

**Town and Country Planning Act 1990 (As Amended)**

**Planning Statement**

Reserved Matters Planning Application for the Erection of 275 Dwellings, Public Open Space, Creche, Sports Pavilion, Access & Associated Infrastructure

**Site:** Land at Burlow Road and Heathfield Nook Road, Harpur Hill, Buxton

**Applicant:** BDW Trading - Barratt Manchester; High Peak Land Limited; Stephen Peter Robinson and John David Rose

**Our Ref:** BAR637/3/RM

**Document date:** November 2017

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## **1. INTRODUCTION**

- 1.1 This Planning Statement has been prepared on behalf of BDW Trading - Barratt Manchester High Peak Land Limited; Stephen Peter Robinson and John David Rose ("the applicant") in support of a reserved matters planning application for 275 dwellings on land at Burlow Road and Heathfield Nook Road, Harpur Hill, Buxton.
- 1.2 The submission of this reserved matters planning application is pursuant to the outline planning permission that was granted on 11/11/2014 under application number HPK/2014/0403.
- 1.3 The above planning permission secured permission for the principle of residential development and details of access, subject to conditions.
- 1.4 This submission has followed initial pre-application discussions with Ben Haywood (Operations Manager, Development Services), Pranali Parikh (Regeneration Manager), and Joanne Brooks (Urban Design and Conservation Officer), and a subsequent meeting with the Council's Alliance Design Review Panel during August 2017.
- 1.5 Since the above discussions took place, Barratt Manchester have secured an interest in the site, and this reserved matters application is submitted on their behalf in conjunction with Stephen Robinson and John Rose (Harpur Homes) and High Peak Land.
- 1.6 After securing an interest in the site, Barratt Manchester have had further pre-application discussions with High Peak Borough Council. This pre-application meeting involved discussions with Jane Colley (Senior Planning Officer), Hilary Senior (Planning Policy), and Monica Gillespie (Trees and Landscape Officer).
- 1.7 In addition to the delivery of housing by Barratt Manchester as the applicant, Peaks and Plains Housing Trust will be the Registered Social Provider who will be responsible for managing the provision of affordable housing, which will be a mix of social rent and intermediate housing in accordance with the Section 106 Legal Agreement that was entered into prior to the grant of outline planning permission.
- 1.8 Upon the approval of the reserved matters and the discharge of any pre-commencement conditions, Barratt Manchester intend to commence development on site as soon as is practical in order to deliver new open market and affordable homes in a timely manner in order to help the Council deliver its adopted Local Plan housing requirements.
- 1.9 The planning application is supported by the following plans and technical reports:
  - (a) Energy Statement by Environmental Economics;
  - (b) Updated Landscape & Visual Impact Assessment by Tyler Grange;
  - (c) Detailed Landscape Proposals by Tyler Grange;
  - (d) A Landscape and Habitat Enhancement and Management Plan by Tyler Grange;
  - (e) Updated Arboricultural Assessment by Tyler Grange;

- (f) Updated Flood Risk Assessment and Drainage Strategy by Betts Hydro;
  - (g) Updated Noise and Vibration Impact Assessment by REC;
  - (h) Topographical Surveys by Survey Systems
  - (i) Detailed site layout plans by Barratt Manchester;
  - (j) Site layout plans identifying locations for affordable housing by Barratt Manchester;
  - (k) Proposed Housetypes - Floor Plans and Elevations by Barratt Manchester;
  - (l) A phasing plan (as required by Condition 6 of the outline planning permission) by Barratt Manchester;
  - (m) Existing and Proposed Site Sections / Street Scene Drawings by Barratt Manchester.
  - (n) Proposed floor plans and elevations for the proposed community facilities by LMP Architectural Consultants;
  - (o) Design and Access Statement by Barratt Manchester;
  - (p) Affordable Housing Statement by Resolve 106.
- 1.10 In tandem with this reserved matters planning application, a Section 73 application has been submitted to vary condition 4 of the outline planning permission which provides a list of the approved plans. The Section 73 application seeks consent to vary the approved landscape parameters plans by Tyler Grange which showed the indicative proposed location for the community facilities within Site A, and green buffers to the fringes of Site B. Having reviewed the technical opportunities and constraints of both Site A and Site B (in particular taking into account underground services and required easements, and providing a satisfactory edge to front out towards open countryside) it is considered necessary to amend the approved parameters plans in order for the detailed reserved matters plans to comply with the details secured through the outline planning consent. The Section 73 application has also been submitted on the basis that all of the land within the red edge shown on the approved site location plan (including the areas shown as a green buffer) now fall entirely within the settlement boundary as defined on the recently adopted High Peak Local Plan Proposals Map.
- 1.11 Should the LPA approve the Section 73 application, then the detailed proposals put forward as part of this reserved matters application would accord with the amended parameters plans submitted as part of the Section 73 application.
- 1.12 As referred to in paragraph 1.09 above, the application sites are now located within the identified settlement boundary on the High Peak Local Plan proposals map, which was adopted in 2016 after the outline planning permission was granted. The site is not specifically identified as a housing allocation, but is listed at Appendix 4 of the Local Plan as part of the Council's housing land supply.
- 1.13 Paragraph 14 of the National Planning Policy Framework states that application that accord with the Development Plan should be approved without delay. The proposals now put forward

within this reserved matters application would therefore accord with the Development Plan as a matter of principle. This statement will therefore seek to demonstrate that, in accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act, the detailed proposals would be in accordance with the Development Plan when read as a whole.

## **2. PRE-APPLICATION DISCUSSIONS**

- 2.1 This reserved matters application has been informed by pre-application discussions with High Peak Borough Council during October 2017.
- 2.2 At the pre-application meeting, draft site layout plans for 275 dwellings were presented to the LPA for discussion and feedback.
- 2.3 The draft plans tabled at the meeting showed some variances to the approved indicative landscape masterplans.
- 2.4 For Site A, an alternative location for the proposed community facility was shown, and for Site B, variances to the extent of built form were shown, which showed some reduction to the open areas towards the fringes of the site.
- 2.5 The basis for proposing such changes to the approved indicative landscape masterplans for both Site A and Site B are primarily technical in nature, following detailed assessments of topography, and taking into account the position of underground services infrastructure and the necessary easements.
- 2.6 On the basis that a subsequent reserved matters application may depart from the approved indicative landscape masterplans, officers have therefore sought justification for departing from the approved parameters plans, and suggested that any variation to the approved parameters plan is sought through a section 73 application to vary condition 4 of the outline planning permission.
- 2.7 Officers also agreed that the section 73 application could be determined in tandem with this application for the approval of reserved matters.
- 2.8 Detailed house types were not presented to the LPA at the October pre-application meeting, however in terms of design, the LPA expressed a preference for the use of reconstituted stone facing to the proposed dwellings and limited use of brick or render. The applicant suggested a more varied palette of materials, rather than exclusively using stone, including the use of brick. With no detailed proposals at the time of the meeting, the LPA were not in a position to provide further comment. The rationale for the proposed materials and how they are used across are set out in more detail in the supporting design and access statement.

### **3. SITE AND SURROUNDINGS**

- 3.1 The planning application seeks reserved matters planning consent (for layout, appearance, scale and landscaping) for the erection of 275 dwellings to be sited across two sites (“Site A” and “Site B”) off Burlow Road and Heathfield Nook Road located to the south eastern boundary of the settlement of Harpur Hill, Buxton.
- 3.2 Harpur Hill is closely linked to Buxton with limited physical separation from it, such separation comprising a belt of mature trees to the south of London Road as it sweeps around to join Ashbourne Road.
- 3.3 The southernmost site is located to the south of Burlow Road (Site B), and is bounded to the east by Hillhead Lane. This site comprises a green field that is bounded by existing stone walls, and contains a small number of mature trees and a brick structure. The site is low lying in the context of the surrounding landscape, but rises up to the south eastern tip and the western edge of the site.
- 3.4 To the south of the site, the land rises up to a former railway line, which has since been dismantled and forms an existing recreational walking/cycling route. Beyond the dismantled railway line lies the northern extremities of the Hillhead Quarry site. To the east of the site is an active railway line which is used as a mineral line to serve existing quarries in the surrounding area. This railway line is elevated above the site and has a level of around 350 metres at Ordnance Datum compared to a general level of 340 metres to 345 metres for the southern site.
- 3.5 To the north of site B is Burlow Road and Dolby Road, which have a speed limit of 30 miles per hour. Around this area is an existing development of post war residential development, comprising predominantly 2-storey semi-detached dwelling houses. To the west of Dolby Road is an existing large steel portal frame agricultural building.
- 3.6 These existing dwellings to the north of the site cluster around an existing bus terminus, which is served by a half-hourly bus service to Buxton Town Centre.
- 3.7 Section 3 of the supporting Design and Access Statement provides further visual details relating to the surrounding context of the area. The Design and Access Statement demonstrates the varied character in the area, including a significant number of properties constructed in brick.
- 3.8 Beyond this grouping of development are existing sports pitches which are owned and managed by Derbyshire University. The second site subject to this planning application (Site A) surrounds the existing playing fields and can be accessed via field gates off both Burlow Road and Heathfield Nook Road. Again, this site comprises green fields that are used for agriculture, primarily for silage. These fields rise up in level to the north with the existing playing fields sitting at the lower level.

- 3.9 To the south west of Burlow Road in this location is a further grouping of dwellings, as well as an existing abattoir and farm shop (with other associated large steel portal frame buildings), which sells a range of locally reared produce as well as other food goods.
- 3.10 To the east of Site A is a small landfill operation that is operated by the landowner associated with the wider agricultural operation of the farmer's landholdings. Further to the east of the site is the existing mineral railway line, which sits at an elevated level above the site, before blending in to the general site level to the north.
- 3.11 To the north of the site is part of the main body of Harpur Hill. Adjoining the site to the north is the former Harpur Hill College Site, which is still owned by Derbyshire University. The site is currently vacant and derelict, and has previously been subject to a planning application for 232 dwellings (HPK/2007/0058). This application was determined by the High Peak Borough Council Development Control Committee on 02 July 2007. Committee members resolved to approve the planning application, subject to the completion of a Section 106 agreement. Due to viability constraints, the Section 106 agreement was never completed and the application was withdrawn. This site is an allocated housing site in the High Peak Local Plan that was adopted in April 2016.
- 3.12 To north east of the site is Foxlow Farm which sits at an elevated position in the landscap. Outline planning permission was granted for the development of 375 dwellings, 70 retirement properties and commercial / retail development under application number HPK/2013/0603. Applications for the approval of reserved matters details pursuant to this outline planning permission have recently been submitted to the LPA for consideration.
- 3.13 Harpur Hill contains a range of local services and facilities that would be available to prospective residents of the proposed dwellings.



#### **4. THE PROPOSAL**

4.1 This planning application seeks reserved matters consent for the following:

- (a) Layout
- (b) Scale
- (c) appearance
- (d) landscaping

4.2 142 dwellings are proposed for Site A, and 133 dwellings are proposed for site B.

4.3 Site A includes proposals for the siting of community facilities, pursuant to the size thresholds secured in the Section 106 Legal Agreement. The location of the proposed community facilities varies from the original indicative parameters plan approved at outline stage, although a Section 73 application has been submitted to vary the approved parameters plans to amend the proposed location of the community facilities.

4.4 Site A would include the following housing mix:

- (a) 12 x 2 bedroom apartments;
- (b) 13 x 2 bedroom dwellings;
- (c) 37 x 3 bedroom dwellings;
- (d) 80 x 4 bedroom dwellings.

4.5 Of the above housing mix, the following units for Site A would comprise affordable housing:

- (a) 12 x 2 bedroom apartments;
- (b) 12 x 2 bedroom mews dwellings;
- (c) 9 x 3 bedroom semi-detached and mews dwellings
- (d) Site A affordable housing total - 33

4.6 Site B would include the following housing mix:

- (a) 12 x 2 bedroom apartments;
- (b) 25 x 2 bedroom dwellings;
- (c) 86 x 3 bedroom dwellings;
- (d) 10 x 4 bedroom dwellings.

4.7 Of the above housing mix, the following units for Site B would comprise affordable housing:

- (a) 12 x 2 bedroom apartments;
- (b) 25 x 2 bedroom mews dwellings;
- (c) 12 x 3 bedroom semi-detached and mews dwellings

(d) Site B affordable housing total - 49

- 4.8 The proposed affordable housing units would be managed by Peaks and Plains Housing Trust.
- 4.9 Further details about the design and layout of the proposals are set out within the supporting design and access statement.

## **5. THE DEVELOPMENT PLAN**

- 5.1 Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications for planning permission should be determined in accordance with the development plan, unless other material considerations indicate otherwise.
- 5.2 The Development Plan for High Peak comprises the High Peak Local Plan, which was adopted in April 2016. The Development Plan has been adopted in accordance with National Policy, and in general terms, is considered to be up to date.
- 5.3 Relevant policies for the determination of this planning application are as follows:
- (a) Policy S1 - Sustainable Development Principles
  - (b) Policy S1a - Presumption In Favour of Sustainable Development
  - (c) Policy S2 - Settlement Hierarchy
  - (d) Policy S7 - Buxton Sub-area Strategy
  - (e) Policy EQ1 - Climate Change
  - (f) Policy EQ2 - Landscape Character
  - (g) Policy EQ5 - Biodiversity
  - (h) Policy EQ6 - Design and Place Making
  - (i) Policy EQ9 - Trees, Woodland and Hedgerows
  - (j) Policy H1 - Location of Housing Development
  - (k) Policy H3 - New Housing Development
  - (l) Policy H4 - Affordable Housing
  - (m) Policy CF6 - Accessibility and Transport
  - (n) Policy CF7 - Planning Obligations and Community Infrastructure Levy
- 5.4 According to the Local Plan Proposals Map, the site is located within the settlement boundary and is shown as “white land”, which is washed over by a Source Protection Area, and is also located within the Buxton Mineral Water Catchment. The site is not formally allocated for housing development, however Appendix 4 of the Local Plan includes the land within the 5 year housing land supply, pursuant to the grant of outline planning permission.

## 6. OTHER MATERIAL CONSIDERATIONS - NATIONAL POLICY

### National Planning Policy Framework

- 6.1 The Framework was published as part of the Government's wider planning reforms, and as part of its efforts to address the "housing crisis" and follows on from the change of policy first brought about through the publication of PPS3 in December 2006.
- 6.2 Planning to meet housing need and demand is central to the Government's national growth agenda as a response to the continued increase in the UK's population, sustained affordability challenges and as an economic stimulus to assist in maintaining a return to economic growth.
- 6.3 This is illustrated by a number of published reports, including but not limited to:
- (a) Barker Review of Housing Supply' (March 2004), Kate Barker;
  - (b) Homes for the future: more affordable, more sustainable (July 2007), CLG Housing Green Paper;
  - (c) Laying the Foundations: A Housing Strategy for England (November 2011), HM Government;
  - (d) House of Commons Communities and Local Government Committee, 'Financing of new housing supply', HC 1652, 7 May 2012;
  - (e) The Numbers Game: Increased housing supply and funding in hard times, PWC & L&Q, 2012;
  - (f) HM Treasury: Budget 2013, HC1033, 20 March 2013;
  - (g) Investing in Britain's Future, (June 2013) HM Government;
- 6.4 Alongside the wider economic growth proposals and funding packages the Government has also seen the reform of the planning system as providing important assistance to the increased supply of housing.
- 6.5 In light of the above announcements, and Government policy expressed in the Framework to "*boost significantly*" the supply of open market and affordable housing, LPAs need to ensure that needs for a variety of house types and tenures are met - not only in urban areas, but also in smaller towns, villages and rural areas.
- 6.6 Paragraph 14 of the Framework carries a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay, and where the development plan is silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or specific policies in the Framework indicate development should be restricted.
- 6.7 Paragraph 17 of the Framework sets out the Government's core planning principles that underpin plan making and decision taking. There is no core principle that requires previously

developed land to be developed before greenfield sites. Two of the Core Planning Principles are relevant to Neighbourhood Plans and state that planning should:

- *"Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;*

.....

- *Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;"*

6.8 Paragraph 47 of the Framework seeks to boost **significantly** the supply of housing. To boost the supply of housing, the Framework states that LPAs should:

- *"Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- *Set out their own approach to housing density to reflect local circumstances."*

6.9 With regard to housing delivery, paragraph 49 of the Framework comprises two distinct parts.

- 6.10 The first part of paragraph 49 requires housing applications to be considered in the context of the presumption in favour of sustainable development.
- 6.11 The second part of paragraph 49 states that relevant policies for the supply of housing should not be considered to be up to date if the LPA cannot demonstrate a 5 year supply of deliverable housing sites.
- 6.12 The two parts of paragraph 49 place a substantial policy emphasis to deliver housing regardless of whether or not a 5 year housing land supply can be demonstrated.
- 6.13 Section 7 of the Framework places an emphasis on requiring good design.
- 6.14 Paragraph 61 goes on to state that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 6.15 Paragraph 65 goes on to state that LPAs should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design.
- 6.16 Section 10 of the Framework deals with meeting the challenge of climate change, flooding and coastal change.
- 6.17 Paragraph 109 of the Framework states that the planning system should contribute to and enhance the natural and local environment.

#### **National Planning Practice Guidance (NPPG) - 6 March 2014<sup>1</sup>**

- 6.18 The following sections of the NPPG are relevant to the determination of this application:
- ID: 2a – Housing and economic development needs assessments
  - ID: 3 – Housing and economic land availability assessment
  - ID: 6 – Climate Change
  - ID: 7 – Flood risk and coastal change
  - ID: 8 – Natural environment
  - ID: 9 – Duty to co-operate
  - ID: 10 – Viability
  - ID: 11 – Strategic environmental assessment sustainability appraisal
  - ID: 12 – Local Plans

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<sup>1</sup> All NPPG provisions are web-based and therefore subject to alteration and updates

ID: 14 – Making an application

ID: 16 – Appeals

ID: 18a – Conserving and enhancing the historic environment

ID: 21a – Use of planning conditions

ID: 21b – Determining a planning application

ID: 23b – Planning obligations

ID: 27 – Minerals

ID: 30 - Noise

ID: 32 – Air Quality

ID: 33 – Land affected by contamination

ID: 34 - Water supply, wastewater and water quality

ID: 37 – Open space, sports and recreation facilities, public rights of way and local green space

ID: 41 - Neighbourhood Planning

ID: 42 – Travel plans, transport assessments and statements in decision-taking

ID: 50 – Rural housing

ID: 53 – Health and wellbeing

6.19 National Planning Practice Guidance supplements the Framework.

## **7. ASSESSMENT**

### Principle of Development

- 7.1 The principle of development has already been established through the grant of outline planning permission under application number HPK/2014/0403.
- 7.2 Since the grant of planning permission, the Development Plan was adopted in April 2016 and the Council contends that it can demonstrate a 5 year supply of deliverable housing sites. Given that this proposal for the approval of reserved matters is pursuant to an outline planning permission, matters of 5 year housing land supply are not pertinent to the determination of this planning application, although the delivery of this site (along with a number of others) will be key to ensure that the LPA delivers its planned housing requirements.
- 7.3 In accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act, the proposal should be determined in accordance with the Development Plan, unless other material considerations indicate otherwise. Paragraph 14 of the Framework also directs LPA's to approve planning applications that accord with the Development Plan without delay.
- 7.4 The up to date development plan identifies that both Site A and Site B are located within the settlement boundary of Buxton, although both sites are not specifically identified as housing allocations (but they are listed part of the Council's housing land supply at Appendix 4 of the Local Plan).
- 7.5 Policy H1 states that housing development on unallocated sites within the defined built up area boundaries of towns and larger villages will be supported, taking into account all other policies in the Local Plan.
- 7.6 Whilst Sites A and B are not allocated for housing development within the Local Plan, the settlement boundary was re-drawn around these sites during the preparation of the Local Plan after planning permission was granted for a total of 275 dwellings across both sites under application number HPK/2014/0403.
- 7.7 In light of the above considerations, this reserved matters proposal is acceptable in principle as the proposal is both pursuant to outline planning permission HPK/2014/0403, and would otherwise accord with the Development Plan in this regard, being located within the settlement boundary.
- 7.8 This statement will now go on to examine other matters of acknowledged importance.

### **Sustainable Location**

- 7.9 Site A and Site B are located on the edge of Harpur Hill to the south west of Buxton. The approximate distances from Site A and Site B (in metres) to local facilities are provided in the table below:



	Site A	Site B
Bus Terminus	450m	240m
Farm Shop	345m	440m
Convenience Store / Take-away	720m	970m
Children's Play Area	880m	1160m
Public House	895m	1175m
Harpur Hill Primary School	1720m	2000m
Buxton Hospital	2255m	2540m
Staden Lane Industrial Estate	1900m	2000m
Harpur Hill Industrial Estate	1995m	2160m

- 7.10 During the determination of the outline planning application, officers were of the opinion that whilst accessibility to services and facilities from sites A and B were “not ideal” in terms of local terrain, and walking distances to some services, the proposed development would not conflict with local policy applicable at the time.
- 7.11 The site is therefore considered to be in a sustainable location, and aspects of the design and layout seek to facilitate walking by providing safe and convenient pedestrian routes to surrounding footways. Inversely, the proposed community facilities proposed within Site A would also be accessible on foot from elsewhere in Harpur Hill.
- 7.12 The design and layout of the site is discussed in more detail in the sections below and within the supporting Design and Access Statement by Barratt.

### **Housing Mix and Affordable Housing**

- 7.13 The outline planning application granted permission for 275 dwellings. At the time that the outline planning application was presented to the Council, 83 dwellings were proposed to be affordable housing and 27 were proposed as retirement homes. The remaining 175 dwellings were proposed to be open market dwellings.
- 7.14 The proposed house type mix for the reserved matters planning application includes the following:
- (a) 2 bedroom apartments within two storey buildings;
  - (b) 2 bedroom semi-detached dwellings;
  - (c) 2 bedroom mews dwellings;
  - (d) 3 bedroom mews dwellings;
  - (e) 3 bedroom semi-detached dwellings
  - (f) 3 bedroom detached dwellings
  - (g) 4 bedroom semi-detached dwellings;
  - (h) 4 bedroom detached dwellings.
- 7.15 Site A would include the following housing mix:

- (a) 12 x 2 bedroom apartments;
  - (b) 13 x 2 bedroom dwellings;
  - (c) 37 x 3 bedroom dwellings;
  - (d) 80 x 4 bedroom dwellings.
- 7.16 Of the above housing mix, the following units for Site A would comprise affordable housing:
  - (a) 12 x 2 bedroom apartments;
  - (b) 12 x 2 bedroom mews dwellings;
  - (c) 9 x 3 bedroom semi-detached and mews dwellings
  - (d) Site A affordable housing total - 33
- 7.17 Site B would include the following housing mix:
  - (a) 12 x 2 bedroom apartments;
  - (b) 25 x 2 bedroom dwellings;
  - (c) 86 x 3 bedroom dwellings;
  - (d) 10 x 4 bedroom dwellings.
- 7.18 Of the above housing mix, the following units for Site B would comprise affordable housing:
  - (a) 12 x 2 bedroom apartments;
  - (b) 25 x 2 bedroom mews dwellings;
  - (c) 12 x 3 bedroom semi-detached and mews dwellings
  - (d) Site B affordable housing total - 49
- 7.19 A total of 82 affordable homes would be provided across the two sites, providing 30% affordable housing, which is in accordance with the adopted Local Plan Policy H4 requirement for 30% affordable housing.
- 7.20 Policy H3 requires a mix of housing to be provided that contributes positively to the promotion of a sustainable and inclusive community. Criterion b) of Policy H3 requires new residential development to *“provide a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types, including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment or successor documents”*.
- 7.21 The SHMA recommended that in *“indicative”* percentage terms, new property types over the *“Plan period”* should comprise:
  - (a) flats / maisonettes - 10%
  - (b) bungalow / specialist elderly accommodation - 20%
  - (c) terraced - 15%

- (d) semi-detached - 30%
  - (e) detached - 25%
- 7.22 Neither Policy H3 nor the SHMA require each individual site to deliver the indicative property types exactly in accordance with the percentages outlined above. The SHMA simply identifies that the above should be achieved across High Peak over the plan period.
- 7.23 The overall proposal would provide the following dwellings in percentage terms:
  - (a) flats - 8.7%
  - (b) terraced - 14.9%
  - (c) semi-detached - 37.1%
  - (d) detached - 39.3%
- 7.24 In terms of the percentage split, the proposed development provides flats and terraced dwellings broadly in accordance with the *indicative* percentage identified in the SHMA.
- 7.25 With regard to the semi-detached and detached properties, more than the *indicative* percentage identified in the SHMA have been provided, owing to the fact that no bungalows or specialist accommodation is proposed, hence the number of units proposed has been spread out amongst the other proposed property types, which would still deliver a good range of housetypes.
- 7.26 In any event, the proposed development would make a material contribution to a range of property types required in High Peak to enable the LPA to meet its *indicative* property mix over the plan period.
- 7.27 With regard to property sizes over the Plan period, the SHMA recommends the following *indicative* provision in percentage terms:
  - (a) 1-bed - 10%
  - (b) 2-bed - 45%
  - (c) 3-bed - 35%
  - (d) 4-bed+ - 10%
- 7.28 The overall proposal would provide the following amount of property sizes:
  - (a) 2-bed - 22.5%
  - (b) 3-bed - 44.4%
  - (c) 4-bed - 33.1%
- 7.29 In terms of the percentage of property sizes, the proposals are at a variance with the *indicative* targets contained within the SHMA.

- 7.30 Whilst the proposed housing mix varies from the *indicative* mix contained within the SHMA, criterion c) of Policy H3 also provides scope to take account of the characteristics of the existing housing stock in the locality.
- 7.31 The nearest properties on Burlow Road, Heathfield Nook Road and Dolby Road comprise predominantly inter-war semi-detached with some examples terraced dwellings. Housing to the south east of the mineral railway line around Buxton Rugby Club and the Clover Fields Caravan Park also comprise inter-war semi-detached dwellings. Properties further to the north on Burlow Road around the former Harpur Hill College site comprise predominantly terraced dwellings and semi-detached dwellings, with some bungalows on Elysee Gardens. The larger body of Harpur Hill to the north of Foxlow Farm and around Harpur Hill Primary School also contains significant concentrations of terraced and detached dwellings, although there is a presence of more detached dwellings and bungalows in this area of Harpur Hill.
- 7.32 The proposed development seeks to provide a mix of apartments, terraced dwellings, semi-detached dwellings and detached dwellings. The presence of apartments and detached dwellings would broaden the housing mix currently available in Harpur Hill.
- 7.33 In addressing Policy H3 and the SHMA (2014) itself, it is evident that the indicative provision is to be delivered across the whole of High Peak and over the plan period; however, no further policy or guidance exists as to how this indicative housing mix should be distributed within each of the 3 sub-areas of High Peak or within individual settlements. Whilst H3 refers to the SHMA, the SHMA itself is not a policy document and paragraph 12.16 of the SHMA clearly states that housing targets are a policy decision to be made through the Local Plan. Furthermore, the SHMA is clear in recommending that officers take a flexible approach to applying the suggested indicative housing mix when dealing with housing applications in the Borough.
- 7.34 In this case, the proposal would provide a broad range of house sizes and types, which would broaden the mix of housing in Harpur Hill, which comprises predominantly of terraced and semi-detached dwellings and some more modern detached dwellings. The provision of around 33% 3-bed and 44% 4-bed dwellings would therefore broaden the range of larger family housing which is generally absent from the Harpur Hill area, whilst also providing a mix and range of smaller 2-bed and 3-bed houstypes, including apartments, semi-detached and detached dwellings. The broad range of house sizes and house types proposed would contribute to delivering a mixed community as required by c) and d) under Policy H3.
- 7.35 It is noted that the issue of overall housing mix proposed in another reserved matters application being pursued by the applicant at Linglongs Road, Whaley Bridge is also a matter of debate as part of that application. In particular, it is noted that the table shown on page 23 of the supporting planning statement by Emery Planning provides a summary of the overall housing mix being delivered on large sites across High Peak. The percentage totals for each houstype are summarised below with the indicative SHMA recommendation shown in brackets<sup>2</sup>:

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<sup>2</sup> The percentages in the table on page 23 of the Emery planning statement have been adjusted to re-categorise the McCarthy and Stone development on Chapel Street and the development at Brown Edge Road, Buxton by

- (a) apartments - 5.6% (10%)
  - (b) bungalow / specialist elderly accommodation - 7.7% (20%)
  - (c) terraced dwellings - 27.2% (15%)
  - (d) semi-detached dwellings - 38.7% (30%)
  - (e) detached dwellings - 20.8% (25%)
- 7.36 The above suggests an under-provision across High Peak of apartments, specialist accommodation and detached dwellings. The current proposal by the applicant at Harpur Hill would provide apartments and terraced dwellings roughly in accordance with the indicative percentage suggested in the SHMA, and would provide semi-detached and detached dwellings above the indicative percentages in the SHMA.
- 7.37 In this case, it is considered appropriate to provide more detached dwellings given the general under provision of detached dwellings across High Peak. With regard to the over-provision of semi-detached dwellings, it should be acknowledged that many of these semi-detached dwellings would contain 2 or 3 bedrooms that would be appropriate to small families and newly forming households as sought by criterion d) of Policy H3. Such dwellings are appropriate for these types of households in terms of dwelling size and level of affordability.
- 7.38 The LPA must also consider that the proposed housing mix on the site takes into account market signals, as well as taking into account the site opportunities and constraints in order to put forward a layout that not only provides a suitable design response, but also makes the best and most efficient use of land, given that the proposed development is restricted to 275 dwellings and a large number of smaller units would not provide an efficient and effective use of land.
- 7.39 The proposed housing mix would exclusively meet this objective by providing a range of house sizes and house types, as well as a good range of affordable house types.
- 7.40 The proposal would therefore comply with policy H3 and H4 and in terms of housing mix and affordable housing, and is considered to be acceptable in this regard.

### **Affordable Housing**

- 7.41 As already set out, the proposal would deliver 30% affordable housing as required by local policy and as secured through the Section 106 Legal Agreement at outline stage.
- 7.42 Both Site A and Site B would provide affordable housing. Affordable housing would be “pepper potted” around both sites where a mixture of affordable dwellings and affordable apartments are proposed.
- 7.43 An Affordable Housing Statement accompanies this submission which provides details of the proposed affordable housing scheme and also sets out some of the proposed amendments to

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Housing 21 as specialist / elderly accommodation. The number of units associated with Brown Edge Road has also been adjusted to take account of the additional 16 dementia care beds.

the wording of the Section 106 Agreement in order to reflect the latest local and national policies and standards. These amendments will be sought by way of a deed of variation to the existing Section 106 Agreement.

- 7.44 Notwithstanding the above deed of variation, the proposal would still deliver the 30% affordable housing requirement as required by Local Plan Policy H4 and would be acceptable in this regard.

### **Design and Layout**

- 7.45 A design and access statement accompanies this application and sets out in detail the design approach.
- 7.46 The indicative landscape masterplans approved at outline stage did not show individual dwelling plots, rather they showed indicative development platforms and indicative areas for landscaping and open space. The approved parameters plans are subject to amendment through a separate Section 73 application following detailed technical work.
- 7.47 With regard to Site A, the indicative route of the “spine road” has been amended to take into account topography, the location of underground services (and required easements) and development platforms relative to the topographic constraints.
- 7.48 All of the proposed dwellings would front onto the street, and having rear boundaries facing towards open countryside would be kept to an absolute minimum. The boundary of the site towards the open countryside would comprise the internal estate roads which would be fronted by the proposed dwellings which would have an outward view towards the open countryside. Likewise, the proposed dwellings orientated around the playing field would face out to overlook the playing field and create natural surveillance.
- 7.49 Both of the site entrances to Site A off Burlow Road and Heathfield Nook Road would be “green” entrances comprising informal open space and locations to facilitate SUDS measures.
- 7.50 In terms of car parking, the bulk of dwellings would be provided with off-street car parking comprising driveways and garaging. Car parking would be provided as a mix of frontage parking and car parking along the side of proposed dwellings in order to ensure that parked cars would not be overly dominant within the street scene. The car parking solutions offered towards the fringes of the sites would be parking down the side / in between the proposed dwellings to increase their apparent separation and allow for a soft transition between the built and natural environment.
- 7.51 With regard to Site B, the internal road layout varies with the indicative road layout shown on the approved parameters plan, again taking into account the location of underground services and required easements. Again, all of the proposed dwellings would be outward facing onto the proposed streets, and would be outward facing towards the open countryside beyond the settlement boundary in order to avoid rear property boundaries backing on to the open countryside.

- 7.52 In terms of the proposed dwellings, materials would comprise either reconstituted stone or red brick to the proposed dwellings. The use of red brick in this location is considered to be appropriate given the prevailing character and age of dwellings in this area of Buxton, whilst acknowledging stone building materials across High Peak.
- 7.53 For the proposed dwellings on Site A, brick built dwellings would not over-dominate, with frontage buildings to Burlow Road and Heathfield Nook Road comprising stone built properties.
- 7.54 Likewise, for the proposed dwellings facing towards the playing fields, the majority of the proposed dwellings would be constructed using stone, with some dwellings on these frontages being constructed in brick to break up the frontage and add architectural interest. Most of the proposed dwellings facing out towards the open countryside on Site A would also be constructed in Stone, with some inclusion of brick-built dwellings.
- 7.55 With regard to Site B, similar principles have been adopted with all dwellings facing onto Burlow Road and Hillhead Lane being constructed with reconstituted stone. In addition, in recognition of the fact that the southern and western boundaries of the site abut open countryside and provide transition between the site and the rising topography beyond, stone materials are considered the most appropriate here. The use of brick as a facing material is contained mainly towards the centre of the site and adjacent to the existing brick-built residential development at Burlow Road and Dolby Road.
- 7.56 The overall variation in building materials would assist in creating a locally distinctive development that does not repeat other examples elsewhere in Buxton, as well as providing an opportunity to improve legibility across the site.
- 7.57 The use of brick within the proposed development is not considered to be inappropriate in this location given that Local Plan Policy EQ6 does not exclude the use of brick. Policy EQ6 requires development to contribute to an area's character, history and identity in terms of scale, height, density, appearance, materials and the relationship to adjacent buildings and landscape features.
- 7.58 As demonstrated elsewhere, the sites sit within a "bowl" and the development of these sites (for predominantly 2 storey development) would not have a significant adverse effect on the wider landscape, and in particular it would not have a harmful effect on the landscape when viewed from the Peak District National Park.
- 7.59 Harpur Hill is a more "recent" extension to Buxton from the post war period onwards with a mix of materials present, primarily comprising brick built buildings, with some more recent development of smaller residential estates being constructed using reconstituted stone. The palate of materials in the local area is therefore varied and the proposed mix of houstypes with carefully located brick built housing plots is considered to be appropriate in this location.
- 7.60 It is therefore considered that the proposed design and layout of the site is appropriate and acceptable in policy terms.

## **Landscape**

- 7.61 Site A and Site B are now located within the settlement boundary as shown on the Proposals Map to the High Peak Local Plan, which was adopted in April 2016. The site is not located within the open countryside, however as the site is located on the urban fringe, the interaction of the edges of the site with the open countryside beyond has been carefully considered.
- 7.62 The overall landscaping details for the site have been informed by a landscaping strategy, which provides a framework for open space areas, the interface between existing and proposed development, and areas which interface with open countryside.
- 7.63 The detailed landscaping plans by Tyler Grange provide details of proposed hard and soft landscaping. Existing dry stone walls around the site would be repaired. Boundary treatments to the proposed dwellings that would face the streets / public open space would comprise a mixture of hedgerow planting and estate railings. Where private rear gardens abut a highway, a 1.8m high screen wall would be provided, rather than close board fencing. Walling is considered more suitable in such locations to provide quality and longevity. Close board fencing is only proposed to subdivide dwelling plots and would be avoided at public interfaces.
- 7.64 Where the site adjoins the open countryside, stock-proof fencing would be provided to avoid livestock from straying onto the proposed development. A low 450mm high railing would be provided around the edge of the proposed water attenuation ponds.
- 7.65 Native planting would be used in public areas, including wildflower meadow, the retention of mature trees, and some aquatic marginal plants towards the fringes of the proposed flood attenuation ponds.
- 7.66 New tree planting would be limited across the site to reflect the landscape character of the surrounding area. Only very small clusters of tree planting is proposed to facilitate the transition between the proposed development and open countryside.
- 7.67 Wider landscape and visual matters were considered in detail at outline stage. Both Site A and Site B are considered capable of being developed without having a significant overriding impact on landscape and visual effects of the wider area. Whilst localised adverse effects have been predicted here through LVIA work, the proposed development and associated landscape details would respond positively to the findings of the original LVIA to ensure the retention of existing trees and the re-establishment of degraded boundary stone walling and planting of clumps of native trees to define the development parcels in accordance with local character SPD.
- 7.68 In terms of both the landscape and layout design, it is considered that the proposals comply with Policy EQ6 of the Local Plan.



## **Access and Parking**

- 7.69 The proposed access points into both Site A and Site B are to be positioned broadly in accordance with the positions fixed at outline stage.
- 7.70 Some variations to the approved access points are being proposed as a result of further detailed technical work carried out as part of the preparation of the detailed site layout plans that form this application for reserved matters approval.
- 7.71 A variation to the approved access plans have been proposed by way of a separate Section 73 application to vary condition 4 of the outline planning permission to substitute the approved access plans with the amended access plans.
- 7.72 The amended access drawings have been accompanied by a Highway Technical Note by SCP. The amended site access details can still provide the agreed visibility splays as required by the Highway Authority.
- 7.73 The internal road layouts have been designed using the 6 C's Design Guide.
- 7.74 SCP have undertaken a swept path analysis of the proposed layouts for both Site A and Site B. The layouts have been designed with the minimum number of turning hears to aid permeability. All vehicles would be able to enter and leave the site in a forward gear.
- 7.75 Each of the proposed dwellings would be provided with off street car parking by way of private driveways, with many of the proposed dwellings also being provided with garaging. Where smaller housetypes and apartments are proposed, shared car parking courts would be provided.
- 7.76 It is concluded that the proposed access and estate road layouts associated with these proposals would be suitable to support the proposed development of 275 dwellings.

## **Community Facilities**

- 7.77 In accordance with the floor space requirements agreed as part of the Section 106 Legal Agreement, a community meeting room, a crèche, and changing room facilities are proposed.
- 7.78 The meeting room and changing facilities would be provided in a single building, and the proposed crèche would be provided in a separate building.
- 7.79 The community facilities and the crèche would be located in the same location on Site A, and would share a communal parking area.
- 7.80 The proposed facilities would be accessible by both residents of the proposed development, as well as by residents from surrounding areas. The proposed community facilities would also be located in close proximity to the existing bus Terminus where there would be a generally level walk from the bus terminus along Heathfield Nook Road to the southern entrance to Site A where the proposed community facilities are to be located.

- 7.81 The proposed community facilities were initially shown to be located towards the north west of Site A on the indicative landscape masterplan approved at outline stage, however this masterplan is subject to amendment by way of a Section 73 application. The justification for the revised location of the proposed community facilities is set out in further detail within that application.
- 7.82 It is otherwise considered that the proposed community facilities would comply with policies CF4 and CF5 of the Local Plan.

#### **Other Matters**

- 7.83 Matters relating to ground conditions, noise, and drainage were considered at outline stage, however in light of the submission of detailed proposals, these studies have been reviewed and updated to reflect the latest proposals and accompany this submission. No further issues have arisen that would justify a different conclusion to that taken at outline stage, and the proposals are considered to be acceptable in these respects.

## **8. CONCLUSION**

- 8.1 This Planning Statement has been prepared on behalf of BDW Trading - Barratt Manchester High Peak Land Limited; Stephen Peter Robinson and John David Rose ("the applicant") in support of a reserved matters planning application for 275 dwellings on land at Burlow Road and Heathfield Nook Road, Harpur Hill, Buxton.
- 8.2 The submission of this reserved matters planning application is pursuant to the outline planning permission that was granted on 11/11/2014 under application number HPK/2014/0403.
- 8.3 The above planning permission secured permission for the principle of residential development and details of access, subject to conditions.
- 8.4 In addition to the delivery of open market housing by Barratt Manchester as the applicant, Peaks and Plains Housing Trust will be the Registered Social Provider who will be responsible for managing the provision of affordable housing, which will be a mix of social rent and intermediate housing in accordance with the Section 106 Legal Agreement that was entered into prior to the grant of outline planning permission.
- 8.5 The planning application is supported by the following plans and technical reports:
- (a) Energy Statement by Environmental Economics;
  - (b) Updated Landscape & Visual Impact Assessment by Tyler Grange;
  - (c) Detailed Landscape Proposals by Tyler Grange;
  - (d) A Landscape and Habitat Enhancement and Management Plan by Tyler Grange;
  - (e) Updated Arboricultural Assessment by Tyler Grange;
  - (f) Updated Flood Risk Assessment and Drainage Strategy by Betts Hydro;
  - (g) Updated Noise and Vibration Impact Assessment by REC;
  - (h) Topographical Surveys by Survey Systems
  - (i) Detailed site layout plans by Barratt Manchester;
  - (j) Site layout plans identifying locations for affordable housing by Barratt Manchester;
  - (k) Proposed Housetypes - Floor Plans and Elevations by Barratt Manchester;
  - (l) A phasing plan (as required by Condition 6 of the outline planning permission) by Barratt Manchester;
  - (m) Existing and Proposed Site Sections / Street Scene Drawings by Barratt Manchester.
  - (n) Proposed floor plans and elevations for the proposed community facilities by LMP Architectural Consultants;
  - (o) Design and Access Statement by Barratt Manchester;
  - (p) Affordable Housing Statement by Resolve 106.

- 8.6 In tandem with this reserved matters planning application, a Section 73 application has been submitted to vary condition 4 of the outline planning permission which provides a list of the approved plans. The Section 73 application seeks consent to vary the approved landscape parameters plans by Tyler Grange which showed the indicative proposed location for the community facilities within Site A, and green buffers to the fringes of Site B. Having reviewed the technical opportunities and constraints of both Site A and Site B (in particular taking into account underground services and required easements, and providing a satisfactory edge to front out towards open countryside) it is considered necessary to amend the approved parameters plans in order for the detailed reserved matters plans to comply with the details secured through the outline planning consent. The Section 73 application has also been submitted on the basis that all of the land within the red edge shown the approved site location plan (including the areas shown as a green buffer) now fall entirely within the settlement boundary as defined on the recently adopted High Peak Local Plan Proposals Map.
- 8.7 Should the LPA approve the Section 73 application, then the detailed proposals put forward as part of this reserved matters application would accord with the amended parameters plans submitted as part of the Section 73 application.
- 8.8 The application sites are now located within the identified settlement boundary on the High Peak Local Plan proposals map, which was adopted in 2016 after the outline planning permission was granted. The site is not specifically identified as a housing allocation, but is listed at Appendix 4 of the Local Plan as part of the Council's housing land supply. The principle of development is therefore acceptable, and this reserved matters application therefore seeks approval for the matters of detail, namely:
- (a) Layout
  - (b) Scale
  - (c) Appearance
  - (d) Landscaping
- 8.9 This submission has demonstrated that the proposed layout, design and materials would accord with the design policies of the adopted Local Plan, and that the layout and landscaping details would ensure that the proposal would provide a high quality transition between the edge of the built up area and the open countryside beyond the settlement boundary.
- 8.10 The proposal would deliver a high quality mix of housing, and would deliver the type and size of dwellings in order to deliver a sustainable and mixed community as required by Local Plan policy H3.
- 8.11 Paragraph 14 of the National Planning Policy Framework states that application that accord with the Development Plan should be approved without delay. The proposals put forward as part of this reserved matters application would accord with the Development Plan both as a matter of principle and as a matter of detail. This proposed would therefore accord with the up-to-date development plan, when read as a whole. In accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act planning permission ought to be granted.

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**November 2017**