

Land at Eccles Road, Chapel en le Frith
Planning Statement

Mr Wilson & Miss Worsley

May 2022

SPRING

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the applicants, Mr Wilson & Miss Worsley in support of a planning application for the erection of a new residential dwelling at land at Eccles Road, Chapel en le Frith (“the site”).
- 1.2 The application seeks planning permission for *“the erection of a new residential dwelling, detached garage, works of hard and soft landscaping, new access and other works incidental to the proposals”* (“the Proposed Development”).
- 1.3 The house has been designed by local Derbyshire based architects, Swofa Architects.
- 1.4 This Statement sets out the background to the site, outlines the proposals and assesses how these comply with the relevant planning policy and guidance at local and national level.
- 1.5 This report should be read alongside the application drawings, the Design and Access Statement and other technical reports submitted in support of the application.

2. SITE DESCRIPTION & BACKGROUND

The Site

- 2.1 The application site is located on the north western edge of the town of Chapel en le Frith, as outlined below in Figure 2.1.

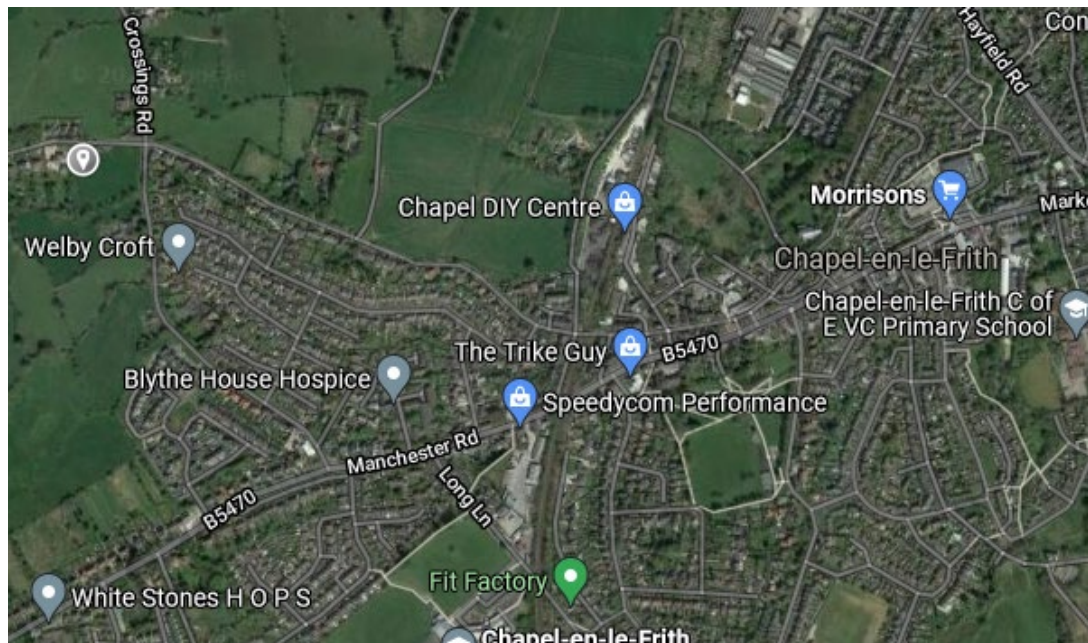


Figure 2.1 Location of site (indicated by grey marker near top left corner)

- 2.2 The site covers an area of 1921sq.m and is currently an open field sitting between two residential dwellings, Higher Crossings Barn and Pyke House (see Figure 2.2 below). There are residential properties to the north of the site, with open fields to the south.



Figure 2.2 Location of site

- 2.3 The site slopes gently down across from west to east and from north to south, with open views to the south. The site is well screened from the road by a number of mature trees and hedging. The site lies in open countryside, just outside the boundary of Chapel en le Frith.
- 2.4 A photograph of the site is shown in Figure 2.3 below.



Figure 2.3 View of site from Eccles Road

- 2.5 There is an existing gated field access between the site and Higher Crossings Barn to the east as seen in Figure 2.3 above.
- 2.6 The housing in this part of Eccles Road is characterised by a mix of individual detached dwellings set on relatively spacious plots. Higher Crossings Barn to the east is a converted agricultural building with large double garage constructed of stone with slate roof. Pyke House, to the west of the site is a large detached red brick and render house, with large, tiled sloping roof. This property also has a detached double garage. (constructed following approval ref HPK/2017/0239).
- 2.7 The site falls within land allocated as 'Countryside' within the adopted Proposals Map, and as identified in Figure 2.4 below.

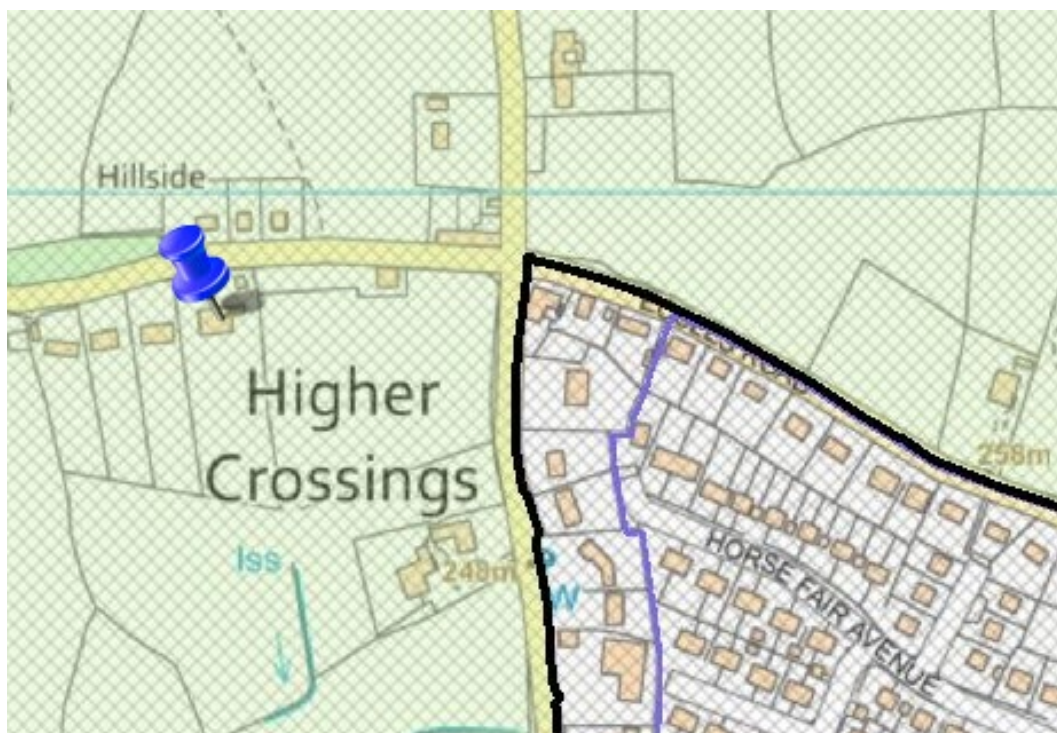


Figure 2.4 – Extract from HPBC Proposals Map

- 2.8 Whilst the site is located within land defined as 'Countryside', its location is very close to the built-up area of Chapel en le Frith, (marked with the black line).
- 2.9 The Proposals Map also indicates that the site is within the Neighbourhood Plan Area for Chapel en le Frith (shown by the grey cross hatching).
- 2.10 The site is not at risk from flooding and there are no protected trees on the site. There are no listed buildings within the vicinity of the site.
- 2.11 There is no recent planning history for this site, although, as noted above, planning permission was granted for new garaging at the neighbouring site at Pyke House in 2017 (HPK/2017/0239). In addition, planning records show that the existing garage at Crossings Barn, immediately to the east of the site was granted planning permission in 1998.
- 2.12 Chapter 3 will now outline the planning proposals for the site.

3. APPLICATION PROPOSALS

- 3.1 Full details of the proposals are outlined in the Design and Access Statement prepared by Swofa Architects and submitted in support of the application.
- 3.2 The application scheme proposes the erection of a detached two storey dwelling with detached garage.
- 3.3 The existing field access to the east of the site is retained to provide a clear agricultural separation between the site and Higher Crossings Barn and maintain the rural and sporadic character of the area.
- 3.4 Following the advice from the pre- application, an Arboriculturalist and an Ecologist have had input into the scheme. The design approach reflects this input.
- 3.5 The dwelling would be sited approximately in line with the adjacent dwelling at Pyke House, with the garage set forward to mirror the layout at this neighbouring site. The garage has been set back slightly behind the line of the garage at Higher Crossings Barn to break up the 'uniformity' of layout, whilst reflecting the character of the streetscene.
- 3.6 The scale and massing of the house has been designed to reflect the character of the surrounding dwellings. The material palette will be typical of the area being constructed of a mix of brick and rendered elevations under a grey red clay roof. Windows would be simple framed white/grey units.
- 3.7 The domestic curtilage around the site would provide a garden to the rear and land to provide parking and access to the front of the house. The curtilage has been limited to ensure that the majority of the existing 'field' is retained. All hard landscaping would be permeable.
- 3.8 The boundaries of the curtilage would be marked by 'agricultural type' hedging, to maintain a rural feel to the site. Ecologically sensitive landscaping is proposed to include mixed hedging, blossom fruit trees and meadow mixed grasses to the rear of the garden.
- 3.9 Access to the site would be via a new driveway located centrally to the site. There would be good visibility at the access point with splays in accordance with requirements set out in the Derbyshire Highways Policy. The existing historic access to the western side of the site would be closed.
- 3.10 Sufficient parking would be provided on site and all vehicles would be able to turn around and leave the site in a forward gear.
- 3.11 Chapter 4 will now outline the planning policy framework for the site.

4. PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Courts have held that the Government's statements of planning policy are such 'material considerations' which must be taken into account, where relevant, in decisions on planning applications.

National Planning Policy Framework

- 4.3 At the national level, the Revised National Planning Policy Framework (NPPF) (2021) outlines guidance which is relevant to the proposals.
- 4.4 The NPPF at Paragraph 2 outlines that there are three overarching objectives of the planning system in achieving sustainable development: economic, social and environmental. Importantly the NPPF states that all of these dimensions must be satisfied.
- 4.5 Section 5 of the NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed; that the needs of groups with specific housing requirements are addressed, and that land with permission is developed without unnecessary delay.
- 4.6 Paragraph 62 states that the 'size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers 27, people who rent their homes and people wishing to commission or build their own homes'.
- 4.7 Paragraph 66 states that Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.
- 4.8 Paragraph 69 states that:

"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;*
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and*
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes."*

- 4.9 Paragraph 80 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of a number of circumstances apply.
- 4.10 Chapter 11 states that Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer of differing proportions.
- 4.11 Paragraph 119 relates to effective use of land, stating:
- “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”*
- 4.12 Paragraph 130 outlines that planning policies and decisions should aim to ensure that developments:
- *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;*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *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);*
 - *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...”*

LOCAL PLANNING POLICY

- 4.13 The Development Plan for the area comprises the High Peak Borough Council Local Plan which was adopted on 14 April 2016. Within the Core Strategy the following policies are considered to be particularly relevant to the key issues associated with the proposals:
- Policy S1: Sustainable Development Principles
 - Policy S2: Settlement Hierarchy
 - Policy S3: Strategic Housing Development
 - Policy H1: Location of Housing Development
 - Policy EQ 2: Landscape Character
 - Policy EQ 3: Rural Development
 - Policy EQ 5: Biodiversity
 - Policy EQ 6: Design and Place Making
 - Policy EQ9: Trees, woodland and hedgerows
- 4.14 Policy S1 states that the Council will expect that all new development *“makes a positive contribution towards the sustainability of communities and to protecting, and where possible*

enhancing, the environment; and mitigating the process of climate change, within the Plan Area.”

- 4.15 This will be achieved through a number of measures including the following which are relevant to the proposals:
- Meeting most development needs within or adjacent to existing communities;
 - Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment);
 - Taking account of the distinct landscape, townscape, roles and setting of different areas and settlements in the High Peak;
 - Protecting and enhancing the natural and historic environment of the High Peak;
 - 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;
 - 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;
 - Minimising the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly and ensuring that there is suitable mitigation for a net gain in biodiversity and the creation of ecological networks;
 - Seeking to secure high quality, locally distinctive and inclusive design in all development.
- 4.16 It concludes that *“New development should make effective use of land and buildings and be located in sustainable locations in line with the Settlement Hierarchy in Policy S2”*.
- 4.17 Policy S2 directs development towards the most sustainable locations in accordance with a settlement hierarchy which places Market Towns, which includes Chapel en le Frith, as the topmost location for new development.
- 4.18 The policy also states that in the Countryside, which includes areas outside of the defined settlement boundaries, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5.
- 4.19 Policy S3 identifies that the Council will need to deliver at least 7,000 dwellings over the period 2011-2031, and taking into account commitments and completions this equates to an overall average annual development rate of 350 dwellings.
- 4.20 Paragraph 4.57 of the supporting text to the policy states that small sites are *“..important to the housing supply in High Peak, particularly within the built-up areas. Monitoring of planning permissions indicates that there has been a constant supply of small, unidentified sites coming forward across all settlements in the plan area and evidence from the SHLAA shows that they will continue to make an important contribution to the overall level of housing supply over the remainder of the plan period. An allowance is therefore made within the overall housing target for unidentified small sites within the built up areas of the towns and villages of High Peak.”*
- 4.21 Accordingly, Policy S3 makes an allowance for 100 new homes to come forward, in addition to existing commitments, on unidentified small sites within Chapel en le Frith over the plan period.

- 4.22 Policy S3 also states with regard to Neighbourhood Plans, that for Chapel en le Frith, *“a minimum of 850 dwellings should be delivered over the plan period in addition to the small sites allowance but this may be exceeded to help meet the needs of the Borough”*.
- 4.23 The second part of Policy H1 relates to new housing outside of defined settlement boundaries. This states that:
- “The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, 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.”*
- 4.24 Policy EQ2 outlines how the Council will seek to protect, enhance and restore the landscape character of the Borough for *“its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area”*.
- 4.25 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.”*
- 4.26 Policy EQ 3 states that the Council will, outside of the settlement boundaries, seek to ensure that new development is *“strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development”*.

- 4.27 This will be achieved through a number of measures, including the following which is relevant to the proposals – *“ensuring that all development is of a high quality design and protects or enhances landscape character”*.
- 4.28 In terms of new residential development Policy EQ3 allows for this where it meets these criteria, those underlined are relevant to the application proposals:
- A replacement dwelling provided it does not have a significantly greater impact on the existing character of the rural area than the original dwelling nor result in the loss of a building which is intrinsic to the character of the area;
 - Affordable housing in accordance with Local Plan Policy H5;
 - To meet an essential local need, such as a farm worker's or rural enterprise dwelling, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere;
 - Re use of redundant and disused buildings and/or the redevelopment of a previously developed site, where it does not have an adverse impact on the character and appearance of the countryside. Where the existing building is in an isolated location the development should lead to an enhancement of the immediate setting;
 - Limited infilling of a small gap capable of accommodating no more than 2 dwellings of a similar size and scale to the surrounding dwellings in an otherwise continuously built frontage;
 - Development in accordance with Policy H1.
- 4.29 Policy EQ6 relates to ‘Design and Place Making’. This requires that all development should be *“well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place”*.
- 4.30 This will be achieved by:
- *“Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes*
 - *Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park*
 - *Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features*
 - *Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity*
 - *Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees*

- *Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities*
- *Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments*
- *Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people*
- *Requiring new homes in residential developments meet environmental performance standards in accordance with Local Plan Policy EQ1;*
- *Requiring that commercial developments, meet environmental performance standards in accordance with Local Plan Policy EQ1*
- *Ensuring that development takes account of national design guidance and Supplementary Planning Documents”*

Chapel en le Frith Neighbourhood Plan

- 4.31 High Peak Borough Council resolved to ‘make’ the Chapel en le Frith Neighbourhood Development Plan on 5 August 2015. This forms part of the Development Plan.
- 4.32 One of the key housing aims of the Neighbourhood Plan is to “*ensure that housing is located on the most sustainable sites that are accessible to local facilities and services*”.
- 4.33 Policy H3 of the NP relates to design criteria, requiring that new housing development must be of a high quality, with density seeking to reflect and distinguish the attractive characteristics of Chapel en le Frith.

Landscape Character SPD

- 4.34 The High Peak Landscape Character SPD was adopted in March 2006 and provides guidance for the design of new developments and alterations to existing developments. It covers all forms of development in the countryside, including residential development.
- 4.35 Within the SPD the site falls within the Character Area ‘Settled Valley Pastures’. The landscape character of these areas is defined as:

“...There are scattered farmsteads outside the compact settlements. This is a pastoral landscape with permanent improved pasture which gives way higher up the slopes to poorer grazing where ecological value is greater. The landscape has a strong network of winding lanes and roads and railways along the lower slopes above the floodplain...Amenity tree groups are associated with settlements and there is woodland along the roads and railway lines. As with the field boundaries, the woodland often has irregular outlines.”

Residential Design SPD

- 4.36 The High Peak Residential Design SPD was adopted in December 2005 and provides additional guidance on the design of residential development.

High Peak Design Guide

- 4.37 The High Peak Design Guide was adopted in 2018 and provides guidance on the design of all new development.
- 4.38 The key planning policy issues will now be considered at Chapter 5.

5. PLANNING POLICY ASSESSMENT

5.1 The following section outlines a review of the key planning policy considerations relevant to the application proposals.

Principle of Development

5.2 The NPPF makes it clear that local authorities need to boost significantly their supply of housing.

5.3 As shown in Figure 2.4 above, the site lies approximately 100m outside of the settlement boundary of Chapel en le Frith and lies within a small cluster of dwellings. Although just outside the settlement boundary, within walking distance of bus stops, shops and other services, the site is designated as within the countryside, so it is necessary to consider the proposal with regards to the relevant 'countryside' policies.

5.4 Policy S2 includes a 'Other Rural Areas' section and this states that outside settlement boundaries, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing. It is noted that this policy contains more restrictive criteria for housing within the Countryside and appears to be at odds with the greater flexibility specified in Policies H1 and EQ3.

5.5 Importantly, and as defined as Paragraph 5.27 of the Local Plan "*Land within the plan area that lies outside the settlement boundaries - as marked on the policies map - is considered countryside*". Policies H1 and EQ3 allow for residential development to come forward on land defined as the countryside where this meets the criteria outlined within each policy. These two policies are, as discussed in Chapter 4 and below, more expansive than the reference made within Policy S2 to affordable housing or to meet a specific local need.

5.6 In summary, whilst the site is located on land designated as 'Countryside' there is the scope to deliver new housing on such land where this accords with the requirements Local Plan Policies H1 and EQ3. The criteria outlined within these policies are discussed below. This is enhanced by the location of the site very close to the existing boundary of Chapel en le Frith, which is one of the Council's priority locations for new residential development to come forward and the proximity of the site to the existing facilities and amenities within the town.

5.7 With regards to the identified housing requirement within the Borough, Policy S3 identifies a need for 100 new homes on unidentified small scale sites within Chapel en le Frith across the plan period 2011 to 2031. This is in addition to existing commitments and schemes under construction.

5.8 The supporting text to Policy S3 also makes reference to the role of the SHLAA in identifying potential unidentified small scale sites and it is considered that the application proposals would play a role in achieving the housing targets in Chapel en le Frith, particularly in the context of the scope for development on sites outside of the defined settlement boundaries as discussed below.

5.9 As discussed above, Local Plan Policies H1 and EQ3 relate directly to the provision of housing outside the defined settlement boundaries.

5.10 Policy H1 includes a list of criteria where new housing outside defined settlement boundaries will be accepted, and the scheme responds to each of these as follows:

- The development would be just outside the built up area boundary of Chapel en le Frith Bridge within a cluster of existing residential development to both the north, east and west of the site;
 - As discussed at Chapter 4 of this Statement, the proposed dwelling would be set within an existing cluster of dwellings, between two existing dwellings and opposite the row of three houses on the northern side of the road. The scale of the proposal, designed to be in keeping with the scale and massing of surrounding dwellings, combined with the existing and proposed natural screening within the site and the spacious nature of the site would not lead to intrusion into the countryside or have a significant adverse impact on the character of the countryside.
 - The site has good access by foot, cycle or public transport to schools, medical services, shops and other community facilities; and
 - This small scale development would not give rise to any issues in terms of local and strategic infrastructure.
 - In summary it is considered that the proposals accord with the criteria outlined in Policy H1.
- 5.11 Policy EQ 3 refers back to new residential development being acceptable where this meets the criteria outlined in Policy H1, as addressed above, or where this is for the limited infilling of a small gap capable of accommodating no more than 2 dwellings of a similar size and scale to the surrounding dwellings in an otherwise continuously built frontage. This policy does not state that this continuous frontage needs to extend from the existing settlement, particularly given that this policy applies to the whole countryside area across High Peak, but that the proposals need to be sited within a continuous frontage.
- 5.12 The Officers advised at the pre application stage that the proposals were not in a continuous frontage due to the gap in development on the corner of Eccles Road to the east of the site. However as noted above, the site is located within a continuous frontage of development extending both to the east and west of the site. It is considered that on this basis, and due to the relationship of the site with the built up edge of Chapel en le Frith and the footprint and orientation of the house it would also be considered to meet the definition of a limited infilling scheme under Policy EQ3.
- 5.13 It is noted that the proposals are materially different to planning application ref: HPK/2016/0320 which was refused for 'Outline planning permission for 4 houses off Eccles Road'. The reason given was that the proposals were not limited infilling of a small gap as defined within the policy, and it is clear that this scheme fell outside the scope of what is permissible under Policy EQ3.
- 5.14 Policy EQ3 also outlines that development will only be acceptable where there would be no impact on the landscape's intrinsic character and distinctiveness. Furthermore, the Policy EQ3 requires that development is of a high quality design which protects or enhances the landscape character.
- 5.15 The landscape character of this area, as defined within the SPD is one of 'Settled Valley Pastures'. This is a pastoral landscape of scattered farmsteads outside compact settlements. The proposed scheme would be an 'infill' between existing dwellings in an established cluster of houses on the edge of the settlement. The proposal has sought to maintain generous

separation between dwellings as well as a rural feel with the retained field access and field to the rear of the curtilage. It is considered that the addition of one high quality dwelling in this location, on a well screened site, would not impact on the intrinsic character of the landscape.

- 5.16 It is noted that within the recent approval for detached garaging at the neighbouring site of Pyke House (Ref. HPK/2017/0239), the Officer report states : *“The site is within the Open Countryside but this section of Eccles Road has a somewhat residential character... The proposal would be well related to the existing dwelling and would not be harmful to the landscape character of the Open Countryside.”*
- 5.17 Furthermore, it must be noted that the applicants have been seeking a plot of land to build a home and have registered on the High Peak Council Self Build Register.
- 5.18 Paragraph 62 of the NPPF states that the *‘size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers , people who rent their homes and people wishing to commission or build their own homes)’*.
- 5.19 The Self-build and Custom Housebuilding Act 2015 requires the Council to keep a register of individuals/associations who are seeking a serviced plot of land to build a house for them to occupy as their sole or main residence. The Local Plan does not have a development plan policy specifically related to the provision of self-build plots. However, there is a requirement that such plots are made available in line with the NPPF requirements.
- 5.20 The most recent High Peak Annual Monitoring Report (2021) states that as of 30th October 2021, there were a total of 57 entries on the Register, with 46 entries registering for plots for detached dwellings.
- 5.21 The Housing and Planning Act 2016 placed a duty on Councils to grant sufficient development permissions to meet the demand for self-build and custom housebuilding arising in each ‘base period’ within three years after the end of each base period. Table 13 in the Councils Annual Monitoring Report (2021) states that for the Base Period 7 (most recent period) five permissions were needed, yet no permissions were granted. This therefore indicates that there is an undersupply of self-build plots within the Borough, and High Peak are not fulfilling their statutory obligation in this regard. It is considered that this is a valid material consideration in this case.
- 5.22 Having assessed the proposals against the relevant criteria outlined within these Local Plan policies H1 and EQ3 it is considered that the principle of a new dwelling on the site is acceptable and would assist the Council in meeting the target for small scale housing in Chapel en le Frith. Furthermore, the proposals adhere to the broad principles outlined in the NPPF for housing, including requiring Councils to boost significantly their housing development and to provide for people wishing to build their own homes.

Design of the Proposals

- 5.23 Chapter 12 of the NPPF outline the Government’s objectives in terms of promoting good design and this is supported by the PPG. In particular Paragraph 130 seeks to ensure that developments function well and add to the overall quality of the area, are visually attractive and sympathetic to local character and history, while not preventing appropriate innovation or change.

- 5.24 Local Plan Policy EQ6 requires development to be high quality which responds positively to its environment.
- 5.25 As outlined at Chapter 4 of this Statement and detailed within the Design and Access Statement, the proposed house has been designed as follows:
- A key element of the design has been to maintain a rural feel to the site, through retention of the field access to the east of the site, and the retention of trees and shrubs. In addition, agricultural type planting is proposed, to create a rural appearance to the site as a whole.
 - The garage has been set back slightly behind the line of the garage at Higher Crossings Barn to break up the 'uniformity' of layout, whilst reflecting the character of the streetscene.
 - The scale and massing of the dwelling has been designed to reflect the character of the surrounding dwellings.
 - The material palette will be typical of the area being constructed of a mix of brick and rendered elevations under a grey red clay roof. Windows would be simple framed white/grey units.
- 5.26 Within the pre- app response, the Officer noted that the design was *"broadly in keeping with the adjacent properties and the ground level of the site in the streetscene"*.
- 5.27 Although generally in support of the design of the scheme, the Officer did comments on the siting of the proposed garage, forward of the house, just as with the neighbouring site at Pyke House, stating *"it may be that the introduction of uniform elements may in turn alter the character of the surrounding area to detract from the sporadic and rural nature along this stretch of Eccles Road"*.
- 5.28 However, the position of the proposed garaging, forward of the house is a characteristic of the local area and it is considered that this layout of the site would therefore create a development that would integrate well into the streetscene. It would not result in a uniform appearance as the garage has been sited in a staggered position, just behind the line of the garaging at Higher Crossings Barn.
- 5.29 Furthermore, planning permission was recently granted for similar garaging, set forward of the adjoining property at Pyke House(HPK/2017/0239), where the Officer considered that: *"The site is within the Open Countryside but this section of Eccles Road has a somewhat residential character. The proposal would be well related to the existing dwelling and would not be harmful to the landscape character of the Open Countryside... There is not a uniform street scene along this side of Eccles Road as the properties are set on rising ground and they are set within spacious curtilages with tree and shrubs to the front gardens providing ample screening from the road"*. It is therefore considered that the proposed garage would be acceptable.
- 5.30 The proposals will comply with all aspects of the National Building Regulations including Part L of the building regulations relating the Conservation of Fuel and Power.
- 5.31 Overall, it is therefore considered that the proposals are an appropriate design response which reflect the key elements of the architectural style of this part of Eccles Road and the proposals are therefore considered to comply with the relevant policies at local level and the NPPF.

Amenity

- 5.32 Policy EQ 6 'Design and Place Making' requires that '*...development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity*'.
- 5.33 In this case, the closest neighbouring house is Pyke House. The proposed dwelling would be sited more than 6 metres from this neighbouring property and the layout has been designed so that there would be no first floor plain glazed windows in the side elevation facing Pyke House. This will ensure that there are no issues relating to overlooking or loss of privacy.
- 5.34 The properties along this part of Eccles Road all benefit from south facing rear elevations and gardens, therefore there would be no impacts in terms of overshadowing or overbearing effects.
- 5.35 Concluding, it is clear that there would be no issues with the proposal in terms of amenity.

Highways

- 5.36 Policy EQ 6 'Design and Place Making' requires that '*...developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities*'. Policy CF 6 'Accessibility and Transport' states that development should not '*lead to an increase in on street parking to the detriment of the free and safe flow of traffic*'.
- 5.37 Parking Guidance within Appendix 1 of the High Peak Local Plan provides the expected parking standards for different development types. It recommends a 4+ bed dwelling house (C3) has access to 3 spaces. This guidance also states that '*Each application will be considered in the context of its need for parking and its impact on the local road network*'.
- 5.38 There will be sufficient space for off road parking both within the driveway and garaging. In addition, there would be ample turning space to allow cars to enter and exit the drive in forward gear.
- 5.39 Eccles Road has a speed limit of 30mph and the proposed access point will have good visibility. Refer to drawing P-200 for the visibility splays which comply with requirements set out in the Derbyshire highways policy. As shown, the visibility coordinate is set 2.4m from the kerb, and exceeds 43m at 30mph to the centre of the road.
- 5.40 Given the above it is concluded that there would be no issues relating to Highways.

Trees

- 5.41 Policy EQ 9 'Trees, woodland and hedgerows' states that '*The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration*'. In doing so, the policy requires that '*...existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss*'.
- 5.42 An Arboricultural Report, including a Tree Protection Plan has been prepared by Jon Coe Tree Consultancy to accompany this application.

- 5.43 Three trees are proposed to be removed, as well as some hawthorn hedge. Two of the trees for removal are large ash trees in clear decline, with thinning canopies and an excess of deadwood. The third is an alder which has previously suffered severe bough removals due to maintenance of the roadside power cables.
- 5.44 None of these trees are suitable for retention at the frontage of a new development, and the ash trees would need to be removed for safety reasons.
- 5.45 Six new specimen trees are to be planted from a range of native species. A selection of new fruit trees is also to be planted, and two new native species of hedgerows.
- 5.46 Specialist drive construction is specified within the rooting area of a large retained ash tree. This will protect the tree's roots and rooting soil from the loading of construction vehicles, machinery and materials and from all future domestic vehicle use.
- 5.47 Overall, it is concluded that there are no issues arising with the proposal regarding trees.

Biodiversity

- 5.48 Policy EQ 5 'Biodiversity', 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 will not result in significant harm to biodiversity or geodiversity interests*'.
- 5.49 An Ecological Appraisal by Dunelm Ecology has been submitted to accompany this application.
- 5.50 Following a thorough assessment of the site, it was considered that the site is largely a mix of poor, semi-improved grassland and hedges with trees, although none of the habitats would meet Derbyshire Local Wildlife Site selection criteria and neither hedge would qualify as important under the Hedgerow Regulations.
- 5.51 Two of the trees were considered to have low bat roost potential, badgers are likely to pass through the site and birds are likely to nest within the hedgerows and trees. However, given the low roost potential of the trees and relatively short lengths of hedgerow, these features are unlikely to support significant bat and bird populations meaning the ecological impact of death/injury and habitat loss is assessed as low at the Local scale.
- 5.52 Recommendations are made with regards to clearance, although overall it was considered that the scheme would result in net gains for biodiversity with the use of integral bat and bird nesting units within the walls of the new dwelling, and with the planting of new trees, hedges and wildflower meadow.
- 5.53 Overall it is therefore considered that the proposal would meet the requirements of both national and local policy with regards to biodiversity.

6. CONCLUSIONS

- 6.1 In summary, the application seeks planning permission for the erection of a new dwelling with detached garage, along with works of hard and soft landscaping and creation of a new access.
- 6.2 This statement has described the proposals, set out the relevant national and local planning policy and then focused on the main material considerations pertinent to the determination of this application.
- 6.3 It is concluded that the following are the key considerations associated with the proposals:
- The location of the application site meets the criteria outlined in Local Plan policies in H1 and EQ3 which allows for residential schemes to come forward within the countryside.
 - The scale and design of the proposal would be in keeping with the surrounding area and would maintain a rural appearance to the site.
 - The proposals would make a modest contribution to the local economy including the provision of construction jobs, additional local spend and support for shops, services and facilities.
 - The proposal would enable the applicant, who is registered on the Council's Self Build Register to build a new home, in line with the requirements set out within the NPPF and Section 2A of the Self-Build and Custom Housebuilding Act 2015.
- 6.4 No issues would arise in terms of trees or biodiversity and sufficient parking would also be provided on site. There are no other issues related to the proposals which need to be given further consideration.
- 6.5 It is therefore considered that the application proposals address the concerns raised within the pre application consultation response and would deliver a well designed new home in a sustainable location. We therefore urge the Council to approve the application without delay.