

Planning Statement

Application for approval of proposed residential development of land to west of former Samas Roneo warehouse, Glossop Road, Gamesley, Glossop, Derbyshire.

Town and Country Planning Act 1990 (As Amended)

1. Planning Statement

Application for full planning consent for the development of 44 residential units comprising 35 houses and nine apartments and associated Infrastructure.

Site: Land to west of former Samas Roneo warehouse, Glossop Road, Gamesley, Glossop, Derbyshire, SK13 9JH

2. Introduction, Context and Background

Outline planning permission (Reference; HPK/2014/0665) was previously granted for the erection of residential development and associated works (including the demolition of the industrial building) on the site immediately to the east of the application site. The former Samas Roneo Premises and adjacent land further to the east and south of Glossop Road Gamesley was granted outline planning permission for 93 dwellings subject to the approval of reserved matters before the expiration of three years from the date of the permission at 13.04.2015. The Reserved Matters application has been lodged with High Peak Borough Council for the approval of 93 dwellings on this site adjacent to the application site. In discussions with HPBC officers the applicants made it clear that an application for full planning consent for further residential development on the application site would be forthcoming and that both sites should be viewed together in determining the application.

The owners / applicants have also recently been given consent for the demolition of the former industrial warehouse building, following an application under Part 11 of the Town and Country (General Permitted Development) (England) Order 2015 (ref DET/2018/0002). This has allowed the controlled demolition of the industrial building in advance of the final details of the propose residential development being determined.

The applicants have also submitted an application under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions. It proposes to vary condition number 4 of the outline consent that makes specific reference to indicative layout plans considered at the time of the outline application. Although keeping the main elements of the proposed residential development the applicants have devised a new layout on a revised plan (S73 application no ref HPK/2018/0178).

Should the LPA approve the Section 73 application, then the detailed proposals put forward as part of the reserved matters application would accord with the amended plans referred to as part of the Section 73 application.

In brief, this application should ideally be viewed alongside the proposals for the adjacent site which is being considered by HPBC at the time as this application being made

This Planning Statement has been prepared by Pendragon Estate Developments Ltd in support of an application for the approval of the Reserved Matters detailed in the previous outline planning permission.

3. Application for full planning consent

The nature and scale of the development is such that it is not considered to require an Environmental Impact Assessment (EIA), due to the development being unlikely to cause significant environmental effects on the environment.

This was agreed by High Peak Borough Council (HPBC), who issued a Screening Opinion on 19 April 2011, prior to submission of the original outline application for the adjacent site, confirming that the development will not require an Environmental Impact Assessment.

The detailed and layout plans that accompany the application demonstrate that the application site can accommodate 44 dwellings. These plans propose a mix of semi-detached, detached houses and apartments that will meet local needs and market demand, a proportion of which would be affordable.

The Planning Statement is set out under the following headings:

1. Site Description and Location
2. Pre-Application Discussions and Planning History
3. Proposed Development
4. Development Plan Policy
5. Material Considerations
6. Planning Assessment of the Proposed Development
7. Conclusions

3.1. The Site

Location

The location of the application site is shown on the Site / Location Plan within the accompanying Design and access statement.

The application site is irregularly shaped and comprises formerly managed agricultural grassland located to the west of the site of the former warehouse building (known as Samas Roneo).

Immediately adjacent to the site to the east is the brownfield land formerly occupied by the derelict warehouse building with associated offices, external circulation and hard standing areas and also land to its east and south which is the subject of another Reserved Matters application submitted to HPBC. This comprises phase one of the full development of the land south of Glossop Road.

The outline application site totals around 1.28 hectares (3.2 acres) in area. It is located within the local planning authority jurisdiction of HPBC. It is understood from the Council's records that there are no listed buildings on the application site and it is not located within a Conservation Area.

There are no Tree Preservation Orders affecting the application site although a tree survey has been produced for the application site and the adjacent site which will accompany this application.

The proposal will deliver a number of significant benefits to the High Peak including:

- Delivering new residential development including some affordable homes to assist in meeting the Borough's housing delivery requirements and diversifying the existing local housing stock to meet local needs;
- Help to deliver the regeneration of the adjacent site of the former Samas Roneo industrial site and improving the visual appearance and amenity of the whole site which is currently in a dilapidated state and detracts from the area;
- Potentially generating investment from Central Government into the local economy through the New Homes Bonus; and
- Providing work in connection with the demolition and construction of the new development proposed.

3.2. The Surrounding Area

The application site is located to the south of the village of Gamesley, approximately one mile to the east of Glossop town centre.

The immediate context of the application site comprises predominantly residential uses to the north and east with the Manchester to Glossop/Hadfield railway line to the south which provides a local commuter service. The nearest train station is approximately one mile away at Dinting which connects to Glossop and Hadfield.

Vehicular access to the application site can be gained from one point along Glossop Road (A626). It is proposed that there will be one main vehicular access for the application site and the outline / reserved matters site combined, which will replace and be further to the west of the access point that originally served the warehouse and was designed to accommodate commercial vehicles. This application also allows for one smaller access point to service four dwellings at the western end of the site.

To the north of the application site are generally late 19th / early 20th century terraced residential properties located along Glossop Road. To the rear is the Gamesley housing estate.

3.3. Orchard Drive

As the application site will effectively comprise the western section of a larger site it is relevant to refer to uses to the east of the adjacent outline / reserved matters application site where there are modern residential properties located off Orchard Drive with woodland beyond.

The outline consent clearly states that no access from the outline site shall be gained from Orchard Drive. This is relevant for the current application and has been borne in mind in identifying the single / main point of access into the estate as shown on the site masterplan within the accompanying Design and Access Statement.

To the south of Orchard Drive and adjacent in part to the railway sidings, is an area previously understood to have been used for open storage of caravans but is currently the subject of another planning application HPK/2017/0655 for 'levelling of the site surface for purposes of providing a level hardstanding surface'. The applicants have stated that in their application that the creation of a sizeable hardstanding will be *'for the purposes of storing materials generally associated with the nearby rail network of enhancing the mitigation of any visual impacts on the nearby residential area to the north of the site as a result of the continued operation of the site as a storage area'*. The applicants propose that the application site will accept up to 5,500m³ of suitable materials over a 12 to 18 month period of engineering works. All material to be brought to site in eight wheeled heavy goods vehicles, capable of carrying a payload of up to 20 tonnes, generating a daily average of between four and six HGV movements days per week. The application remains undetermined but should be viewed in relation to the outline site proposals as well as existing uses in the vicinity. Pendragon as applicants have lodged an objection to this application.

3.4. Railway Sidings

The aforementioned railway line is located within a deep railway cutting to the south of the application site, next to which are remnants of a platform and shelter and abandoned railway sidings (which formed part of the former Mottram and Dinting Marshalling Yard). The former yard area now contains woodland and sections of the Trans Pennine Trail (TPT), Pennine

Bridleway National Trail (PBNT) and Sustrans National Cycle Route No. 62. The woodland area forms part of the 31 hectare Gamesley Sidings Wildlife Site.

3.5. Transport

The application site is well served by public transport with bus stops located immediately adjacent on both sides of Glossop Road. These stops are served by frequent bus routes (including numbers 2, 202, 341 and 394) providing access to the surrounding area including Glossop Town Centre, Marple, Hattersley, Hyde and Stalybridge.

3.6. Gamesley Estate

The Gamesley housing estate was built in the 1960s and comprises approx. 1300 houses, a parade of shops, three pubs, a health centre, a youth and community centre, two primary schools, a pre-school, a family centre, a bowls club, two football clubs, a pharmacy, post office, a library and two churches.

There are several public rights of way surrounding the application site which provide easy access to the open countryside, including sections of the Trans Pennine Trail.

There are a number of open spaces and recreational facilities located in Gamesley including playgrounds, sports playing fields, football pitches, a rugby ground and a bowling green.

4.0. Pre-Application Discussions and Planning History

Pre-application Discussions

Pre-application discussions have been undertaken with Faye Plant, Ben Haywood, Pranali Parikh and James Stannard over a number of months since September 2017.

Discussions with council officers established that as the application site has been identified for housing in the adopted High Peak Local Plan.

The adjacent site has outline planning permission. Both form part of the Council's housing land supply assumption that it hopes will be developed for housing.

Accordingly, the proposal for residential development is consistent with planning policy.

A number of planning application documents are submitted as part of the new full application; some of the documents (e.g. the ecology survey, arboricultural survey, traffic assessments surveys, contamination assessment,) have been updated to ensure possible issues can be addressed as part of the new planning application.

Planning History

The application site was formerly regarded as Green Belt within the Unitary Development Plan. It was recognised in the preferred options proposals for the High Peak Local Plan in 2013 as "Preferred Option G25 Land Adjacent to Gamesley Sidings (G26)" and suitable for 38 dwellings. The consultation document stated that "The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan. The Local Plan was adopted in 2016.

Outline planning permission was granted for the erection of residential development and associated works (including the demolition of the industrial building) on the adjacent site to the east in April 2012 (Reference: HPK/2012/0026). The recent / current reserved matters application relates to the previously approved outline planning application Ref HPK/2014/0665 approved in April 2015 for Proposed Demolition of Warehouse and Residential Development of Land and Associated Works. Outline consent was granted in April 2015 for the Proposed Demolition of Warehouse and Residential Development of Land and Associated Works.

5.0. Proposed Development

5.1. Description of Development

(further details contained in accompanying Design and Access statement)

The proposed development will provide much needed housing through the development of the application site for residential use. Furthermore, the indicative layout plan shows a mix of units of varying sizes from one to four bedrooms.

The layout plan demonstrates that the application site could accommodate 44 dwellings, slightly over the 38 identified as guidance in the adopted local plan but allows for a nine apartments. It also shows how the application site could be developed in conjunction with the proposals for the adjacent site.

The application seeks full planning consent for the following:

- (a) Layout and Scale
- (b) Appearance
- (c) Landscaping
- (d) Access
- (e) Open space

The proposal has been designed to reflect the High Peak Design Guidance and aims to respond to key characteristics of this part of Gamesley in terms of house type, design and materials to be used.

5.2. Layout and scale;

The layout has been prepared utilising house sizes and layouts that meet as a minimum the requirements of NHBC space standards. The development comprises 44 residential dwellings predominantly of a two - storey design, however some units are likely to have accommodation in the roof space (2 ½ storey) whilst others may be three storeys in height. One three storey block of apartments containing nine units (one and two beds) have been included to meet local need and demand. The development is relatively low density of 13 dwellings / acre and omitting the nine-unit apartment blocks seven dwellings / acre. It is considered that the proposal and layout relates well to the existing pattern of development in the area.

5.3. Appearance

The location is urban fringe rather than rural and the housing in the immediate area is mixed if considering the presence of the Gamesley Estate opposite the application site. The low density reflects the transition from the urban character of Glossop to the semi-rural area of Gamesley. There is existing development to the east, north and railway sidings to the south, and any encroachment into the rural area is contained by the physical barriers of Glossop Road, (and Orchard Drive and the Glossop to Manchester railway line to the south).

The introduction of semi detached dwellings on the southern boundary provides an effective barrier to the railway sidings and line and will have acoustic protection through fencing and planting beyond.

The proposal should blend well with the surrounding built environment in terms of massing, layout and scale, and should complement other dwellings along Glossop Road in the immediate area.

5.4. Landscaping

The development is designed to respond to its land form and local landscape and aims to retain the main landscape features of trees and hedgerows along its boundaries while promoting

landscaping comprising mixed native species flora, and other detailed design aspects within the site. Every effort has been made to respond to the ecological needs of the area in dealing sensitively with local bat and bird population. Materials to be used are predominantly local stone with slate roofing for the dwellings and walls and boundaries will be finished in local stone. Ridge heights are varied to reflect the changing levels of the site and at this end of the larger site there are predominantly detached houses as well as two three storey blocks of apartments comprising one and two bed accommodation. It is considered that the extent of any intrusion and associated impact is minor given that the density of the proposed development is medium to low.

It is also considered that the impact on the landscape from most viewpoints is of a minor nature and consideration has been given to the impact of the development from the west, east and north and soft landscaping, layout, and detailed design has been used to mitigate any impact.

5.5. Access

The proposed vehicular access to the application site is shown being from within the larger site to the east and shown on the WSP Staggered Site Access Junction Plan (Ref.SK-002) submitted as part of this application. This access proposal is a variation on the approval of the previous outline planning application and is based on a staggered priority junction being constructed as the main vehicular site access junction. This takes on board previous comments received from the highway authority, namely that the width of the central right turn lane is increased from 2.5m to 3m with the 'running lanes' retained at 3.5m wide. This junction layout also meets current requirements and standards in terms of visibility splay from the junction, with the existing bus stop currently located on the application site's frontage to be relocated slightly to the west.

The single proposed access junction has been amended and designed to minimise impact on Glossop Road traffic flow as opposed to constructing multiple access points.

An additional smaller access point is identified to the western end of the site that would service four houses only.

Within the application site it has been sought to adopt a layout as identified in HPBC's Residential Design Supplementary Planning Document.

5.6. Open Space

On site green open spaces are also proposed across the wider site and a specific area is identified at the western perimeter of the application site as a buffer to the boundary which adjoins the road / railway bridge. These have been carefully located to make use of the application site's natural geography. User safety and security has also been considered and incidental open / amenity space including areas for play have been protected by ensuring that it is enveloped by houses.

Although the natural slope of the land is likely to be predominantly maintained across the wider application site, roof lines or buildings in this area are not unacceptably high and the design continues this theme.

Landscaping aims to retain a number of existing trees together with hedgerows to the Glossop Road frontage and the east of the application site. Additionally, the layout plan proposes to introduce additional trees and hedgerow to provide link ways between the existing vegetation and the railway embankment for foraging wildlife, bats, birds etc. Allowance has been made for siting bat and bird boxes at selected locations on the site.

5.7. Housing Mix

The site would include the following housing mix:

Glossop Road, Gamesley Accommodation Schedule		
House Type	No. of Bedrooms	Unit No.
1 Bed Apt	1	3
2 Bed Apt	2	6
A	2	5
B	3	3
C	3	3
D	3	5
E	3	4
G	4	8
H	3	0
I	3	2
J	4	2
K	4	1
L	4	0
Total		44

6.0. Planning Policy

6.1. Development Plan Status

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.

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.

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 S 5 Glossopdale 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

According to the adopted High Peak Local Plan Proposals Map, the site is now located within the settlement boundary. The land is 'allocated for housing purposes' which is consistent with the separate but related application that is also being made by the applicants for the adjacent site to the east which already has outline consent for 93 dwellings. This application site can be seen as a natural extension of the outline development site. Both sites comprise land which will contribute to High Peak Council's five year housing land supply target.

6.2. Other Material Considerations – National Policy

The National Planning Policy Framework (NPPF) (2012) is a material consideration for all planning applications. Where Development Plans have been prepared prior to the publication of the NPPF, "due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)". Development Plan policies which are not consistent with the framework should not be given weight.

The aim of the NPPF is to proactively deliver sustainable development to support the Government's housing and economic growth objectives and deliver the development which the country needs. Specifically the NPPF states that Council's should "boost, significantly, the supply of housing" in their areas.

Paragraph 186 of the NPPF states that "Local planning authorities should approach decisions in a positive way" and, when making decisions, should "look for solutions rather than problems." Paragraph 187 of The NPPF also directs that local planning authorities "should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."

The cornerstone of the NPPF is the presumption in favour of sustainable development which is set out in paragraph 14 of the NPPF. In respect of decision-taking this paragraph of the NPPF states that this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted

As part of the presumption in favour of sustainable development, the NPPF requires that the planning system supports a: "strong, healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being".

Paragraph 47 of the NPPF also requires local planning authorities to boost significantly the supply of housing integral to which is the requirement to: "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.”

In order to be compliant with the above, the new Local Plan should support the development of sufficient land to meet the full objectively assessed housing needs of the area. This should be done by supporting residential development on sites which provide easy and convenient access for all to a range of services and community facilities and would not cause harm to the environment. This should include supporting the development of both existing sites with planning permission and new sites including the application site.

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. For the purposes of the presumption in favour of sustainable development, paragraph 49 goes on to say that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing.

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

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

7.0. Principle of Development

The principle of development has already been established through the allocation of the site for housing in the adopted High Peak Local Plan and also the granting of outline planning permission under application number HPK/2014/0665 for the adjacent site. Since the granting of outline planning permission, the Development Plan was adopted in April 2016 and the Council contends that it can demonstrate a five year supply of deliverable housing sites. Given that this proposal for new housing on an allocated site and the approval of reserved matters for the adjacent site in conjunction with an outline planning permission, the delivery of this site (along with a number of others) will be key to ensure that the LPA delivers its planned housing requirements.

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.

The up to date development plan identifies that the application site is located within the settlement boundary of Glossopdale, although and the site is specifically identified for a housing allocation The site is identified specifically by the council within the SHLAA.

8.0. Sustainable Location

The site is close to local facilities; bus stops, local convenience shop, takeaway, hairdressers, public house, primary schools, doctors surgery, all within 1000m from the site. It is easily accessible to Glossop Town Centre with all its services, shops and leisure facilities.

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. The design and layout of the site is supported by the Design and Access Statement by JDA Architects.

9.0. Housing Mix and Affordable Housing

The proposed house type mix for the planning application includes the following:

- One and apartments – 3 no – 7%
- Two bed – 6 no – 15%
- Two bed houses – 5 no – 11 %
- Three bed houses – 17 no – 38 %
- Four bed houses – 13 no – 29 %

A total of 14 affordable homes would be provided across the site providing 30% affordable housing. This is in accordance with the adopted Local Plan Policy H4 requirement for 30% affordable housing.

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”. The SHMA recommended that in “indicative” percentage terms, new property types over the “Plan period” should comprise:

Dwelling type	%	Proposed %no
flats / maisonettes	10	9 – 20%
bungalow / specialist elderly accommodation	20	
terraced	15	
semi-detached	30	33 – 75%
detached	25	

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.

In terms of the percentage split, the proposed development provides apartments and semi detached dwellings different to the percentage identified in the SHMA but ratios should be viewed against the wider site for an overall impression. 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. It is intended to provide a range of house types including three and four bed houses that will meet family needs. Early enquiries have demonstrated that there is a real demand for the three and four bed accommodation in this area and specifically on this site.

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.

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%

The overall proposal would provide the following amount of property sizes:

- (a) 1-bed – 22%
- (b) 2-bed - 12%
- (b) 3-bed - 46%
- (c) 4-bed - 20%

In terms of the percentage of property sizes by bedroom number, the proposals are at a variance with the indicative targets contained within the SHMA on the application site but are more evenly distributed if seen in conjunction with the wider development site(s). 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.

The nearest properties on Glossop Road comprise predominantly stone and brick built pre1919 garden terraces. Further to the north is the Gamesley Estate that comprises 1970s largely two and three bed semi-detached and terraced houses and small number of bungalows. The

proposed development seeks to provide a mix of apartments, terraced dwellings, semidetached dwellings and detached dwellings. The presence of apartments and detached dwellings would broaden the housing mix currently available in the Gamesley area.

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 three 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.

In this case, the proposal would provide a broad range of house sizes and types, which would broaden the mix of housing in Gamesley which comprises predominantly of terraced and semi-detached dwellings. The provision of around 46% 3-bed and 20% 4-bed dwellings would therefore broaden the range of larger family housing which is generally absent from the Gamesley area, whilst also providing a mix and range of smaller 2-bed and 3-bed houstypes, including apartments, semi-detached and terraced / mews dwellings across the wider site. 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.

The LPA must also consider that the proposed housing mix on the site takes into account market signals. Also 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 the land. Given that the proposed development is 41 dwellings a large number of smaller units would not provide an efficient and effective use of land. The proposed housing mix across the larger site 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.

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.

10.0 Affordable Housing

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. This will be transferred to the new owner / applicants under a deed of variation.

The application site would provide affordable housing which would be “pepper potted” around both sites where a mixture of affordable dwellings and affordable apartments are proposed.

11.0. Conclusion

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. In light of the above considerations, the applicants feel this proposal is acceptable in principle and in detail as the proposal is both pursuant of the adopted local plan allocation for residential development and it is consistent with the outline planning permission HPK/2014/0665 and the recent Reserved Matters application made for the adjacent site.