

Planning Statement

For Treville Properties Ltd | 24-099

Redevelopment to provide 8no.dwellings and associated works - 10-12 Bridgemont,
Whaley Bridge

Project: 24-099
Site Address: 10-12 Bridgemont, Whaley Bridge, .
Client: Treville Properties Ltd
Date: 18 June 2024
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1. Introduction

- 1.1 This statement supports an application for the redevelopment of a brownfield site to provide 8no dwellings, on land at 10-12 Bridgemont, Whaley Bridge. The application follows an earlier permission for the erection of 5 dwellings at the site. The current proposals seek a change to the approved dwelling types and numbers in order to make a more efficient use of land and better respond to local housing needs.
- 1.2 This statement describes the local context, the rationale for the development, and its compliance with relevant local and national planning policy.
- 1.3 It is shown that the proposed development would provide a number of benefits in respect of the three objectives of sustainable development and that planning permission should be granted without delay in accordance with Paragraph 11c of the Framework.



2. The application

- 2.1 The application proposes the erection of 8no. 3 bedroom dwellings on land at 10-12 Bridgemont, Whaley Bridge. These would be arranged as four pairs of semis, evenly spaced along an internal access road running parallel with Buxton Road. Each of the properties would have three storeys of accommodation, with the lower floor of accommodation set into sloping land to the rear. Rear gardens would be gently terraced with steps leading from the gardens to the street at the front.
- 2.2 The dwellings would be constructed in Bradstone walling, with slate roofs and traditional detailing such as sills, lintels and chimneys to give an appearance in keeping with the local vernacular. Subtle variations between the properties in terms of roof form and the incorporation of recessed garages/two storey elements and small bay windows to certain pairs of properties would add interest to the street scene. The elevational detail is shown below.



3. Context

Site location and description

- 3.1 The site is situated alongside the A5004 Buxton Road to the edge of Bridgemont, and to the North of Whaley Bridge and within the built up boundary of Whaley Bridge. It was formerly the site of two detached dwellings known as 10 and 12 Bridgemont. Number 12 Bridgemont has been demolished and number 10 Bridgemont remains. The whole of the site constitutes previously developed land, with extant planning permission for redevelopment as outlined in the planning history section of this statement below.
- 3.2 The site is bounded by the railway embankment and railway to the West, by an area of trees to the North and by Buxton Road to the East (beyond which lies the canal and the River Goyt). A Tesco and B&M Bargains are located diagonally to the Northeast of the site on the opposite side of Buxton Road. Existing houses run along Buxton Road to the South.

Relevant planning history

- 3.3 A number of planning applications have been submitted at the site, all of which involved demolition of the existing dwellings and the erection of new dwellings. On 11 February 2011, planning permission was granted for a four-bed detached dwelling to replace one of the existing bungalows (planning reference HPK/2010/0646). The LPA confirmed on 20 February 2014 that the permission had been implemented within the 3 year time limit. A further application was then submitted (reference HPK/2015/0634) for demolition of two dwellings and erection of 10 dwellings with associated works. The application was amended following consultation feedback and the proposed number of dwellings reduced to 5 in response to highways advice regarding access visibility. Permission was granted for the development on 21/12/2016.
- 3.4 The access arrangements for the site have subsequently been reviewed and it has been confirmed that an improved arrangement can now accommodate a greater number of dwellings. On that basis, the current application seeks planning permission for 8 dwellings (4 pairs of semi-detached properties) which better respond to local housing needs. They would be sited in approximately the same location as the larger detached dwellings approved under HPK/2015/0634, would have the same number of storeys and would be no higher than the approved dwellings. Further details on the proposed development are outlined below.



Consultation and background

- 3.5 Consultation has been undertaken with county highways regarding the proposed access to the development to ensure it is appropriate to serve the proposed number of dwellings.
- 3.6 The feedback and consultation responses received in relation to previous applications at the site have also been considered and taken on board as part of the design process for the current application.



4. Policy context

Development plan context

4.1 The development plan for the site comprises the High Peak Local Plan (HPLP adopted 2016) and the Whaley Bridge Neighbourhood Plan 2022-2032.

4.2 The proposals map shows the site as being located within the built up area boundary of Whaley Bridge.

4.3 The following policies of the High Peak Local Plan (adopted 2016) are most relevant:

- 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 2: Landscape Character;
- Policy EQ 6: Design and Place Making;
- Policy EQ 9: Trees, Woodland and Hedgerows;
- Policy EQ 10: Pollution Control and Unstable Land;
- Policy H 1: Location of Housing Development;
- Policy H 3: New Housing Development;
- Policy H 4: Affordable Housing; and
- Policy CF 6: Accessibility and Transport

4.4 The following policies of the Neighbourhood Plan are most relevant:

- WB-G3 Residential Development
- WB-E1 Sustainable Design
- WB-E3 Natural Environment
- WB-E4 Rural and Landscape Character
- WB-T1 Transport and Movement



National planning policy and guidance

- 4.5 The Framework was originally published in 2012. It was updated in July 2018, February 2019, July 2021, September 2023 and December 2023 and is a material consideration in the determination of planning applications. Chapters 1, 5, 6, 11, 12 and 15 are of most relevance to the application.

Other material considerations

- 4.6 The following supplementary planning documents are also relevant:

- High Peak Design Guide SPD (February 2018);
- Adopted residential design SPD (December 2005); and
- Landscape Character SPD (March 2006).



5. Planning considerations

The principle of development

- 5.1 The application site is located within the built up area boundary of Whaley Bridge which is identified as a Market Town at the top of the settlement hierarchy within Local Plan Policy S2. The supporting text to the policy states that

“The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Settlement Boundary within which development of an appropriate scale and nature will be allowed.”

- 5.2 Policy S3 sets out the required level of housing provision for High Peak across the plan period. It indicates that the housing requirement will be met through a mixture of large, allocated sites and small sites which would accord with Local Plan Policy H1.

- 5.3 Local Plan Policy H1 states that the Council will ensure provision is made for housing taking into account all other policies in this Local Plan, through a number of measures. The proposed development is directly in accordance with a number of these as follows:

- Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose.
- Supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages.

- 5.4 Point 2 of Policy S6 also states that the Council will seek to promote the sustainable growth of the Central Area by:

“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.”

- 5.5 The principle of development is therefore acceptable, and the proposed development would make a small, but important contribution to meeting the council’s housing needs directly in accordance with the policies which seek to rely on windfall housing development to deliver the supply required.

Landscape and design considerations

- 5.6 The proposed development is of a similar scale and layout to that previously approved at the site. However, the current application seeks to provide 4 pairs of semi detached dwellings rather than 5



detached dwellings. The height of the proposed dwellings would be no greater than the development previously approved and the siting and arrangement of the buildings, location of the site access and alignment of the internal access road are all broadly consistent with that permission. In visual terms, the proposed development would have no greater impact than the development approved under application reference HPK/2015/0634. Indeed, the revised proposals are an improvement on the previously approved development, with the variation in roof height, garage provision and window design adding interest to the street scene. The mixture of garage and curtilage parking accords with Neighbourhood Plan policy reference WB-T1, which states that a mix of parking provision should be provided, taking account of local character, including curtilage spaces and garages, so that streets and the public realm are not dominated by parking.

The current application also seeks more gradual level changes and less significant changes in close proximity to the railway than those approved under 2015/0634, which involved a larger retaining wall across the full length of the site (which was set further back towards the railway). In this context there is an improved relationship with Railway assets than was already considered acceptable under the previous approval.

- 5.7 The proposed house types have been designed with reference to the requirements of Local Plan Policy H3 to ensure that the development would address the housing needs of local people and contribute positively to the promotion of a sustainable and inclusive community, with reference to the characteristics of the existing housing stock in the surrounding locality. The High Peak Housing and Economic Land Needs Assessment 2022 (HELNA) identifies evidence of a borough-wide orientation towards larger households requiring bigger properties (3+) bedrooms in the private sector, with the greatest demand across High Peak (as a whole) being for 3 bedroom properties. Within the Central Area, the greatest need is identified as being for 2 and 3 bedroom properties. The HELNA suggests that HPBC should consider the extent to which they may wish to rebalance the stock away from the small-terraced properties.
- 5.8 The proposed development acknowledges the need for 3+ bedroom properties across the High Peak area and seeks to balance this with the specific requirements for the Central area by providing 3 bedrooomed semi-detached properties with a layout that enables flexibility in the use of rooms. This is considered to better reflect local needs than the previously approved 2015 scheme, which comprised 5no 4 bedroom detached dwellings.

Trees

- 5.9 An arboricultural survey and assessment is submitted with the application. The development will not result in the loss of any high quality trees. All trees of high amenity value will be protected and retained as part of the development.



Accessibility and Highways

- 5.10 As noted above, the proposed development has been designed with reference to advice from highways officers. It provides a safe and suitable arrangement in terms of access, turning and parking. The site is situated in an accessible location, with easy access to local services and facilities and sustainable modes of transport.

Ecology

- 5.11 The application has been submitted with a preliminary ecology survey and phase 1 habitat survey by NLG Ecology which advises the retention of an element of embankment vegetation to maintain the habitat corridor that connects the site to the broader woodland and rail corridor. It is advised that this is considered as part of landscaping for the site, which can be controlled by condition.
- 5.12 The bungalow at the site has been identified as having high potential for roosting bats. The ecology report recommends that three dusk emergence surveys are undertaken from May onwards. The results of the surveys will be provided when available. If bats are found to be present during any of the surveys, a suitable mitigation strategy will be provided as required.
- 5.13 A baseline assessment for Biodiversity Net Gain by Baker Ecology has also been submitted. The assessment generally accords with the preliminary survey by NLG in terms of identifying the habitats that are present at the site, with a small number of differences. For example, Baker Consultants have assessed the woodland at the site in greater detail and classified it slightly differently due to the frequency of non-native sycamore within the canopy.
- 5.14 The BNG assessment indicates that it is not feasible for the site to meet trading rules or achieve a net gain for habitats through on-site provision alone and sets out three scenarios through which a 10% gain can be achieved that complies with trading rules for the particular habitats on the site.

Drainage and Flood risk

- 5.15 The drainage assessment and strategy that is submitted with the application confirms that the site is located within flood zone 1 where there is a low probability of flooding from rivers and seas and that there is a low probability of flooding from other sources. The strategy has been developed with reference to the specific characteristics of the site, the surrounding area and existing drainage infrastructure to ensure that drainage provisions are appropriate for the site. The strategy complies with relevant legal requirements



and will be constructed in accordance with current best practice, LLFA requirements and building regulations as required.

Amenity

- 5.16 The design of the development will ensure high levels of amenity for future occupants of the development. As indicated, residential development has previously been approved in this location without any concerns relating to noise or other amenity considerations. Details of the proposed glazing specification have been submitted with the application and can be controlled by condition as required.

Other considerations

- 5.17 Local Plan Policy H4 indicates that 20% affordable housing provision will be sought on developments of 5-24 units. However, the policy was adopted prior to the introduction of provisions within what is now paragraph 64 of the Framework, which made it clear that affordable housing should not be sought for residential developments that are not major developments. On this basis, the policy is out of date and no affordable housing provision is required on this site.

Benefits of the development

- 5.18 The proposed development will meet a number of the priorities and objectives of the Local Plan and contribute to the objectives of sustainable development. With regard to Local Plan Policy S1, it will make a positive contribution to the sustainability of communities by meeting a number of the specific objectives of the policy, in particular:

- Meeting development needs within or adjacent to existing communities;
- Making effective use of land by reusing brownfield land;
- 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 landscape, townscape, roles and setting of different areas and settlements in the High Peak;
- Protecting and enhancing the natural environment;
- Providing for a mix of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations;
- Providing development in a locations where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport;
- Ensuring a net gain in biodiversity;



- Incorporating high quality, locally distinctive design; and
- Ensuring future residents of the development benefit from an attractive and safe living environment, with a high level of amenity.

5.19 In more general terms the development will contribute to achieving the three of objectives of sustainable development as set out in the Framework as follows:

The economic objective

5.20 During the build programme, construction related jobs and indirect jobs would be created. The appellant is a local development company, with a local labour force, which seeks to support other local businesses by sourcing materials from High Peak and immediately surrounding areas wherever possible. This would benefit local contractors and suppliers.

5.21 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.

The social objective

5.22 There are three strands to the social objective of sustainable development: design and accessibility; the provision of houses where required; and supporting strong, vibrant and healthy communities.

5.23 The development respects and responds to the local context. It is architecturally appropriate and would be set within carefully considered landscaping that would strengthen the character of the area. In terms of accessibility, the site is located within the built up area boundary of Whaley Bridge, which is one of the key towns in High Peak and is identified as a focus for development in the Local Plan.

5.24 The site would contribute to meeting the housing needs of Whaley Bridge, the Central Area and the Borough as a whole. 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.

5.25 The proposed house types would meet the requirements and future needs of a wide range of households, with the flexibility to respond to the needs of growing families. 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.

The environmental objective

- 5.26 The proposed development would result in the redevelopment of a previously developed site, with benefits to the character and appearance of the area. It would represent an efficient use of land. The site is in flood zone 1 and therefore not at risk of flooding or at risk of flood from rivers or reservoirs. Landscaping will be incorporated to maximise ecological benefits, with net gains for biodiversity. It is in a highly sustainable location and provides the ability to reduce reliance on the private car and mitigate emissions.



6. Conclusion

- 6.1 It has been shown that the proposed development accords with all relevant local and national planning policy. The proposals largely reflect a similar scale and type of development that was considered acceptable on this site previously and in the context of the consistency of decision making and an absence of any material changes in the planning context, the proposals should be considered positively. The scheme would provide a number of benefits that would help the LPA achieve key objectives set out in the Development Plan, as well as contributing to the three objectives of sustainable development.
- 6.2 Planning permission should therefore be granted without delay in accordance with Paragraph 11c of the Framework.



