

Bridge Mills, New Road, Tintwistle

Planning Statement

on behalf of Barratt Homes

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Appendix A: Economic Benefits

1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Barratt Homes to support an application for the approval of reserved matters (details of appearance, landscaping, layout and scale) for the erection of 119 dwellings on Former Bridge Mills, New Road, Tintwistle pursuant to outline planning permission HPK/2016/0691 which was granted for the following development:

“Outline planning permission with all matters reserved (except for access) for up to 165 dwellings with associated works, public open space and vehicular and pedestrian access off New Road”

- 1.2 This reserved matters application has been informed by the work already undertaken for the outline permission, and by the subsequent pre-application discussions held with the Council. The application is supported by a suite of plans and technical documents which together meet the requirements of the outline permission.
- 1.3 The Planning Statement provides an overview of the details submitted and demonstrates how the proposals accord with the requirements of the outline planning permission as well as the relevant planning policy framework.
- 1.4 The application is submitted with the following supporting documents and drawings:

Document/Plan Submitted	Author
Planning Statement	Nexus Planning
Design and Access Statement	Barratt Homes
Planning Layout	Barratt Homes
Boundary Treatment Layout	Barratt Homes
Red Line Plan	Barratt Homes
Materials Layout	Barratt Homes
Refuse Strategy	Barratt Homes
Storey Heights Plan	Barratt Homes
Streetscapes	Barratt Homes
Typical Boundary Treatments	Barratt Homes
Sections	Barratt Homes
Detailed Landscape Proposals Sheet 1 of 3	PDP Associates
Detailed Landscape Proposals Sheet 2 of 3	PDP Associates
Detailed Landscape Proposals Sheet 3 of 3	PDP Associates
Alderney Classic (Det)	Barratt Homes

Amber (back to back)	Barratt Homes
Amber Classic (End)	Barratt Homes
Amber Classic (Mid)	Barratt Homes
Barton Classic (End)	Barratt Homes
Barton Classic (Mid)	Barratt Homes
Chester Classic (Det)	Barratt Homes
Double Detached Garage	Barratt Homes
Single Detached Garage	Barratt Homes
Ennerdale Classic (Det)	Barratt Homes
Ennerdale Classic (End)	Barratt Homes
Folkestone Classic (End)	Barratt Homes
Folkestone Classic (Mid)	Barratt Homes
Folkestone Front Gable (Det)	Barratt Homes
Kingsville (End)	Barratt Homes
Kingsville (Mid)	Barratt Homes
Maidstone Classic (End)	Barratt Homes
Queensville Classic (End)	Barratt Homes
Tewkesbury Classic (Det)	Barratt Homes
Thornton (Det)	Barratt Homes
NGF TYPE 67 (End)	Barratt Homes
NGF TYPE 67 (Mid)	Barratt Homes
Arboricultural Impact Assessment	TEP
Carbon Reduction Study	Environmental Economics
Flood Risk Assessment and Drainage Strategy	The Alan Johnston Partnership LLP
Noise Impact Assessment	REC Ltd
Odour Assessment	Redmore Environmental
River Etherow Buffer Zone Management Plan	The Environment Partnership
Transport Technical Note	Singleton Clamp & Partners Limited (SCP)
Travel Plan	Singleton Clamp & Partners Limited (SCP)
Stage 1 Geo-environmental Appraisal	Tier Environmental Ltd
Trans Pennine Trail Feasibility Study	Barratt Homes

2.0 Site and Surrounding Area

The Application Site and Surrounding Area

- 2.1 The application site ('the site') comprises approximately 4.01 hectares (ha) of previously developed land within the Parish of Tintwistle. The site is an irregularly shaped, predominately flat parcel of land comprising areas of hardstanding and rubble, with scattered vegetation and trees. Access to the site is via New Road, which borders the site to the east and connects to the A628 Woodhead Road to the North.
- 2.2 The north eastern boundary of the site borders the rear gardens of three properties (Nos. 40, 42, 44) fronting onto New Road on its western side and an area of existing allotments. To the north of the site, an area of woodland separates the site from residential dwellings of Woodlands Close and beyond. An existing Public Right of Way (TINT2) runs immediately adjacent to but outside of the northern boundary of the site connecting New Road and Woodlands Close/ Bramah Edge Court and Tintwistle CE Primary School to the north west.
- 2.3 To the west of the site is a Waste Water Treatment Works (WWTW) and beyond that open countryside that separates Tintwistle and Hollingworth. The WWTW is separated from the site by a change in levels, with the site being raised approximately 6 metres along this boundary. The River Etherow runs along the southern boundary of the site. Again, due to historic landfilling, the site is raised up from the River by approximately 6 metres.
- 2.4 To the south of the site access, New Road crosses the River Etherow via a one-way bridge. Rossington and Waterside Business Parks are located approximately 50m to the south of the site, on the other side of the River Etherow. Bottoms Reservoir is located to the east of the site, on the other side of New Road.
- 2.5 As was established at outline stage, the site is located within a sustainable location with access to the range of local facilities and services within Tintwistle and Hadfield town centre. There are bus stops within 400 metres of the site along New Road and Hadfield train station lies approximately 1.2 kilometres away. The site is therefore well served by several modes of public transport which provide regular services to a range of destinations including Glossop and Manchester.

3.0 Planning Policy

National Planning Policy Framework (NPPF)

- 3.1 The **NPPF** sets out the importance of high quality design in Section 7, acknowledging that good design is a key aspect of sustainable development and is '*indivisible from good planning*'. Paragraph 58 sets out how development should establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development and respond to local character and history.
- 3.2 Paragraphs 59 and 60, however, advise against unnecessary prescription or detail, recommending that policies should concentrate on guiding overall scale, density, massing, height, landscape, layout, materials and access of new development rather than attempting to import architectural styles or particular tastes.
- 3.3 The **Planning Practice Guidance (PPG)** reinforces the NPPF's emphasis on the importance of good design.

Local Planning Policy

- 3.4 The adopted Local Plan for the site comprises the **High Peak Local Plan** (adopted April 2016).

High Peak Local Plan (adopted April 2016)

- 3.5 The following policies of the High Peak Local Plan are considered relevant to this reserved matters application.
- 3.6 **Policy S1** requires that all new development makes a positive contribution towards the sustainability of communities and should aim to protect, and where possible enhance, the environment, mitigating the process of climate change. It is established under **Policy S1a** that the council will take a positive approach when considering developments, so as to comply with the presumption in favour of sustainable development set out in the NPPF.

- 3.7 Under **Policy S2** Tintwistle is defined as a 'Larger Village', within which a moderate scale of development may be acceptable. **Policy S5** sets out that the Council will seek to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements.
- 3.8 **Policy EQ1** requires all new developments to be designed to reduce their greenhouse gas emissions, via measures such as layout, tree planting, massing and landscaping to reduce likely energy consumption alongside supporting sustainable waste management. **Policy EQ2** requires any development proposal to protect, enhance and restore the character of the local landscape. Under **Policy EQ5** it is set out that the biodiversity and geological resources of the plan area and its surroundings will be conserved, and where possible enhanced, by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.
- 3.9 **Policy EQ6** sets out criteria to ensure all development is well designed and of a high quality, contributing to local distinctiveness and sense of place. These include requiring development to contribute positively to an area's character, history and identity in terms of scale, height, density, layout and appearance; requiring that development achieves a satisfactory relationship to adjacent development; requiring that public and private spaces are well-designed and development provides for the retention of significant landscape features; and requiring that developments are easy to move through and around incorporating well integrated car parking, pedestrian and cycle routes. **Policy EQ7** requires that heritage assets will be conserved in a manner appropriate to their significance.
- 3.10 **Policy EQ8** states that development will not have a detrimental effect on the amount or function of existing green infrastructure unless replacement provision is made that is considered to be of equal or greater value than that lost through development. **Policy EQ9** sets out how the Council will protect existing trees, woodlands and hedgerows from loss or deterioration. New developments should seek to provide new tree planting and soft landscaping where possible.
- 3.11 **Policy EQ10** sets out how the Council will protect people and the environment from unsafe, unhealthy and polluted environments. In particular, development must ensure sites are suitable for their proposed use taking account of ground conditions. **Policy EQ11** states that wherever possible, development should adhere to sustainable drainage techniques.

- 3.12 **Policy H3** states that new residential developments should provide a range of market and affordable housing types and sizes that can meet local requirements based on evidence from the Strategic Housing Market Assessment or successor documents. New development should provide a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality. It should include a proportion of housing suitable for newly forming local households and provide accommodation which is capable of future adaptation.
- 3.13 **Policy CF6** seeks to ensure that development can be easily accessed in a sustainable manner and states that development should seek to minimise the need for travel by unsustainable modes.

Other Relevant Material Considerations

High Peak Residential Design Supplementary Planning Document (2005)

- 3.14 This document seeks to provide more detailed and practical design advice for residential development and promote high quality design across the Borough. It seeks to provide an understanding of the character of different areas in the Borough and encourage development which promotes local distinctiveness. It includes guidance on building form, building details and the positive incorporation of public realm in new development.

4.0 Proposals

- 4.1 The application seeks the approval of all outstanding reserved matters (appearance, landscaping, layout and scale) for the development of 119 dwellings and associated infrastructure including access, public open space and associated works pursuant to the outline planning permission HPK/2016/0691.
- 4.2 The submitted plans and Design and Access Statement describe and illustrate the application proposals in detail. However, in summary, the proposals comprise:
- Erection of 119 dwellings, including 14 affordable dwellings;
 - Mix of 16no. 2 bed dwellings, 31no. 3 bed dwellings and 72no. 4 bed dwellings;
 - A mix of mews, townhouse, semi-detached and detached dwellings at either 2 or 2½ storeys;
 - Landscaping buffers along the River Etherow, the north-eastern part of the site and the western boundary of the site;
 - Provision of land adjacent to the River Etherow to enable the implementation of this section of the Trans-Pennine Trail;
 - Provision of off street parking at appropriate levels to meet the demand of future residents.

Layout

- 4.3 The accompanying Design and Access Statement describes how the site context has influenced the layout of the proposed development. The single access to the development off New Road was approved at outline stage. Within the site itself, a distinct hierarchy of roads is created with variation in materials and road width creating a varied streetscene and a legible sense of place. The use of shared surface streets and private drives in some areas will engender a softer, rural feel to the development. This and the mix of different parking solutions proposed will ensure cars do not dominate the streetscene.

- 4.4 The layout makes provision for an area of land to accommodate the future implementation of a new section of the Trans-Pennine Trail along the River Etherow, in accordance with the outline permission. The dwellings in this part of the site are orientated to face the River, ensuring a positive relationship with this feature and providing natural surveillance of the Trail.
- 4.5 A distinctive street scene is created through the careful use of a mix of hard and soft boundary treatments and integrated high quality landscaping at the frontage of the dwellings. Taller units are positioned to act as a visual focus or to frame views. Feature plots are located at key junctions throughout the development with dual aspect units at the corners to ensure the buildings address the street creating an active streetscene. The layout and positioning of the properties has been carefully designed to ensure acceptable privacy and amenity standards are achieved and there will be no unacceptable impacts by reason of visual intrusion or overlooking.
- 4.6 Overall, the layout has been designed to respect the site's setting on the edge of Tintwistle and respond to the constraints and opportunities of the site including its topography, existing areas of woodland, relationship with adjacent land uses and position next to the River Etherow. Accordingly, the proposal is in accordance with **Policies EQ6, EQ7 and EQ8** of the High Peak Local Plan which emphasise the need for new development to achieve high quality design and contribute to local distinctiveness and a positive sense of place, as well as the advice contained in the **High Peak Residential Design SPD (2005)**.

Scale

- 4.7 The proposals are for 119 two, three and four bedroom dwellings at the following mix:

House Type	Number
Affordable Dwellings	
2 bedroom	8
3 bedroom	6
Market Dwellings	
2 bedroom	8
3 bedroom	25
4 bedroom	72
Total	119

Table 1: Proposed Housing Mix

- 4.8 The dwellings are a mix of either 2 storey or 2½ storeys, which is reflective of the development in the surrounding area. The proposed dwellings comprise a mix of mews dwellings, townhouses, semi-detached and detached dwellings. An assessment how the proposed mix accords with the relevant planning policies is contained in Section 6.
- 4.9 In accordance with the level of provision secured at outline stage, 12% of the dwellings (14no.) are provided as affordable dwellings.

Landscaping

- 4.10 An Arboricultural Impact Assessment (AIA) has been undertaken by TEP and is submitted with the application. This describes how the main tree cover on the site is located around the boundaries, with the trees in the centre of site comprising young, self-set trees. The mature trees around the boundaries of the site will be retained as far as possible and enhanced as part of the development.
- 4.11 Detailed Landscape Proposals are also submitted which detail the substantial new planting proposed across the development (PDP Associates drawings ref: c-1561-01, c-1561-02 and c-1561-03). This is described below.

Landscape Buffers along north-eastern and western boundaries

- 4.12 The landscaping areas indicated on the parameters plan submitted at outline stage are reflected in the reserved matters layout.
- 4.13 The existing group of trees (Group G3 in the submitted AIA) along the western boundary of the site will be mostly retained and enhanced, providing a dense buffer completely screening the new dwellings from the adjacent WWTW. A new landscaping buffer will also be created in the north-eastern part of the site. This will help to positively integrate the development within the surroundings, by reflecting the existing area of woodland (Groups G4 and G5) which is currently located upon the embankments that slope up from the site to existing housing on Bramah Edge Court.

River Etherow Corridor

- 4.14 In accordance with the requirements of the outline permission, an undeveloped buffer zone adjacent to the River Etherow will be subject to long term landscape management and maintenance in order to preserve and enhance its biodiversity value. A Management Plan for the buffer zone has been prepared by TEP and is hereby submitted. This proposes the management of existing trees (including thinning and improvement through coppicing and pruning) where required, and the planting of native shade tolerant plug plants and species-rich meadow grassland to enhance the habitats in this part of the site.

Within the site

- 4.15 New tree and hedgerow planting is proposed through the development, helping to soften the character of the scheme, breaking up areas of parking. In particular, hedgerows along the frontages of the properties will create a high quality and attractive streetscene whilst achieving clear delineation between public and private areas.

Summary

- 4.16 Landscaping and green infrastructure form an integral part of the scheme proposals and will deliver biodiversity and environmental benefits. In accordance with **Policy EQ9** of the Local Plan, existing trees are retained as far as possible and new tree planting and soft landscaping will be provided to compensate for any trees lost. The proposed landscaping will integrate the development sensitively within its context and connect with the existing green infrastructure and ecological networks in the area in accordance with **Policy EQ8** of the Local Plan. The landscape proposals will ensure that a new high quality environment, with a softer rural character is created in keeping with the rural character of Tintwistle and Hadfield. Accordingly, the proposals comply with **Policies EQ6, EQ8 and EQ9** of the Local Plan.

Appearance

- 4.17 As described in the Design and Access Statement, there is no consistent vernacular to the existing houses in the surrounding area, with properties ranging from Victorian/ Edwardian terraced dwellings to modern detached and semi-detached properties. The materials are largely stone occasionally broken by brick and rendered dwellings.

- 4.18 In this context, the site presents an opportunity to add to and enhance the local character and identity of the area. The proposed development draws on key features in the surrounding area, using stone and render to provide the base identity for the site.
- 4.19 The **High Peak Residential Design SPD (2005)** sets out the importance of utilising materials which are appropriate in terms of colour, texture and scale. The use of natural and high quality reconstructed stone is considered acceptable within developments in High Peak and the use of render will be considered acceptable through the incorporation of naturalistic tones, which reflect natural colours within the stonework. The proposals are therefore considered to accord with principles set out within the SPD.
- 4.20 The submitted plans show a range of high quality boundary treatments proposed in specific locations throughout the development to clearly delineate between public and private and create a positive sense of place. Boundary treatments include estate railings, low level stone walls as well as hedgerows. These are all features common to the intrinsic character of the area. Soft landscaping and a variation in hard landscaping materials will also soften the development to engender a rural feel and add interest and variation to the streetscene.
- 4.21 Overall, the proposals sensitively respond to natural features, such as the River Etherow, and have regard to the intrinsic character of the surrounding area. It has been described how they accord with the general design principles set out within the **Residential Design SPD (2005)**.

5.0 Planning Appraisal

- 5.1 The quantity of development, and means of access to the site has already been established through the outline planning permission. The application submitted therefore seeks approval for the outstanding reserved matters of layout, scale, landscaping and appearance.
- 5.2 The below assessment demonstrates how the proposals accord with the relevant national and local planning policies identified in Section 4 of this Planning Statement.

Justification of Housing Mix

Proposed Mix

- 5.3 The proposed development provides for the following housing mix:

Name	Type	Size (sqft)	Number
Affordable			
Barton	3 bed semi/mews house	706	6
Type 67	2 bed mews house	701	8
Market			
Amber	2 bed mews	565	8
Folkestone	3 bed semi/ mews detached	830	14
Maidstone	3 bed semi detached	830	6
Ennerdale	3 bed semi detached	917	5
Queensville	4 bed townhouse	1073	27
Kingsville	4 bed townhouse	1073	24
Alderney	4 bed dual aspect detached	1225	7
Thornton	4 bed detached	1200	2
Chester	4 bed detached	1032	2
Tewkesbury	4 bed detached	1141	10
		Total	119

Table 2: Proposed Housing Mix at Bridge Mills

- 5.4 It can be seen that the development will provide a good range of dwelling types and sizes that will contribute positively to the promotion of a sustainable and inclusive community as required by Paragraph 50 of the NPPF and High Peak Local Plan **Policy H3**.

Consideration of Need in Tintwistle

5.5 **Policy H3** of the Local Plan seeks to ensure all new residential development addresses the housing needs of local people by:

- a) Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H4;*
- b) Providing 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;*
- c) Providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality;*
- d) Ensuring new residential development includes a proportion of housing suitable for newly forming local households;*
- e) Supporting dwellings designed to provide flexible accommodation which is capable of future adaption by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.*

5.6 The 2014 Strategic Housing Market Assessment (SHMA) is the Council's latest evidence on housing need for the Borough. Paragraph 12.16 of the SHMA sets out 'indicative percentage targets' of housing types and size for the Borough as a whole, recommending a mix of 10% 1-bedroom, 45% 2-bedroom, 35% 3-bedroom and 10% 4-bedroom dwellings.

5.7 Table 3 confirms that the proposed development differs from the indicative borough-wide target mix in the SHMA, with a higher proportion of 4 bedroom dwellings and a lower provision of 3, 2 and 1 bedroom dwellings.

Type of Property	Bridge Mills - Number of Dwelling Type	Bridge Mills – Percentage of Dwelling Type	SHMA 2014 – Indicative percentage targets
1 bedroom			10%
2 bedroom	16	13%	45%
3 bedroom	31	26%	35%
4+ bedroom	72	61%	10%
Total	119	100%	100%

Table 3: Comparison of Proposed Housing Mix and SHMA 2014 Indicative Target Mix

5.8 However, the SHMA mix is an ‘indicative target’ recommended across the Borough as a whole, and it is clear from the document that the expectation is for a degree of judgement to be applied when considering the specific circumstances of each site. **Policy H3** requires proposals to have regard to the characteristics of the surrounding locality and it is notable that a specific recommended mix is not included in the wording of the policy. The need to take a flexible and site-specific approach to housing mix is clearly acknowledged by the Council through its approval of other recent applications in the Borough, where a mix different from the target mix within the SHMA has been judged appropriate with regard to the specific circumstances of the site and area.

5.9 As paragraph 11.8 of the SHMA states:

“the figures are indicative and do not take into account a range of critical qualitative considerations. In particular, the modelling does not fully address people’s aspirations and the viability of particular dwelling types. As a result, the modelling is a relatively weak match with the current ‘stock’ of house sizes in the Borough, as illustrated in Figure 11.1. For example, whilst the modelled need for 2-bed properties is very high in High Peak Borough in 2011 (49%, redistributing housing with care), the actual stock of 2-bed homes recorded in the 2011 Census was 29%. It is therefore important to recognise that in practice, providing a range of dwelling sizes specifically to match the quantitative need would not address people’s aspirations and could discourage more affluent households from moving to/ remaining in the Borough.”

5.10 The SHMA identified *"a clear need to rebalance the stock away from the traditional 2-up, 2-down terraced properties in parts of the Borough such as Glossop and Buxton. As such, it is recommended that around 25% of all new stock should comprise more aspirational property types, specifically detached dwellings."* Tintwistle is identified within the SHMA 2014 as falling within the 'Glossop' Sub Area. There is an acknowledged higher level of deprivation in this area, and so a greater proportion of aspirational housing would help to address the imbalance that exists.

5.11 In consideration of the above, it is clear that a greater proportion of larger 4 bedroom dwellings should be provided in areas that already have a higher than average concentration of smaller 2 and 3 bedroom dwellings.

5.12 A review of the 2011 Census data for the ward of Tintwistle shows that, when compared to the average in High Peak, Tintwistle has:

- A similar proportion of 1 bed properties;
- A higher proportion of 2 bed properties;
- A higher proportion of 3 bed properties;
- A lower proportion of 4+ bed properties.

5.13 This is shown in the table below and reflects the findings of the SHMA 2014 that the 'Glossop' sub area has an above average proportion of traditional terraced properties:

Type of Property	Percentage in Tintwistle (Census 2011)	Percentage in High Peak (Census 2011)	Percentage in Tintwistle upon completion of the development
1 bedroom	7%	9%	6%
2 bedroom	35%	29%	33%
3 bedroom	46%	41%	44%
4+ bedroom	12%	21%	17%

Table 4: Existing Housing Stock in Tintwistle compared with High Peak (Census 2011, Table DC4405EW)

- 5.14 By providing a higher proportion of 4-bedroom and a lower proportion of 2 and 3-bedroom properties, the application proposals will help to redress this balance in the area, and provide an increased proportion of aspirational housing, in accordance with the recommendations in the SHMA. This will promote a sustainable and inclusive community by providing a good mix of housing in Tintwistle for residents of varying needs at different stages of life.
- 5.15 The final column of Table 4 also shows the mix of dwellings in Tintwistle once the proposed development is completed. There has been only an extremely limited amount of new housing development in the ward since 2011, and as such, the figures in final column have only been adjusted to take account of the Bridge Mills development. They demonstrate that even with the proposed development, Tintwistle will still have a slightly lower proportion of 1 bedroom dwellings, a higher proportion of 2 and 3 bedroom properties and a lower proportion of 4 bedroom properties than the High Peak average.
- 5.16 The plan below broadly shows the different types of dwellings in the area. These comprise a mix of suburban estates and older areas of terraced housing. It demonstrates how the proposed mix of two-storey mews, semi-detached and detached dwellings will reflect the character of the existing area, with the higher proportion of detached and semi-detached dwellings helping to redress an existing imbalance towards terraced properties, thereby increasing the choice of housing in the area.

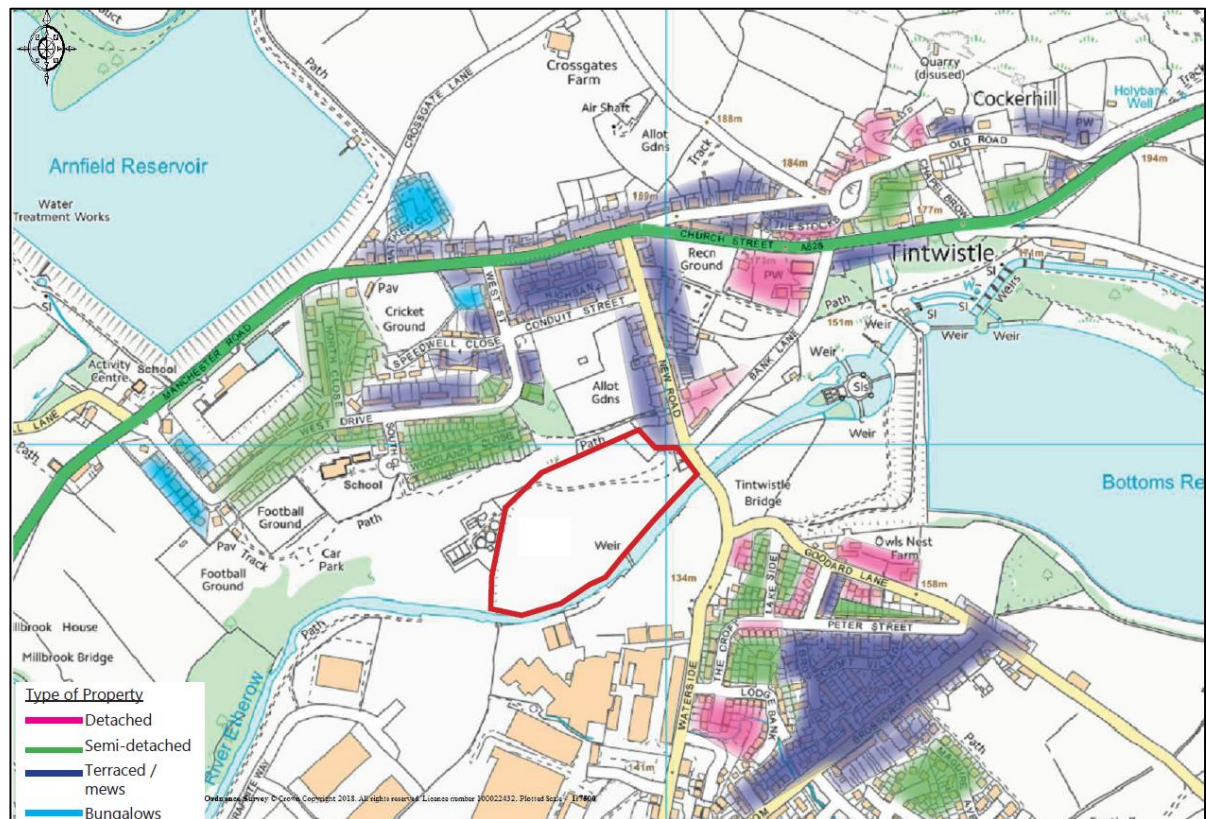


Figure 1: Map showing Property Types in Area

5.17 Overall, in light of the above analysis, the proposed development can be seen to accord with **Policy H3** with regard to the specific parts of the policy:

- a) It meets the requirements for affordable housing as established under the outline permission. By providing 8no. two bedroom dwellings and 6no. three bedroom dwellings, the scheme accords with the comments received from the Housing Strategy Technical Officer, Michelle Costello, in relation to the outline application which sought affordable units of two and three bedrooms;
- b) It will provide a range of types and sizes of dwellings which responds to evidence about housing requirements in the specific location of the application site, with reference to Table 4, and accords with the recommendations in the SHMA to ensure sufficient aspirational housing is provided;

- c) By helping to rebalance the housing stock in Tintwistle by providing a higher proportion of 4 bedroom detached and semi-detached properties, the development will provide a mix of housing that contributes positively to the promotion of a sustainable and inclusive community, with regard to the characteristics of existing housing stock in the locality;
- d) 40% (equating to 48no.) of the dwellings comprise 2 and 3 bedroomed dwellings thereby ensuring provision suitable for newly forming local households;
- e) The proposed dwellings will all be of a good size and benefit from adequate levels of outdoor amenity space to ensure a quality and flexible living space to suit the differing needs of a range of future occupiers.

Highways and Transportation

- 5.18 Under Local Plan **Policy CF6** the Council seeks to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport, ensure safe access to developments on foot and by bicycle and ensure development does not lead to an increase in on street parking. The policy requires applicants to submit and implement Travel Plans (or Travel Plan Statements) and Transport Assessments to support relevant proposals.
- 5.19 The outline planning application was supported by a Transport Statement. This confirmed that the site was sustainably located and that it could be accessed in a safe and satisfactory manner.
- 5.20 A Technical Note prepared by Singleton Clamp & Partners (SCP) is now submitted to support the reserved matters application. This describes how the access strategy for the reserved matters scheme follows the strategy approved under the outline application. The Statement confirms that the proposed development can be safely accessed by all modes. The internal layout will accord with the 6C's Design Guide and will provide adequate levels of parking in accordance with the Council's standards as set out in Appendix 1 of the Local Plan. A Travel Plan is also submitted setting out measures which will be implemented to promote the use of sustainable transport by future residents.
- 5.21 The proposals are therefore in accordance with Local Plan **Policy CF6**.

Flood Risk and Water Management

- 5.22 Under Local Plan **Policy EQ11** the Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere. Policy EQ11 sets out that wherever possible, development should adhere to sustainable drainage techniques.
- 5.23 The submitted Flood Risk Assessment (FRA) prepared by the Alan Johnston Partnership LLP was submitted in support of the outline application and considered by Derbyshire County Council Flood Risk Management Team as the Lead Local Flood Authority (LLFA). The LLFA raised no objections to the proposed development subject to conditions requiring a drainage scheme to be approved.
- 5.24 The proposed development is located within Flood Zone 1 and therefore has a low probability of flooding from rivers. Furthermore, the FRA demonstrates that the site is at low risk of flooding from surface water and from other sources.
- 5.25 The FRA identified that infiltration SUDS techniques are not feasible and therefore surface water discharge from the proposed site should discharge to the adjacent River Etherow, to the south of the site in accordance with the preferred hierarchy sets out in national guidance. It is proposed that the surface water discharge rate is restricted to the greenfield runoff rate. A detailed surface water drainage strategy for the site will be submitted for approval to discharge condition 14 on the outline permission.
- 5.26 The proposal therefore accords with **Policy EQ11** of the Local Plan and Chapter 10 of the NPPF.

Biodiversity

- 5.27 Local Plan **Policy EQ5** states that the biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals do not result in significant harm to biodiversity.
- 5.28 Ecology matters have already been addressed at the outline stage. The Environment Agency requested that the 8 metre buffer to the River Etherow be left natural and undisturbed. Accordingly, this buffer has been provided for in the reserved matters layout.

- 5.29 The submitted River Etherow Buffer Zone Management Plan prepared by The Environment Partnership (TEP) describes measures for the long term management and maintenance of the buffer, providing recommendations for the duration of 20 years to enhance the biodiversity value of the buffer in accordance with the requirements of the outline permission. This represents a material benefit of the proposed development.
- 5.30 The submitted Detailed Landscaping Proposals provide for significant new native planting across the site which will also create a range of habitats further enhancing the biodiversity of the site.
- 5.31 Overall, the proposals will contribute positively towards biodiversity in the area in accordance with Local Plan **Policy EQ 5**.

Ground Conditions

- 5.32 Through Local Plan **Policy EQ10**, the Council will seek to protect people and the environment from unsafe, unhealthy and polluted environments.
- 5.33 The site has been subject to extensive ground investigation and assessment for land contamination, which has identified the need for remediation to protect the health of future site occupants and the wider environment. At outline stage, the Environmental Health Officer raised no objection to the proposed development, subject to conditions to secure a remediation strategy. A remediation strategy will be submitted as part of an application to discharge Condition 16 of the outline permission.
- 5.34 The development proposals will therefore accord with **Policy EQ10** of the Local Plan which seeks to ensure any potential adverse effects in relation to pollution control and unstable land are mitigated to an acceptable level.

Noise and Odour

- 5.35 Local Plan **Policy EQ10** seeks to ensure developments avoid potentially adverse effects in terms of air pollution and from noise or vibration.
- 5.36 As required by Condition 19 of the outline permission, the submitted Noise Impact Assessment has been undertaken by REC. This concludes that with the suggested mitigation measures in place, the No Observed Adverse Effect Level (NOAEL), perceived as 'noticeable and not intrusive', would be achieved for all external and internal areas.

5.37 The Noise Impact Assessment makes the following recommendations:

- Upgraded glazing is required for the living rooms located on the eastern façade of the dwellings closest to New Road.
- A through-frame window mounted trickle ventilator is incorporated into the glazing units of the habitable rooms of specified dwellings with a line of sight to New Road so that fresh air can enter the room without having to open windows.
- In order to control daytime noise levels from the commercial units to the south it is recommended that a 2.5m high acoustic barrier be constructed for the garden area of Plot 4. All other garden areas along the southern boundary are located behind the proposed dwellings negating the need for mitigation.

5.38 Overall, the assessment has evidenced that there will be no adverse impact as a result of the existing noise sources and that the site is suitable for residential development, following the implementation of the outlined mitigation measures.

5.39 The submitted Odour Assessment prepared by Redmore Environmental involved the undertaking of seven Field Odour Surveys in accordance with the IAQM methodology in order to assess any potential impact from the WWTW to the west of the site. The Assessment concluded that the overall odour effects on the site are not significant and odour is not a constraint to the proposed residential development.

5.40 The submitted information demonstrates that the proposals comply with **Policy EQ10** of the Local Plan and Paragraph 109 of the Framework.

Trees

5.41 Under Local Plan **Policy EQ9** the Council will seek to protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

- 5.42 The submitted Arboricultural Impact Assessment (AIA) prepared by TEP states that there are zero high quality (Category A), three moderate quality (Category B), two low quality (Category C) and zero unsuitable (Category U) trees and groups on or within influencing distance of the site. The assessment highlights that the young tree growth across the centre of the site falls below the threshold for categorisation under the BS 5837 and that this should not influence the impact assessment process. A site survey and desktop search identified that there are no trees subject to Tree Preservation Order; no trees within a Conservation Area; no veteran trees and no ancient woodland on site.
- 5.43 The AIA sets out that approximately 4000m² of tree cover would be removed to facilitate the proposed development. The majority of tree removals are located along the proposed route of the Trans-Pennine Trail adjacent the River Etherow and equate to approximately 2800m² of moderate quality and 900m² of low quality tree cover. New planting is proposed in this location which would replace the value and function of existing trees in the long term. A further 300m² of low quality, young tree cover is proposed for removal at the northern end of G3 adjacent the existing access track to the WWTW.
- 5.44 Approximately 3800m² of new buffer/landscape planting and 70 new trees are shown on the Detailed Planting Plans to compensate for the loss of landscaping as a result of the development. The proposals have no impact on ancient woodland or veteran trees and those trees subject to removal are of a moderate quality or lower. Significant new tree planting and landscaping has been proposed as mitigation. The proposals are therefore in accordance with **Policy EQ 9**.

6.0 Summary and Conclusions

- 6.1 This Planning Statement has been prepared on behalf of Barratt Homes to support an application for the approval of all outstanding reserved matters (details of appearance, landscaping, layout and scale) for the erection of 119 dwellings on the former Bridge Mills in Tintwistle pursuant to outline permission HPK/2016/0691 which was granted for the following development:

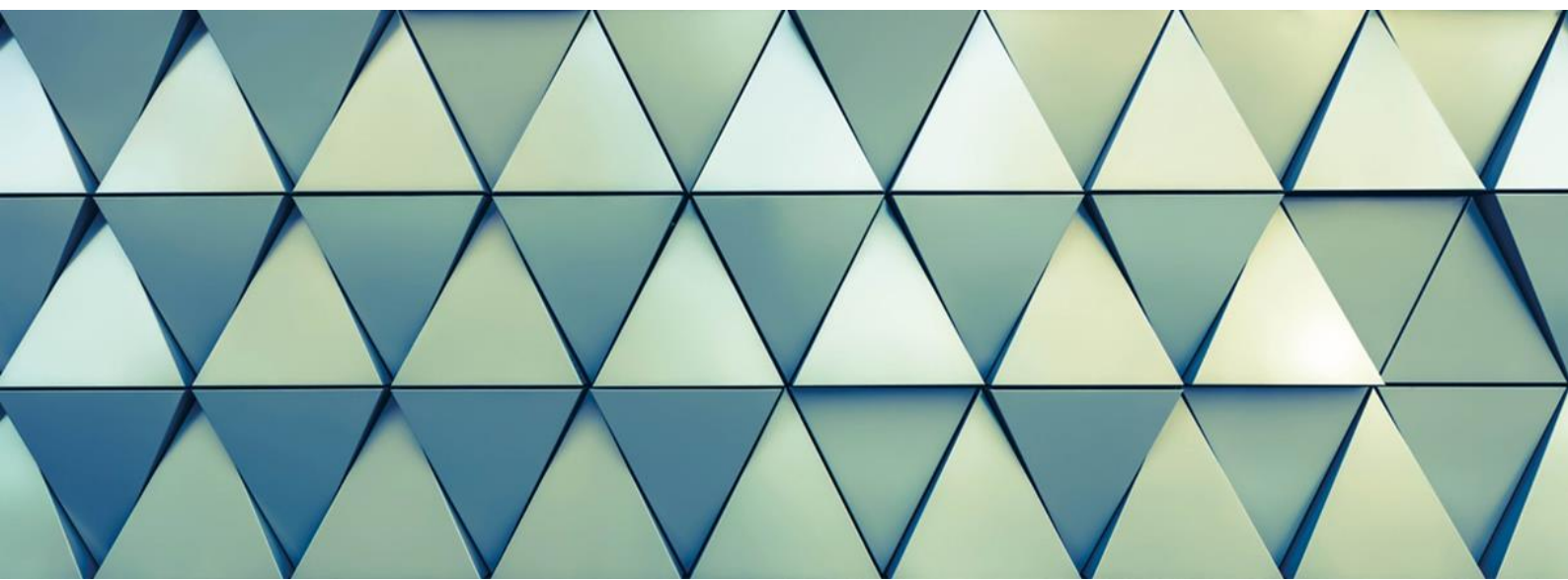
"Outline planning permission will all matters reserved (except for access) for up to 165 dwellings with associated works, public open space and vehicular and pedestrian access off New Road"

- 6.2 The proposals will give rise to a number of material benefits, which we highlight below in relation to the three strands of sustainability as set out in paragraph 7 of the Framework:
- 6.3 **Economic Benefits** - The proposals would deliver a number of economic benefits to which significant weight should be given. These are set out on the infographic contained in Appendix A, and includes an estimated 114 jobs generated by the construction of the scheme, £3.2 million additional annual household expenditure generated by the development, and an estimated £200,000 annual increase in Council Tax revenue.
- 6.4 **Social Benefits** – The delivery of 119 new homes at the application site will make a positive contribution towards meeting the identified housing requirement for High Peak and maintaining a 5 year housing land supply. The provision of a good mix of high quality house types, including affordable dwellings, is a key social benefit helping to improve housing choice in the area.
- 6.5 The development of a degraded site in the centre of the village is a further social benefit and the new residents created by the development and their associated expenditure will help to sustain and enhance existing local shops and services in Tintwistle. Finally, the new jobs created by the proposals, both permanent and temporary, bring social benefits as well as the economic ones previously mentioned.
- 6.6 **Environmental Benefits** – The proposals will bring a long-standing derelict site in the centre of Tintwistle back into a viable use, enhancing the overall character of the settlement and quality of the immediately surrounding environment. The delivery of housing in a sustainable location, where residents can access key services on foot or via public transport, will help to reduce reliance on the private car. The proposals will secure the remediation of a contaminated site. Furthermore, the scheme

has been designed to contribute positively to biodiversity in the area through the creation, enhancement and long term protection of key habitats. Overall, the scheme will bring several environmental benefits.

- 6.7 This Statement demonstrates how the detailed scheme being proposed is in line with the principles and requirements of the outline permission and is in accordance with the relevant planning policies and guidance at both the local and national level. It has been demonstrated how the scheme will give rise to considerable material benefits. As such, and in accordance with Paragraph 14 of the Framework, the application should be considered favourably by the Council and approved without delay.

Appendix A: Economic Benefits

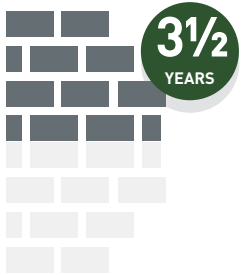


Land at Bridge Mills, Tintwistle, High Peak Construction of 119 residential dwellings

CONSTRUCTION BENEFITS

£16.8million

Estimated construction investment over 3½-year build programme



114 jobs (person years¹)

32



direct full time equivalent (FTE) net temporary jobs per annum

59



indirect & induced net FTE temporary jobs per annum

£4.8million GVA²

Economic output per annum during build phase



OPERATIONAL BENEFITS

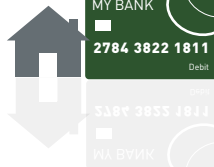


142

Economically active and employed residents estimated to live in the new housing

£3.2million

Annual household expenditure



£600,000

New Homes Bonus revenue to High Peak Borough Council and



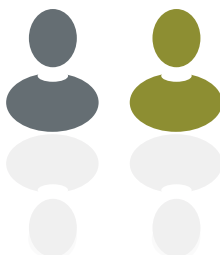
£150,000

to Derbyshire County Council



1 in 2

Employed residents estimated to be working in higher value/higher income occupations

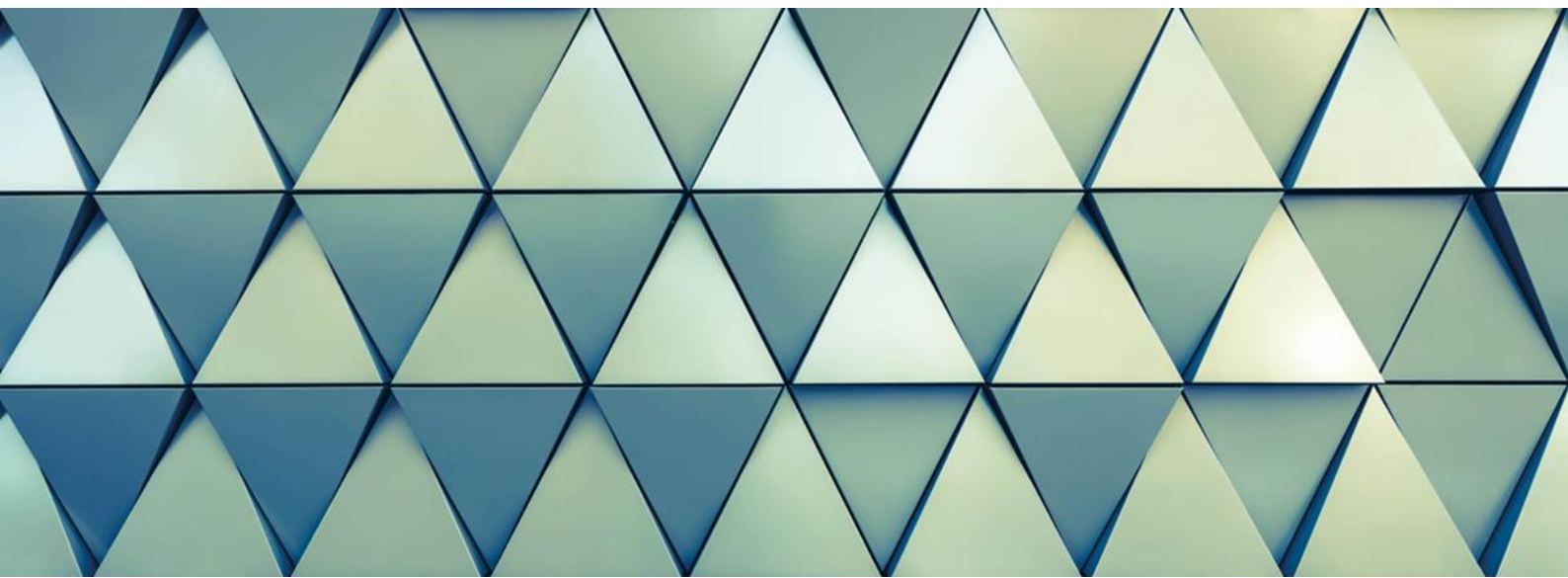


£200,000

Estimated annual increase in Council Tax revenue

¹ Person years = the number of workers required to deliver a proposed scheme within a single year

² GVA, or gross value added, is the measure of the value of goods and services produced in an area, sector or industry



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