

Planning Statement

For Mr Bennet Longman | 23-289

Permission in principle for residential development - Land at Forge Road, Chinley,
High Peak, SK23 6ER

Project: 23-289
Site Address: Land at Forge Road, Chinley, High Peak, SK23 6ER
Client: Mr Bennet Longman
Date: 11 July 2023
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1. Introduction

- 1.1 This planning statement is submitted in support of an application seeking Permission in Principle (PIP) for the construction of up to 9 residential units and associated works on land at Forge Road, Chinley.
- 1.2 The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development. Permission in Principle cannot be granted for applications which are major development, habitats development, householder development or schedule 1 development. The application proposes up to 9 homes on a site of 0.14 hectares. The proposal would not therefore comprise major development and is within the parameters of the permission in principle route. The National Planning Practice Guidance (PPG) provides guidance on what matters are within the scope of a decision on whether to grant a PIP.
- 1.3 The scope of the 'Permission in Principle' application is limited to planning considerations concerning location, land use and amount of development only. Other matters, including design, ecology, flood risk and highways, are considered at Technical Details Stage 2 and are not issues relevant for this PIP application. Furthermore, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission.
- 1.4 Although the assessment for this PIP application is limited to matters relating to location, land use and the amount of development only, indicative plans have been prepared showing one option for how the site could be developed for a 3 storey building providing a mix of 1 and 2 bedroomed flats. The building sits on the same position on the site as the previously approved work/live unit. This shows that the site could comfortably accommodate the proposed building that would integrate with the character of the recently approved residential development at Forge Road.
- 1.5 The proposed development would represent limited infilling on an area of land that has already received planning permission for the construction of a work/live unit following a planning appeal ref: APP/H1033/A/13/2189819 for outline mixed use redevelopment of the former Forge Road Industrial site. This Statement demonstrates that the proposed development is compliant with the Development Plan and National Planning Policy Guidance. It has been demonstrated that the site can accommodate the principle of a residential building in planning policy terms. The details in terms of the design, appearance and siting of the dwellings will be resolved at the Technical Details Stage 2.



2. Context

Site location and description

- 2.1 The site is situated within the development boundary for Chinley and lies to the south of the village. The site was previously part of the old Dormer factory site and is within the red edge of the mixed-use development approved in 2013
- 2.2 The site is located off Forge Road and between New Road and Blackbrook Drive. It adjoins residential development off Blackbrook Drive to the south and Chinley Day Nursery is situated to the west off Mill Crescent. The site comprises cleared previously developed land. The site lies in Flood Zone 2 and Flood Zone 3.

Relevant Planning history

- 2.3 An outline planning application was submitted for a mixed-use development consisting of up to 182 dwellings and up to 1,672sqm of business space and up to 279sqm of non-residential institution floor space (application reference HPK/2012/0323). This application was refused on highway grounds and due to the absence of signed legal agreement and then allowed on appeal in May 2013 (Appeal reference APP/H1033/A/13/2189819). The site is now virtually built out with the majority of buildings occupied. However, the site of this current application has remained undeveloped. Planning permission was granted for a two storey office block on the application site as part of the allowed appeal.
- 2.4 A further planning application was submitted in March 2019 for the construction of a new building comprising of B1 office/workshop on the ground floor and flat above on the application site. This was approved in April 2020. (Application reference HPK/2019/0417).
- 2.5 In December 2020, planning permission was granted to discharge the outstanding pre-conditions on application HPK/2019/0417 (application ref: DOC/2020/0090).
- 2.6 A positive Lawful Development Certificate (application reference HPK/2022/0520) was issued in January 2023 confirming that a lawful start had been made on application HPK/2019/0417.



3. Proposed development

3.1 The application proposes the construction of up to 9 residential units and associated works. The application is supported by:-

- Existing Location plan
- Proposed site plan – drawing ref: 234/150
- Indicative Plans internal layout – drawing ref: 234/151
- Indicative elevations – drawing ref: 234/152

3.2 The indicative plans provide one option for how the site could be developed for residential development and show the construction of a 3-storey building which would provide a mix of 1 and 2 bedroom flats, although the siting, layout, appearance and means of access for the property would be resolved through a Stage 2 (Technical Details) application with the local planning authority. The proposed building would be sited on the same footprint as the previously approved scheme for a B1 office/workshop on the ground floor with flat (application HPK/2019/0417).

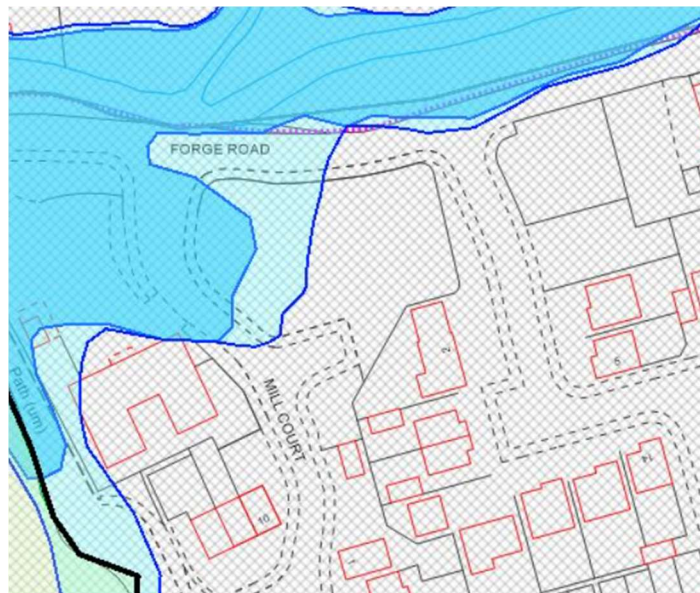


4. Policy context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (The Framework) and the Planning Practice Guidance (NPPG) are material considerations.
- 4.2 The development plan comprises the High Peak Local Plan (2016) and the Chapel-en-le-Frith Neighbourhood Plan.

Development plan context

- 4.3 The High Peak Local Plan was adopted in April 2016 and covers the plan period to 2031. The application site falls within the settlement boundary as shown on the extract from the proposals map below:



- 4.4 The relevant policies of the plan are listed below:
- Policy S1 - Sustainable Development
 - Policy S2: Settlement Hierarchy
 - Policy S6 – Central Area Strategy
 - Policy EQ11 - Flood Risk
 - Policy E1 – Employment
 - Policy H1: Location of New Development



- Policy H3 – New Housing

Chapel-en-le-Frith Neighbourhood Plan

4.5 The relevant policies of the plan are listed below:

- H1 – Housing Allocations
- H2 – Smaller Sites

National planning policy and guidance

National Planning Policy Framework (The Framework)

4.6 At the heart of The Framework, there is a presumption in favour of sustainable development.

4.7 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

4.8 Paragraph 8 states that achieving sustainable development has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

“an economic objective – 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;

a social objective – 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

4.9 The presumption in favour of sustainable development is defined through Paragraph 11 as meaning the following:

“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-date⁷, 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.”

Other material considerations

High Peak Design Guide Supplementary Planning Document (2018)

- 4.10 The Design Guide Supplementary Planning Document (SPD) identifies the overarching principles in securing good design.
- 4.11 The Design Guide places great emphasis on the need for considered and high-quality design, in accordance with HPLP Policy EQ6 and the Residential Design SPD. With regards to new development, it requires all new buildings to harmonise with the nearby buildings, use local building materials and reflect the local building tradition.

High Peak Residential Design SPD (2005)

- 4.12 The Residential Design SPD provides specific design guidance in relation to residential development.
- 4.13 The guidance in Chapter 5: Building form provided advice on building form and design characteristics for the area.



5. Planning considerations

- 5.1 The following information confirms that the principle of the development and proposed new use on site is acceptable and fully accords with policy.

Principle of Development

- 5.2 Policy **S1**, Sustainable Development Principles sets out how the council will achieve sustainable development. It states that this will be achieved by meeting most development needs within and adjacent to existing communities (amongst other things). New development should make effective use of land and buildings and be located in sustainable locations in line with Policy S2. This site comprises a previously developed windfall site within the settlement boundary.
- 5.3 Policy **S2** sets out the settlement hierarchy. Chinley is identified as a Larger Village where *“a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing services and facilities.”* Policy S2 states that:

“New development should be focused within the settlement boundaries of the Market Towns, Larger Villages and Smaller Villages in accordance with their scale, role or function unless otherwise indicated in the Local Plan.” (our emphasis)

- 5.4 The explanatory text states at paragraph 4.42 that:

“The Larger Villages are the most sustainable villages in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. These settlements will be defined by a Settlement Boundary within which development of an appropriate scale and nature will be allowed. It is recognized that there is a significant range amongst these villages in terms of their size and facilities and it is proposed therefore that the scale of development in each area should be relative to their current size and infrastructure.”

- 5.5 The site comprises a windfall site within the settlement boundary.



- 5.6 Policy **H1**, Location of Housing Development states that the council will ensure provision is made for housing by supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages. It goes on to set out circumstances where the council will give consideration to approving sustainable sites outside the defined built-up area boundaries. Clearly, the Local Plan seeks to focus new housing development within the settlement boundaries but will also consider new housing outside of settlement boundaries. This site is within the settlement boundary and attracts strong support from Policies S1, S2 and H1.
- 5.7 Policy **S6** deals with the Central sub-area. The second part of the policy states that it will provide for the housing needs of community by planning for sustainable housing and mixed-use development by, amongst other things, supporting the development of new housing on sustainable sites within the built-up area boundary.
- 5.8 Policies **H1** and **H2** of the Chapel-en-le-Frith Neighbourhood Plan seeks to ensure that adequate housing is provided in the community. Policy H1 refers to seeking residential development on the former Dormer site. The proposal accords with this policy. Policy H2 refers to small housing sites of 6 units or less will be acceptable. At this moment time this application is seeking Permission in Principle as the final number of units is not yet known. It is however clear that the principle of housing on this site is compliant with the relevant policies of both the HBLP and the Neighbourhood Plan.
- 5.9 Furthermore, the principle of a building on this site has been accepted following the grant of planning permission for previous mixed-use development approved under planning application HPK/2019/0417, which allowed for the construction of a two-storey building comprising of office workshop on the ground floor with a flat above. There has been a change of circumstances for the applicant since the permission was granted in 2019. At the time, the applicant had intended to relocate his small metal testing equipment business from Sheffield to Chinley. This would have enabled him to relocate both his home and business onto the same site and reduce commuting.
- 5.10 Unfortunately, as a result of the Covid pandemic and a change to plans for future development of the applicant's business and working life means that the combined work/live space is no longer appropriate or a viable option for him anymore. Consequently, an alternative use is now being sought for the site.
- 5.11 In summary, the construction of a dwelling on this site is strongly supported through the provisions of the adopted local plan:
- The site is located within the settlement boundary of Chinley, which is identified through Policy S2 as a Larger Village, a focus for growth.



- Policies H1 and S6 are permissive of the release of windfall sites within the settlement boundaries for housing.
- The proposed dwelling would be fully compliant with the provisions of the policies of the adopted local plan, which are supportive of the release of sites within the defined built-up-area boundaries of towns and larger villages.

Design

- 5.12 It is not necessary to provide details of the proposed design of a scheme to be considered under a PIP application. However, in this instance the applicant has provided an indicative layout of the proposed location and the possible design based on the previously approved development.
- 5.13 Any development on the site is constrained due to the location of the flood alleviation measures which occupy part of the site. It is intended that the proposed development would be located on a similar footprint to the previously approved work/live unit on the site. Likewise, the proposed parking spaces would be provided to the west of the application site, with vehicular access utilising the previously approved access to the site. Drawing number 234/150 which accompanies this application provides an indicative layout of the position of the building and the proposed parking layout/allocation.
- 5.14 A drawing of the possible design of a 3-storey building with gabled roof is also provided for indicative purposes only.

Amenity

- 5.15 The design of the scheme has not yet been finalised and residential amenity would be considered at the technical details stage. However, as the site is at a lower level than surrounding buildings and due to the intended orientation of the proposed building it is not anticipated that any amenity issue will arise. This matter will be thoroughly at design stage to ensure that all interface distances are met, and any possible amenity issues are addressed prior to submission.

Highways

- 5.16 The vehicular access to the site would utilise the existing access that was indicated off New Road, as part of the previous planning application on the site. Work on the vehicular access in this location has already commenced and at this point in time it is intended that any future development on this site will use the same access point, but this matter would be assessed in detail at the technical details stage.



Flood Risk Assessment

- 5.17 Part of the site falls with Flood Zone 2 and 3. However, flood alleviation measures were undertaken as part of the redevelopment of the site. This matter will be addressed in full at the technical details stage.

Other Considerations

- 5.18 All other considerations including ecology and trees would be dealt with at the technical details stage. There are no known or likely constraints that could not be addressed as part of the technical details consent stage.



6. Summary and conclusions

- 6.1 This planning statement is submitted in support of an application seeking Permission in Principle (PIP) for the construction of up to 9 residential units and associated works on land at Forge Road, Chinley.
- 6.2 The site comprises a previously developed windfall site, located within the settlement boundary of Chinley. Chinley is identified through Policy S2 as a Larger Village, a focus for growth. Policies H1 and S6 are permissive of the release of windfall sites within the settlement boundaries for housing. There is also an extant planning permission for mixed commercial and residential development on the site. The principle of residential development is considered acceptable.
- 6.3 The proposed development would be fully compliant with the provisions of the policies of the adopted local plan, which are supportive of the release of sites within the defined built-up-area boundaries of towns and larger villages.



