



Sustainability and 'Building for Life' Assessment

Outline application for 108 No dwellings and new
vehicular access at land North of Dinting Road, Hadfield,
Glossop, Derbyshire

for Loxley Homes

EP ref: 8166



Project : 8166
Site address : Land at Dinting Road
Hadfield, Glossop,
Derbyshire, SK13
Client : Loxley Homes
Date : 19 May 2017

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1. Introduction

- 1.1 This statement addresses sustainable development issues and outlines the scheme's compliance with CABE's 'Building for Life' criteria.

2. Relevant planning policy and guidance

National planning policy

- 2.1 At the heart of the NPPF, there is a presumption in favour of sustainable development, which should be seen as the golden thread running through both plan-making and decision-taking.
- 2.2 Paragraph 6 states that "The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system".
- 2.3 Paragraph 7 states that,

"There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to

improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

Local planning policy

- 2.4 Policy S1 of the High Peak Borough Local Plan (2016) sets out the means by which new development will be expected to make a positive contribution towards the sustainability of communities, protecting the environment and mitigating the process of climate change.
- 2.5 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. It lists a number of design requirements and indicates that development should be inclusive, meet environmental performance standards and take account of national design guidance.

Other relevant guidance

- 2.6 'Building For Life 12' was published by Nottingham Trent University in 2015 on behalf of the Building for Life Partnership. It replaces CABI's previous 20 Building for Life Criteria with a new checklist of 12 requirements for the quality of place making.

3. Sustainability

- 3.1 The proposed dwellings would be provided on land within the built-up area boundary of Hadfield (on the High Peak Local Plan Proposals Map) and represents a sustainable form of development.
- 3.2 The proposed density of development ensures an effective use of land which is appropriate to and informed by existing patterns of development within the local area.
- 3.3 The design of the scheme will be in keeping with the local area and will protect the natural and environment through the provision of new tree planting and landscaping that will provide ecological and landscape benefits.

- 3.4 A range of homes will be provided to meet the needs and aspirations of existing and future residents and the development will comply with relevant affordable housing requirements to ensure the needs of the area are fully addressed.
- 3.5 The site is within safe and convenient walking distance of a range of key services and public transport options, including schools, colleges and Dinting Rail Station. Access is available to a variety of modes of travel, reducing dependence on the private car.
- 3.6 Wherever possible, priority will be given to promoting energy efficiency, water efficiency, the use of sustainable materials and encouraging waste reduction and recycling as part of the development.
- 3.7 The site is not situated in an area that is at risk of flooding and the development will not give rise to the risk of flooding.
- 3.8 The development would create an accessible and safe environment for future residents that can be accessed and used by everyone. Indeed, the proposed layout of the development increases natural observance of the public right of way in comparison with approved application reference HPK/2015/0692, creating a safer environment for pedestrians.

4. 'Building for Life' criteria

- 4.1 The relevant 'building for life' criteria are outlined below, with a brief summary of compliance for each. As the application is being submitted in outline form, it is only possible to provide information in relation to the indicative scheme and the type of development that is envisaged.

Criterion 1: Connections

- 4.2 The proposed development improves connections through the site, providing safe and well-lit pedestrian links from 'The Shaw', through to Dinting Road and the Railway Station beyond. The provision of a new permissive footpath along the eastern edge of the site allows the opportunity for more tranquil walks with far reaching views that cannot currently be enjoyed.

Criterion 2: Facilities and services

- 4.3 The development provides access to a number of facilities including local shops, schools, colleges and public open space.

Criterion 3: Public transport

- 4.4 The scheme has good access to public transport. Numerous bus services run within the local area and the site is within walking distance of Dinting Train Station.

Criterion 4: Meeting local housing requirements

- 4.5 The development will include a mix of housing types and tenures that suit local requirements.

Criterion 5: Character

- 4.6 The scheme will be developed to be in keeping with other local development. Careful consideration will be given to the detailed layout, scale, design and landscaping of the site. Overall it is intended to provide an attractive residential environment that maintains the positive characteristics of the area.

Criterion 6: Working with the site and its context

- 4.7 The site has limited ecology value and no significant landscape features. A protected Ash tree is located just beyond the northwest site boundary, however the indicative layout allows for this to be retained.
- 4.8 The proposals have worked within the constraints of the site and adjoining land, such as the need to maintain an undeveloped easement along the watercourse to the north and the provision of landscape planting to integrate the development with its surroundings and provide landscape and ecology benefits.

Criterion 7: Creating well defined streets and spaces

- 4.9 The indicative layout shows a combination of terraced properties, semi-detached and detached dwellings and apartments. These provide clear definition to the street, with active frontages to each of the roads within the development. Different parts of the development will have their own unique identity, created through the range of house types and the layout of buildings, which will be tied together through consistent landscaping and street trees at regular intervals. These trees further define the spaces within the development, separating parking areas and enhancing the sense of place.

- 4.10 Landscape planting along the boundaries of the site will create a leafy setting for the development and integrate the proposals with their surroundings, as well as providing ecological and environmental benefits.

Criterion 8: Easy to find your way around

- 4.11 The development has a simple road layout, with one access point from Dinting Road and with obvious pedestrian and vehicular access points provided to the properties.

Criterion 9: Streets for all

- 4.12 The roads within the development provide a safe and pedestrian friendly arrangement. The route of the public right of way has been retained as intact as possible, with only one internal road punctuating it along its length. As previously indicated, the proposed layout provides the opportunity of a safer, more well-lit pedestrian route through the site from 'The Shaw' to Dinting Road, whilst also allowing the alternative of a scenic, tranquil route along the eastern edge of the site. The whole scheme has been assessed by SCP Transport and is designed in a way that allows safe access for vehicles and pedestrians alike.

Criterion 10: Car parking

- 4.13 Parking areas are shown as being interspersed by street trees and planting so that they do not dominate the street.

Criterion 11: Public and private spaces

- 4.14 Public and private spaces will be clearly defined by landscaping, which will be developed at the reserved matters stage.

Criterion 12: External storage and amenity space

- 4.15 Adequate space is available within each plot for the storage and collection of bins, the details of which will be developed at the reserved matters stage.

5. Conclusion

- 5.1 The scheme complies with all relevant sustainability requirements of Local Plan Policies S1 and EQ6 and is capable of performing well against the 12 Building for Life criteria, the requirements of which will be addressed further when a reserved matters application is prepared.