential Design  
Landscape Character  
Sustainable Development  
Planning Obligations

#### ***Principle of Development***

The National Planning Policy Framework makes it clear that housing applications should be considered ‘in the context of the presumption in favour of sustainable development’.

Paragraph 14 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay.

This site was identified in the High Peak Local Plan as a suitable, deliverable housing site including delivery of appropriate level of affordable housing (ref C13 in housing site options appraisals).

The site falls within the ‘Central area’ as designated in the Local Plan.



Chinley is identified as a 'larger village' where a moderate scale of development may be acceptable.

The development of this site will make a significant contribution to the housing target of the Local Authority.

This planning application is the first step in delivering a significant scheme of sustainable housing in the Central area of High Peak.

The National Planning Policy Framework contains a strong presumption in favour of sustainable development and we would urge the Planning Authority to grant approval to the residential development of this site.

#### **4.00 Affordable Housing Statement**

The affordable housing requirement of the authority will be met by the provision of 30% of the total dwellings on the site.

It is envisaged that the final design of the dwellings will be 'Tenure Blind' and that the social landlord selected for the project will, in consultation with the local authority, select which dwellings will be rented, shared ownership, 'Starter Home' or open market sales.

## **5.00 Transport Statement and Access**

Access is provided to the property via existing arrangements at Alders Meadow and 2 new access points.

The proposals are outline. HPBC Validation Guidance (Adopted March 2016) states: 'Under former DoT guidance 2007, 50 – 80 units require transport statement and above 80 units require an assessment. The proposals are for 38No units and HPBC Validation Guidance states 'For smaller developments a simplified Transport Statement is appropriate'. This is as follows:

A regular bus and train service from Chinley provides a link to surrounding villages, towns and cities. These in turn provide a link to the national railway network. The site is within easy access distance of main trunk road and motorway links.

It is envisaged that trips generated as a result of the proposals will have no material impact on the adjoining highway network.

The proposals provide good accessibility by cycle, on foot, by public transport and for those with disabilities. The proposals provide inclusive access and access for emergency vehicles.

The proposals provide parking spaces/dwelling in accordance with HPBCs parking standards.

## **6.00 Environmental Analysis**

### ***Site stability, contamination and soil types***

A Phase 1 contamination study was commissioned from ‘Sutcliffe Investigations’ and can be found in the application documents. The report concludes:

‘The Preliminary Risk Assessment has shown that with the required degree of certainty that there are no significant potential pollutant linkages and assessment has shown it has been possible to prove that the site is uncontaminated for the proposed end use. Therefore no further work is required in relation to possible contaminants on site.’

‘Based on the findings of the Phase I review, Sutcliffe Investigations do not consider there to be any identifiable significant environmental issues regarding the site’.

### ***Sunlight and Daylight***

The property is not significantly over shaded by other buildings or trees.

### ***Wind and micro climate***

The site is partially screened from high winds although in common with most local sites is subject to turbulence as a result of the surrounding high ground.

### ***Flood risk and drainage***

The site is not located in an area of flood risk. Confirmation of this is provided in the attached ‘Sandersons Response to FRA requirements’.

### ***Archaeological and historic features***

No known archaeological features exist on site. No heritage assets are affected by the proposals.

### ***Views into and out of the site***

The site has the benefit of being adjacent to attractive open areas and is sufficiently elevated with views to the Peak District hills.

### ***Ecological and wildlife***

We engaged the services of Access Ecology to produce an Ecological Assessment which is submitted with this application. The report summarises:

‘This Ecological Impact Assessment (EcIA) has found that, without mitigation, there are potential negative impacts from the development proposals on nesting birds, foraging bats and retained habitats, from a combination of impacts during the construction phase of the development. Mitigation measures have been included in this report to, where possible, reduce and / or neutralise these impacts.

Additionally, enhancement measures have been recommended which the developer may wish to integrate into the final development to increase the overall biodiversity value of the site post-development.

The site was assessed as having potential to provide suitable habitat for reptiles. Therefore a reptile survey was carried out in September 2016. During this survey, no reptiles were found.'

***Arboricultural***

We engaged the services of Cheshire Woodlands to produce an Arboricultural Report which is submitted with this application.

The report identified trees on site are of a high retention category and the proposed development was located to cause no adverse impact on these trees.

## 7.00 Impact on Conservation Area

Assessing significance is a fundamental principle for managing change to heritage assets. Section 12 (para' 128) of the NPPF states *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*.

English Heritage issued 'Conservation Principles' in 2008 which explains its approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories significance can be measured in hierarchical levels as follows:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II\* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and usually not defined as a heritage asset. May include low quality additions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

The NPPF states *'The more important the asset, the greater the weight should be'*.

The site is adjacent to, but not within, the Chinley and Whitehough Conservation Area. Typically, the construction of dwellings in the Conservation Area is blue slate roof cover and natural stone walls.

The adjacent Alders Meadow development properties (constructed circa 2011 and also adjacent the Conservation Area) are also constructed using blue slate roof cover and natural stone walling. The proposed dwellings will also use these natural materials: blue slate roof cover and natural stone walls.

The street scene frontage of the proposal has been developed with the planning case officer to reflect Alders Meadow and the general street scene and results in a development which has no adverse impact on the adjacent conservation area.

## **8.00 Conclusions**

It is clear from the foregoing that the proposals would constitute sustainable development as identified in the National Planning Policy Framework satisfying the 3 dimensions - social; economic and environmental and complies with policies set out in the Adopted High Peak Local Plan (April 2016).

We would therefore urge High Peak Borough Council, in accordance with Local Policy and the National Planning Policy Framework, to grant permission for this application.