

Planning Statement

For Mr & Mrs A Gallemore | 23-529

Proposed new residential dwelling at Browside Farm, Whaley Lane, Whaley Bridge,
SK23 7BB

Project: 23-529
Site Address: Browside Farm, Stoneheads, Whaley Lane, Whaley Bridge, SK23 7BB
Client: Mr & Mrs A Gallemore
Date: 12 April 2024
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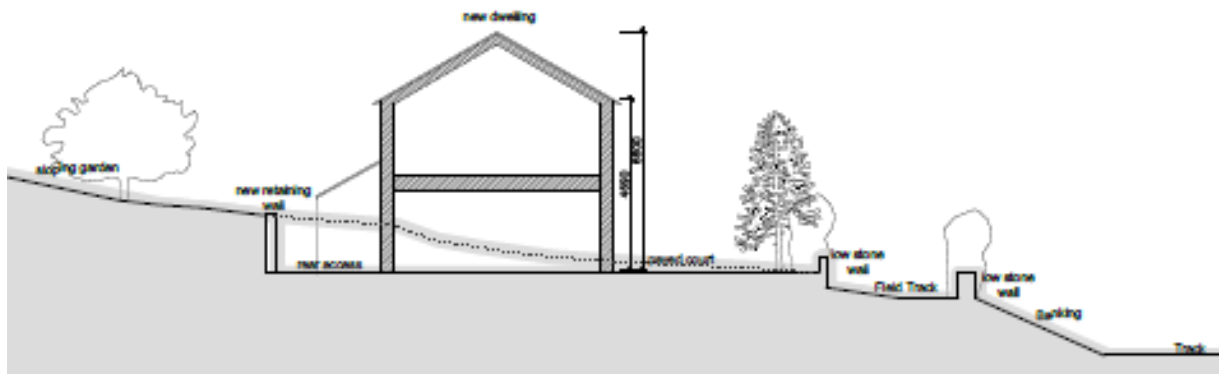
1. Introduction

- 1.1 This planning statement has been prepared in support of a full planning application seeking planning permission for the demolition of an existing stable building and the construction of a single dwelling and associated works on land to the northeast of Browside Farm, Stoneheads, Whaley Lane, Whaley Bridge.
- 1.2 The site is situated within the settlement boundary of Whaley Bridge and lies adjacent to the Green Belt boundary.
- 1.3 It will be demonstrated that the principle of development is acceptable and that the proposed scheme would be acceptable in terms of highway safety, amenity and landscaping.
- 1.4 The proposed development would comply with policies set out in the development plan and the Framework and therefore, in accordance with paragraph 11 of The Framework, planning permission should be approved. There are no material considerations to indicate otherwise.



2. The application

- 2.1 This application proposes the construction of a single dwelling on land to the northeast side of Browside Farm and is located on land which forms part of the extended residential curtilage for the property. The site would be accessed via the existing vehicular access, which lies to the west of Browside Farm, from Broadheads which itself is accessed off Meadowfields. The vehicular access is currently used to gain access to this area of the garden and the existing stable building which is to be removed as part of this proposal.
- 2.2 The dwelling would be two storeys and is cranked in the middle to prevent an elongated dwelling. The dwelling is constructed in traditional materials with a mix of both traditional and contemporary design.
- 2.3 The location of the existing stable building and the land immediately to the west is level, but it will be necessary to undertake an element of excavation work to accommodate the new dwelling. This work is not excessive and will involve the construction of a small section of retaining wall to the west of the dwelling. Please see cross section and site plan below:





3. Context

Site location and description

- 3.1 As referred to earlier the property is located within the settlement boundary for Whaley Bridge and adjacent to the Green Belt boundary. The Green Belt boundary dissects the application site, to the east, in particular through the existing stable building – see extract below. The proposed new dwelling is to be located to the east of the existing stable and therefore lies within the settlement boundary and not the Green Belt.



Relevant planning history

- 3.2 The application site consists of Browside Farm and Browside Barn which lies immediately to the west and associated agricultural land which lies immediately to the north. This application only effects Browside Farm and it's garden. Whilst planning applications have taken place on the associated land none are relevant to the current proposal.



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.

Development plan context

- 4.2 The development plan comprises the High Peak Local Plan which was adopted in April 2016 and the Whaley Bridge Neighbourhood Plan which was made in January 2024.
- 4.3 The site is situated within the settlement boundary of Whaley Bridge.

High Peak Local Plan

- 4.4 The relevant policies of the local plan are listed below:
- Policy S1: Sustainable Development Principles
 - Policy S1a: Presumption in Favour of Sustainable Development
 - Policy S2: Settlement Hierarchy
 - Policy S3: Strategic Housing Development
 - Policy S6: Central Sub-area Strategy
 - Policy EQ1: Climate Change
 - Policy EQ6: Design and Place Making
 - Policy H1: Location of Housing Development
 - Policy H3: New Housing Development
 - Policy CF6: Accessibility and Transport

Whaley Bridge Neighbourhood Plan

- 4.5 The Whaley Bridge Neighbourhood Plan has been prepared by the Town Council to guide the future development of the Neighbourhood Plan Area. Relevant policies comprise:
- Policy WB-G3 Residential Development - supports new residential development within the defined Whaley Bridge settlement area boundary.
 - Policy WB-E1 Sustainable Design seeks to ensure that all new developments are well designed and encourages creative design and use of traditional materials.



National Planning Policy Framework (NPPF)

- 4.6 The National Planning Policy Framework (the Framework) was revised by the Government on 19 December 2023, in response to the Levelling Up and Regeneration Bill.
- 4.7 Paragraph 7 of the Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development including the provision of homes in a sustainable manner. Paragraph 8 continues to state that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supporting ways. These are:
- An economic objective;
 - A social objective; and
 - An environmental objective
- 4.8 Paragraph 11 states that *“Plans and decisions should apply a presumption in favour of sustainable development”*. It also states that 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.”*
- 4.9 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.10 Relevant sections of the Framework are as follows:
- Section 5: Delivering a sufficient supply of homes
 - Section 11: Making effective use of land
 - Section 12: Achieving well-designed places



- Section 15: Conserving and enhancing the natural environment

Other material considerations

High Peak Design Guide (2018)

- 4.11 The High Peak Design Guide identifies the overarching principles in securing good design.
- 4.12 The guidance states that well-designed buildings respond to the character and setting of their surroundings. In relation to the issue of setting, the SPD notes that attention should be paid to the impact of a development on views into, over and out of the site. In the countryside or edge of settlement, buildings should sit comfortably within the landscape.



5. Planning considerations

Principle of development

- 5.1 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.
- 5.2 The site lies within the settlement boundary of Whaley Bridge. The local plan recognises that the town is a sustainable location for accommodating a proportion of housing growth.
- 5.3 Policy S2 sets out the settlement hierarchy. Whaley Bridge is identified as a Market Town (the highest of the settlement tiers) and the “*main focus for housing, employment and service growth.*” Policy S2 states that:

“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 Policy S3 identifies a housing provision for Whaley Bridge of 100 houses will be met on small sites in Whaley Bridge. This site comprises a windfall site.
- 5.5 Policy S6 of the adopted Local Plan deals with the central sub area. It states that the policy will seek to promote the sustainable growth of the Central Area. Whaley Bridge falls within the Central Area
- 5.6 The second part of the policy states that it will provide for the housing needs of the community by planning sustainable housing and mixed-use development in four ways:
- **Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the Central sub-area, including the delivery of appropriate levels of affordable housing** – there is no conflict with this part of the policy.
 - **Supporting the development of new housing on sustainable sites within the built up area boundary primarily in Chapel-en-le-Frith, New Mills and Whaley Bridge** – There is support for new housing on sustainable sites within the built up area. There is no dispute that the site comprises a sustainable site within the built-up area boundary. Furthermore, the Council relies on small scale windfall sites through the plan period to meet its needs.
 - **Supporting the development of new housing within the mixed redevelopment of industrial legacy sites including Britannia Mill at Buxworth** – there is no conflict with this part of the policy.



- Ensuring that residential development avoids adverse impact on the integrity of the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area, the South Pennine Moors Special Area of Conservation (SAC) and the Dark Peak Site of Special Scientific Interest (SSSI) - a component part of this European site – there is no conflict with this part of the policy as the site lies within the settlement boundary and would have no impact on these designations.

5.7 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. The application site is within the settlement boundary and attracts strong support from Policies S1, S2, S3, S6 and H1

5.8 In summary, the construction of a dwelling on this site is strongly supported through the provision of the adopted local plan:

- The site is located within the settlement boundary and is accessible in relation to key services and public transport options.
- The site is located within Whaley Bridge, which is identified through Policy S2 as a Market Town, the highest tier within the settlement hierarchy and the main focus for growth.
- Policies S6 and H1 is 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.

5.9 The proposed residential 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. This site is located within the built-up area of Whaley Bridge, to the north west of the town and accords with the above policies.

Amenity

5.10 Local Plan Policy EQ6 (Design and Place Making) requires that all development be well designed and respond positively to its environment by meeting a number of criteria. These criteria include a requirement 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.



- 5.11 It is considered that the application proposals would not result in any adverse impact on the amenity of the residents of Stoneheads or Meadowside.

Design

- 5.12 The new dwelling has been designed carefully by the architect to enable the property to be assimilated into the landscape – please refer to the accompanying Design and Access Statement.
- 5.13 In relation to the use of materials, it is proposed to construct the external envelope of the building in natural gritstone and blue slate to reflect the design of the traditional buildings – please refer to the design and access statement for more details.

Biodiversity net gain (BNG)

- 5.14 The proposed development is exempt from the requirements for BNG due to the application being submitted and constructed for the applicant as a self build dwelling.



6. Summary and conclusions

- 6.1 This planning statement has been prepared in support of a planning application seeking full planning permission for the demolition of an existing stable building and the construction of a single dwelling and associated works on land at Browside Farm, Whaley Bridge, Derbyshire.
- 6.2 The site is located within the settlement boundary of Whaley Bridge, which is identified through Policy S2 as a principal Market Town (the highest of the settlement tiers) and the main focus for housing, employment and service growth. Policies H1 and S7 are permissive of the release of windfall sites within the settlement boundaries for housing. Furthermore, there is an extant planning permission which is a material consideration in the determination of this application.
- 6.3 The proposal has been designed carefully to respect the topography of the site and context of the immediate setting and the wider settlement area. It is considered that the proposals are in keeping with the settlement area.
- 6.4 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 such as Whaley Bridge. Therefore, in accordance with paragraph 11 of The Framework, planning permission should be approved. There are no material considerations to indicate otherwise.



