



Planning, Design and Access Statement

Residential development of 7 no. dwellings at Taxal Edge,
184 Macclesfield Road, Whaley Bridge, SK23 7DR

for Treville Properties Ltd

Emery Planning project number: 19-429

Project : 19-429
Site address : Taxal Edge, Macclesfield
Road, Whaley Bridge,
SK23 7DR
Client : Treville Properties Ltd
Date : 22 July 2020
Author : Rawdon Gascoigne

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1. Introduction and summary

1.1 This planning, design and access statement is submitted in support of a full planning application made by Treville Properties Ltd in relation to a proposal for the demolition of the existing building known as “Taxal Edge” and the detached garage building and the erection of 4 no. semi-detached and 3 no. detached dwellings at land at Taxal Edge, 184 Macclesfield Road, Whaley Bridge.

1.2 The application comprises of this statement and the following documents:

- Application forms and certificate;
- Site Location Plan (TADW drawing no. 411179 10 P4);
- Existing Site Plan (TADW drawing no. 411179 19 P4);
- Proposed Site Plan (TADW drawing no. 411179 20 P14);
- House Type A – Floor Plans and Elevations (TADW drawing no. 411179 21 P8);
- House Type B – Floor Plans and Elevations (TADW drawing no. 411179 22 P7);
- House Type C – Floor Plans and Elevations (TADW drawing no. 411179 23 P7);
- Garage Plan – Floor Plan and Elevations (TADW drawing no. 411179 24 P3);
- Landscape Works - General Arrangement Plan (The Plant Room drawing no. PR/0/GC04/GA/01);
- Street scene images 1, 2 and 3;
- Extended Phase 1 Habitat Survey Report (NLG, April 2020);
- Phase 1 Site Investigation Report (Peak Environmental, May 2020); and
- Arboricultural Report – Tree Condition Update (Thompson Tree Services, June 2020).

Executive summary

- 1.3 Taxal Edge was originally a dwelling house. We understand it was constructed in 1918 but has been extended several times since then. Between the 1960s and 2000 it was used as a children's home. In March 2008, planning permission was granted for a change of use from a children's home to a single dwelling (LPA ref: HPK/2008/0069). The building has been used as single dwelling since then.
- 1.4 The site has extant planning permission for the conversion of Taxal Edge to 7 no. apartments, the conversion of the garage block to a detached house and the conversion of the classroom block to a detached house (LPA ref: HPK/2009/0689, approved 29th March 2010). The permission has been part implemented through the conversion of the classroom block to a residential dwelling, and work on the conversion of the building to apartments and work on the conversion of the garage building.
- 1.5 The Council subsequently granted planning permission for the conversion of Taxal Edge to 5 no. apartments and the construction of 2 no. semi-detached houses where the gymnasium is located (LPA ref: HPK/2013/0503, approved 25th November 2013). This is also extant because the gym has been demolished for the 2 no. semi-detached dwellings and work has commenced on the conversion of the building to apartments.
- 1.6 In December 2015, the Council refused to grant outline planning permission for the erection of 2 no. semi-detached dwellings on the car park between Taxal Edge and the converted classroom building (LPA ref: HPK/2015/0518). Permission was refused because the site is in the open countryside. However, this was before policy H 1 of the High Peak Local Plan (HPLP, adopted April 2016) had been adopted. This policy: "*Location of Housing Development*" explains that the Council will ensure provision is made for housing by (amongst other things) promoting the effective re-use of land by encouraging housing development including redevelopment on all sites suitable for that purpose. On this basis, the proposed development accords with policy H 1 of the HPLP.
- 1.7 It is also of note that policy H 1 states that the Council will give consideration to approving sustainable sites outside the defined built up area boundaries, provided that:

- the development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and
- the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
- it would have reasonable access by foot, cycle or public transport to schools, medical services, shops and other community facilities; and
- the local and strategic infrastructure can meet the additional requirements arising from the development.

1.8 In addition to being the redevelopment of previously developed land, the proposed development meets the criteria set out within the policy for development in the open countryside beyond settlement boundaries. The proposed development also accords with policies S 1: *"Sustainable Development Principles"*, S 2: *"Settlement Hierarchy"*, and S 6: *"Central Sub-area Strategy"*.

1.9 Our case on behalf of the applicant is therefore that because the proposed development accords with the development plan, a planning application should be approved without delay in accordance with paragraph 11(c) of the Framework and Policy S 1a of the HPLP (HPLP, April 2016): *"Presumption in Favour of Sustainable Development"*.

2. The application

Amount / size

- 2.1 The proposed development is for 7 no. dwellings (4 no. semi-detached and 3 no. detached). All of the dwellings would have 4 no. bedrooms apart from one detached dwelling (House Type C) which would have 6 no. bedrooms. All the dwellings would have garages. A garage is also proposed for the adjacent dwelling, which as described above is the former classroom which has been converted.

Use

- 2.2 The proposed use would be residential (C3).

Layout

- 2.3 The proposed layout is shown on the proposed layout plan. The proposed dwellings would be located where the existing buildings and car parking areas are currently located.

Scale

- 2.4 The scale of the proposed dwellings would be 2.5 storeys in height to match the existing dwelling adjacent to the site.

Landscaping

- 2.5 The proposed landscaping is shown on the Landscape Works - General Arrangement Plan (The Plant Room drawing no. PR/0/GC04/GA/01). Each dwelling would have a private garden to the rear.

Appearance

- 2.6 The houses would have gardens to the front and rear, and off road parking in the form of drives and garages. The materials proposed would be reclaimed natural grit stone brick, grey aluminum windows and blue/grey natural slate roof. These are sympathetic to the character and appearance of the immediate surroundings and the wider character of Whaley Bridge. The classroom conversion uses these materials.

Access and parking

- 2.7 As with the existing arrangement and the extant permissions HPK/2009/0689, access would be taken off Macclesfield Road. Off street parking in accordance with the Council's standards would be provided.

3. Context

Site and area description

- 3.1 The site is located to the south west of Whaley Bridge. To the north are residential properties known as “Brewood” and “Hill Top” and beyond this is Macclesfield Road. To the east there is a public footpath and beyond this existing residential development located off Linglongs Road. To the south is the former classroom, which is being converted to a residential dwelling and beyond this woodland and open countryside. To the west is open countryside.
- 3.2 Located on the site is the property known as “Taxal Edge”. It was originally used as a house and then as a children’s home and is currently used as a single residential dwelling albeit that the appearance remains that formed by its previous use. Whilst the original building was constructed in 1918, it has been extended on several occasions since. Additions include a gymnasium building, changing rooms and external fire escapes. To the north of Taxal Edge is a detached garage and to the south between Taxal Edge and the converted classroom building is tarmac used as car parking.

Relevant planning history

- 3.3 Using the Council’s online facility, we have found the following planning applications have been made at the site:
- HPK/0002/5081 – Additional car parking provision adjacent to the main driveway – approved 6th April 1987;
 - HPK/2008/0069 – Change of use of Taxal Edge from a boarding hostel and associated ancillary residential accommodation to use as a single dwelling – approved 28th March 2008;
 - HPK/2009/0209 – Change of use from a single dwelling to 10 apartments involving internal alterations only – withdrawn 26th June 2009;
 - HPK/2009/0689 – Conversion of Taxal Edge to provide 7 no. apartments and the conversion of the classroom block and disused garage to 2 no. detached houses – approved 29th March 2010. The permission has been part implemented through the conversion of the classroom block to a residential dwelling, and work on the conversion of the building to apartments and work on the conversion of the garage building;
 - HPK/2013/0503 – Proposed conversion of Taxal Edge to 5 no. apartments and construction of 2 no. semi-detached houses where the gymnasium is located –

approved 25th November 2013. This is also extant because the gym has been demolished for the 2 no. semi-detached dwellings and work has commenced on the conversion of the building to apartments;

- HPK/2015/0518 – Outline planning application for 2 no. semi-detached dwellings – refused 11th December 2015. The application was refused for one reason:

“The proposed dwellings would comprise of residential development outside of the established settlement hierarchy and as such would represent an unsustainable form of development which would suburbanise and harm the character and appearance of the open countryside and the rural landscape in which the proposal is set. Furthermore the proposal fails to demonstrate that adequate space would be available to accommodate the proposed dwellings and any necessary amenity areas.

The proposals are therefore contrary to Saved Policies OC1, 3 & 4, H1 and GD5 of the Adopted High Peak Local Plan 2008 and Policies H1, EQ2, EQ3, EQ5 of the emerging High Peak Local Plan Submission Version April 2014 as well as guidance contained within Paragraph 55 of the National Planning Policy Framework.”

- 3.4 This application was refused before policy H 1 of the HPLP was amended to allow residential development beyond settlement boundaries (main modification MM59). The amendments to policy H 1 followed a consultation on proposed main modifications, which took place between 10th December 2015 and 28th January 2016. The examining Inspector's report was published on 24th March 2016 and found the HPLP sound subject to its modification including by main modification MM59.

4. Planning policy context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (the Framework) is a material consideration in planning decisions.

Development plan context

4.2 The development plan for the site comprises the High Peak Local Plan (HPLP adopted 2016) and the policies of the previous version of the High Peak Local Plan (adopted 2005), which were saved beyond 2008 but have not been superseded by the new Local Plan.

4.3 On the proposals map, the site is located adjacent to but outside of the built up boundary of Whaley Bridge. It is in the countryside between the built up area boundary and the Green Belt.

4.4 The following policies of the High Peak Local Plan (adopted 2016) are relevant and addressed in section 5 of this statement:

4.5 The following policies of the High Peak Local Plan (adopted 2016) are relevant and addressed in section 5 of this statement:

- Policy S 1: Sustainable Development Principles;
- Policy S 1a: Presumption in Favour of Sustainable Development;
- Policy S 2: Settlement Hierarchy;
- Policy S 3: Strategic Housing Development;
- Policy S 6: Central Sub-area;
- Policy EQ 1: Climate Change;
- Policy EQ 2: Landscape Character;
- Policy EQ 3: Rural Development;
- Policy EQ 5: Biodiversity;
- Policy EQ 6: Design and Place Making;
- Policy EQ 8: Green Infrastructure;

- Policy EQ 9: Trees, Woodland and Hedgerows;
- Policy EQ 10: Pollution Control and Unstable Land;
- Policy EQ 11: Flood Risk Management;
- Policy H 1: Location of Housing Development;
- Policy H 2: Housing Allocations;
- Policy H 3: New Housing Development;
- Policy H 4: Affordable Housing;
- Policy CF 3: Local Infrastructure Provision;
- Policy CF 4: Open Space, Sports and Recreation Facilities;
- Policy CF 6: Accessibility and Transport; and
- Policy CF 7: Planning Obligations and Community Infrastructure Levy.

National planning policy and guidance

National Planning Policy Framework (2019)

4.6 The Framework was originally published in 2012. It was updated in July 2018 and again in February 2019. The relevant sections of the Framework are discussed in the planning considerations section of this statement below.

Planning Practice Guidance (PPG)

4.7 The PPG was originally published in March 2014 and has been updated since then. The relevant sections of the PPG are discussed in the following sections of this statement.

5. Planning considerations

5.1 As set out above, section 38(6) of the Planning and Compulsory Purchase Act (2004) requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (the Framework) is a material consideration in planning decisions.

The principle of development

5.2 The principle of development is in accordance with the following policies of the HPLP.

5.3 Policy S 1: “*Sustainable Development Principles*” states that the Council will expect all new development to make a positive contribution towards the sustainability of communities, and where possible, enhancing the environment; and mitigating the process of climate change within the Plan Area. The proposed development would achieve the following objectives set out in this policy:

- Meeting most development needs within or adjacent to existing communities;
- Making effective use of land (including the remediation of contaminated land and reuse of brownfield land), buildings and existing infrastructure;
- Making effective use of land by ensuring that the density of the proposals is appropriate (and informed by the surrounding built environment);
- Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations; and
- Minimising the need to travel by promoting development in locations where there is access to a broad range of jobs, services and facilities, which are accessible by foot, cycle or public transport with minimal reliance on the private car.

5.4 Policy S 2: “*Settlement Hierarchy*” explains that development will be directed towards the most sustainable locations in accordance with a settlement hierarchy that includes Whaley Bridge in the highest tier; Market Towns. The policy explains that the Market Towns will be the main focus for housing.

5.5 Policy H 1: “*Location of Housing Development*” explains that the Council will ensure provision is made for housing by (amongst other things) promoting the effective re-use of land by encouraging housing development including redevelopment on all sites suitable for that purpose. On this basis, the proposed development accords with policy H 1 of the HPLP.

5.6 It is also of note that policy H 1 states that the Council will give consideration to approving sustainable sites outside the defined built up area boundaries, provided that:

- The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and
- the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
- it would have reasonable access by foot, cycle or public transport to schools, medical services, shops and other community facilities; and
- the local and strategic infrastructure can meet the additional requirements arising from the development.

5.7 In addition to proposing the redevelopment of previously developed land, the proposed development meets the criteria set out within the policy for development in the open countryside beyond settlement boundaries.

Presumption in favour of sustainable development

5.8 Paragraph 11 of the Framework states that at the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking, this means:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. 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”

5.9 Policy S 1a of the HPLP: “Presumption in Favour of Sustainable Development” largely reflects paragraph 11 of the Framework.

5.10 Paragraph 8 of the Framework explains that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives) These are addressed below in the context of the current application.

a) an economic objective

5.11 Paragraph 8 of the Framework explains that the economic objective is:

“to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure”

5.12 The proposed development would meet this objective as discussed below.

5.13 During the build programme of the whole site, construction related jobs and indirect jobs would be created. This would benefit local contractors and suppliers. The proposed development would help contribute to ensuring the Borough has a stable workforce in terms of ability and age. This is especially the case here where the applicant is a local developer with a proven track record in delivering high quality development which responds to the needs of the local market. Once occupied, the residents of the scheme would spend money in Whaley Bridge and other towns in the High Peak. The proposed development would therefore generate spending in the Borough, which would help create full time jobs in the local retail and leisure sectors. In addition to the above, the proposed development would deliver a New Homes Bonus and Council Tax income for the Council.

b) a social objective

5.14 Paragraph 8 of the Framework explains that the social objective is:

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being”

5.15 The proposed development would meet this objective as discussed below.

New housing

- 5.16 It is of note that the Council claims it can demonstrate a deliverable five year housing land supply in accordance with paragraph 73 of the Framework. Whilst we would challenge this claim, the Council's five year supply position is not a determinative issue in this case because policy H 1 of the HPLP: "*Location of Housing Development*" allows housing development on unallocated sites where redevelopment is proposed. Indeed, policy H 1 of the HPLP allows for residential development beyond existing built up area boundaries as long as specific criteria are met even when the Council can demonstrate a five year supply of land i.e. being able to demonstrate a deliverable five year supply is a minimum requirement, it is not a ceiling.
- 5.17 Regardless on the position regarding the Council's five year supply, the site would contribute to meeting the housing needs of Whaley Bridge, the Central Area and the Borough as a whole. Whaley Bridge is identified as one of five market towns. Policy S 2 of the HPLP: "*Settlement Hierarchy*" states that the market towns will be the main focus for new housing.
- 5.18 Policy S 3 of the HPLP: "*Strategic Housing Development*" explains that the housing requirement between 2011 and 2031 is 7,000 dwellings. It identifies a residual housing requirement of 3,549 dwellings (as at December 2014). This residual requirement is set out in table 2 of the HPLP (page 38), which also explains that 2,976 dwellings were on committed sites at December 2014. These sites are listed in appendix 4 of the HPLP. Included as a commitment are the 7 no. dwellings at Taxal Edge approved under permission HPK/2013/0503 (page 222 of the HPLP). Table 4 of policy S 3 then explains that 100 dwellings will be delivered on small sites in Whaley Bridge excluding the sites which already had planning permission at December 2014.
- 5.19 Consequently, the delivery of housing at the site is a significant benefit. The Applicant is an active house builder in the High Peak, with sites across the Borough but specifically in the Central Area. They have an excellent track record of delivering sites. Subject to the approval of the current application, the Applicant is keen to make a start on the dwellings as soon as possible.
- 5.20 In addition, policy H 3 of the HPLP: "*New Housing Development*" states that the Council will require all new residential development to address the housing needs of local people. The proposed development would be in accordance with this policy for the following reasons:
- It would provide housing types that would meet the requirements and future needs of a wide range of household types;

- It would assist in 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;
- It would include a proportion of housing suitable for newly forming households; and
- It would provide flexible accommodation which is capable of future adaptation.

Affordable housing

5.21 Policy H 4 of the HPLP states that the Council will seek to achieve 20% affordable housing on sites of 5-24 dwellings. However, this policy pre-dates paragraph 63 of the revised Framework, which states that provision of affordable housing should not be sought for residential developments that are not major developments. It also states that to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. Consequently, no affordable housing provision should be sought on this site as it is not major development and also involves the redevelopment of a substantial range of existing buildings.

Design considerations

5.22 Section 12 of the Framework is entitled: "Achieving well-designed places". Paragraph 124 of the Framework states:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

5.23 Paragraph 127 of the Framework states that planning decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

5.24 Policy EQ 6 of the HPLP: "Design and Place Making" states that all development will be expected to be of a high standard, to conserve or enhance the character of the surrounding area and not detract from the environmental quality and to have regard to the principles of sustainable development.

5.25 The proposed development would be designed so that it accords with this policy and those paragraphs of the Framework listed above because it is sympathetic to the character, appearance and form of the site and the surrounding area in terms of:

- The height, scale, form and grouping of the buildings – as described above, the proposed layout of the dwellings would be where the existing built form is at the site.
- The choice of materials – as described above, the proposed materials for the proposed dwellings would reflect those materials used in the locality, particularly the nearest properties; and
- The visual, physical and functional relationship of the proposal to the neighbouring properties, the street scene and to the locality generally.

Location of the site

5.26 Paragraph 110 of the Framework explains that applications for development should (amongst other things) give priority first to pedestrian and cycle movements and second facilitate access to high quality public transport with layouts that maximise the catchment area for bus or other public transport services.

5.27 Policy EQ 1 of the HPLP: "*Climate Change*" states (amongst other things) that in addressing the move to a low carbon future for High Peak, the Council will plan for new development in locations that reduce greenhouse gas emissions.

5.28 In accessibility terms, the site is in a sustainable location and can be accessed by a range of transport modes (i.e. public transport, walking and cycling). It is within walking distance of the bus stops on Macclesfield Road, which provide access to the 60 / 60A bus services which run between

Hayfield and Macclesfield with stops in New Mills, Newtown, Furness Vale and Whaley Bride. The proposed development is therefore in accordance with paragraph 110 of the Framework and policy EQ 1 of the HPLP. The location has been accepted as sustainable through both the previous approvals on this site and those nearby off Linglons Road for residential development.

c) an environmental objective

5.29 Paragraph 8 of the Framework explains that the environmental objective is:

“to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

5.30 The proposed development would meet this objective as discussed below.

Landscape character

5.31 Policy EQ 2 of the HPLP: “*Landscape Character*” explains that the Council will seek to protect, enhance and restore the landscape character of the plan area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being. This will be achieved by:

- Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers, ecological networks or other topographical features.
- Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.
- Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park
- Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.

- 5.32 In terms of the first bullet point, as shown on the site layout plan, natural features such as the trees and woodland located beyond the site boundary would be maintained and managed ultimately leading to an enhancement in the immediate surroundings.
- 5.33 In relation to the second bullet, the Landscape Character Supplementary Planning Document (adopted March 2006) confirms that the site is located within the "Settled Valley Pastures" as shown on the map on page 12 of the SPD. The proposed layout shows how a linear form of development could be accommodated, which would reflect the local landscape character – particularly those existing residential buildings within this part of Whaley Bridge as the proposals reflect the approach taken to detached and semi-detached larger Victorian houses. In terms of appearance, the proposed dwellings have had regard to the form and details of the Landscape Character Area as set in the SPD and those of the local area in terms of materials and style.
- 5.34 In terms of the third and fourth bullet points, the existing character of the area would be maintained as would the landscape setting of the Peak District National Park. This is because the proposed dwellings would be located where the existing buildings are currently located. The Landscape Works - General Arrangement Plan (The Plant Room drawing no. PR/0/GC04/GA/01) shows the hard and soft landscaping that could be achieved on the site, including details of planting and species.

Biodiversity

- 5.35 Policy EQ 5 of the HPLP states that the biological and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced.
- 5.36 An extended phase 1 habitat survey report has been prepared by NLG Ecology. It concludes the following points:
- In terms of designated sites, the site is within the SSSI Impact Zone for Toddbrook Reservoir SSSI. If any future proposals meet the criteria listed as likely to impact upon the designation, then the Local Planning Authority should consult Natural England with regards to the Impact Risk Zone.
 - Priority deciduous woodland habitat sits within the survey area. It is recommended that all vegetation clearance is avoided within the area of 'priority' habitat. If this is not possible, it should be kept to a minimum. Overnight lighting should be avoided.
 - Rhododendron plant species were identified during the Extended Phase 1 Habitat Survey. If any of the proposals are to affect, or require the removal of, areas of rhododendron, then to prevent further spread it is recommended that stems are cut by

hand and material chipped on site. All cut stumps should be hand painted with appropriate herbicide or herbicide plugs inserted into all stumps. Re-treatment and cutting may be required of any new growth on treated stumps.

- The main building was assigned high bat roosting potential and other buildings had a moderate and low roosting potential. Trees and woodland also had roosting potential. Two dusk emergence surveys and one dawn re-entry survey will be required during the active season (between May and September inclusive) to identify the presence/absence of bats roosting within the main building;
- The site's habitats offer nesting opportunities to a range of common bird species. If removal of any suitable vegetation is required, de-vegetation works should only take place outside of the main nesting season.
- The site presents potential refuge opportunities to common reptile species such as slow work and grass snake. A precautionary working method statement is required.
- A desk study returned over 30 records of badger within 2Km of the survey area. As a precaution, if any holes suspected to be badger sett entrances are unexpectedly discovered during the works, work must cease and an ecologist must be contacted for advice.
- If removal of dense scrub or bash pile is required then it should be done by hand taking care to look out for hedgehogs. If hedgehogs are found they should be safely relocated.

Trees, woodland and hedges

- 5.37 Policy EQ 9 of the HPLP states that the Council will protect existing trees, woodlands and hedgerows.
- 5.38 The phase 1 ecology report then states that to compensate for loss of woodland habitats Treville Properties are undertaking tree planting of 1,500 whips of hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), field maple (*Acer campestre*), hazel (*Corylus avellana*) and crab apple (*Malus sylvestris*). These plantings are along the boundaries of the woodland to provide woodland edge habitat which as they mature will diversify the woodland structure. In addition, a detailed woodland management plan is currently being developed by NLG Ecology on behalf of Treville Properties for the area indicated in blue surround on Figure 4 of the phase 1 report: Ownership Boundaries. The aim of the woodland management plan is to enhance and ensure the longevity of the surrounding priority woodland habitats for the future through sensitive woodland management practices.
- 5.39 An arboricultural report has been prepared by Thompson Tree Services. It concludes that the area includes a number of mature trees which contribute greatly to the site's arboricultural

amenity and wildlife values. The recommendations are set out in the Tree Schedule and those recommendations have been followed by the proposed scheme.

Pollution control and unstable Land

5.40 Policy EQ 10 of the HPLP states that the Council will protect people and the environment from unsafe, unhealthy and polluted environments.

5.41 A Phase 1 Site Investigation report has been prepared by Peak Environmental Solutions and has been submitted in support of the application. The report concludes by identifying a moderate to very low risk from the limited sources of potential contamination at the site. It recommends a phase 2 report.

Flood risk management

5.42 Policy EQ 11 of the HPLP states that the Council will support proposals that avoid areas of future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development.

5.43 The site is in flood zone 1. It is not at risk of flooding or at risk of flood from rivers or reservoirs.

6. Summary and conclusions

- 6.1 This planning, design and access statement is submitted in support of a full planning application made by Treville Properties Ltd in relation to a proposal for the demolition of the existing building known as “Taxal Edge” and the detached garage building and the erection of 4 no. semi-detached and 3 no. detached dwellings at land at Taxal Edge, 184 Macclesfield Road, Whaley Bridge.
- 6.2 The site has extant planning permission for the conversion of Taxal Edge to 7 no. apartments, the conversion of the garage block to a detached house and the conversion of the classroom block to a detached house (LPA ref: HPK/2009/0689, approved 29th March 2010). The permission has been part implemented through the conversion of the classroom block to a residential dwelling and work on the conversion of the building to apartments and work on the conversion of the garage building.
- 6.3 The Council subsequently granted planning permission for the conversion of Taxal Edge to 5 no. apartments and the construction of 2 no. semi-detached houses where the gymnasium is located (LPA ref: HPK/2013/0503, approved 25th November 2013). This is also extant because the gym has been demolished for the 2 no. semi-detached dwellings and work has commenced on the conversion of the building to apartments.
- 6.4 The principle of development is in accordance with policy H 1 of the HPLP, which allows residential development on previously developed sites and in the open countryside on sites adjacent to the boundary where the criteria set out within the policy is met.
- 6.5 Both the Framework and the HPLP set out a presumption in favour of sustainable development, which means that planning permission should be granted for development proposals that accord with the development plan without delay.
- 6.6 The proposed development would comprise sustainable development by providing much needed housing in a Market Town in accordance with the HPLP.
- 6.7 Consequently, in line with section 38(6) of the Planning and Compulsory Purchase Act and the presumption in favour of sustainable development as set out in paragraph 11 of the Framework and policy S 1a of the HPLP, planning permission should be respectfully granted without delay.