

DESIGN, ACCESS, AND PLANNING STATEMENT

**OUTLINE PLANNING APPLICATION
WITH ALL MATTERS RESERVED
FOR RESIDENTIAL DEVELOPMENT**

**ON LAND ADJACENT BUXTON ROAD
CHINLEY
SK23 6DN**

EASTING: 404319 NORTHING: 382598

JANUARY 2025

Prepared by

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1.0 INTRODUCTION

Mark Simmonds Planning Services Ltd. have been instructed by Mr. Christian Mycock, ('the applicant'), to prepare and submit an Outline Planning Application with all matters reserved for residential development on land to the south of Buxton Road, Chinley.

This planning application is supported by the following documents:

- | | |
|--|-----------------------|
| 1. Design, Access and Planning Statement | 5. Habitat Survey |
| 2. Heritage Impact Assessment | 6. Site Location Plan |
| 3. BNG Metric and summary report | 7. Existing Site Plan |
| 4. Preliminary Ecological Survey | 8. Proposed Site Plan |

2.0 SITE HISTORY

- **Application no: HPK/2016/0551 – Outline planning permission granted 29th of March 2017.**

3.0 THE PROPOSAL

Outline planning permission is being sought for the residential development of up to 5no. Dwellings with all matters reserved.

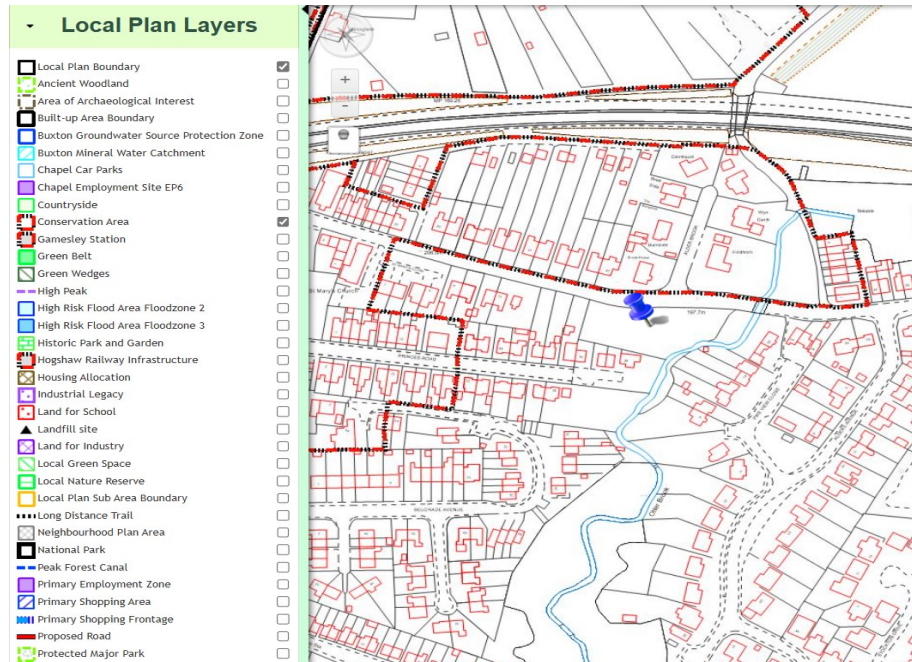
4.0 SITE AND LOCATION

The site is within the built-up area of Chinley, a conservation area lies to the north of the site with the main village centre being approximately 400m to the west. Otter Brook runs further to the east and there is a stone wall along the northern elevation.

To the south and west are residential dwellings. There are several large trees mainly along the eastern part of the site, with several less mature trees, bushes and shrubs along the northern boundary screening much of the site from public view.

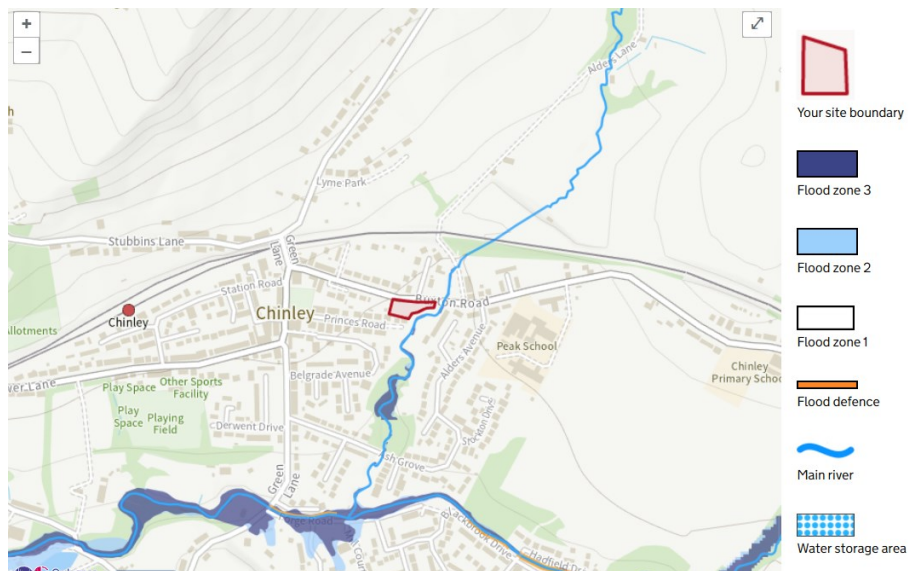


Aerial view of site (google maps 2025)



High Peak Borough Council Policy map.

The Policy map demonstrates that the site is outside of the Conservation Area for Chinley, however, as it is adjacent to the north of Buxton Road, a Heritage Impact Assessment has been submitted alongside this application.



Environment Agency Flood maps for planning identifies the site to be Flood Zone 1.

The site is within flood zone 1, the preferable location for development as shown above.

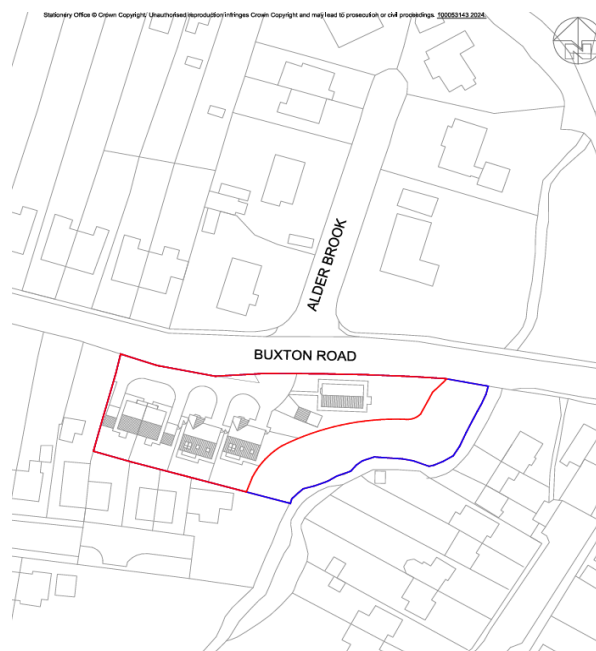
5.0 DESIGN

An indicative layout has been submitted to the Local Planning Authority showing the footprint of 5no. dwellings. This includes a mix of detached and semi-detached properties.

The proposed dwellings would have sufficient amenity and car parking spaces with their own drive with one access into the site from Buxton Road.

6.0 RESIDENTIAL AMENITY

The proposed scheme offers an acceptable level of private amenity space and off-street parking and would have acceptable separation distances from neighbouring properties to ensure no loss of residential amenity through overlooking, overshadowing or having an overbearing impact.



Indicative Site Plan (Not to scale -please see submitted plans for scaling).

7.0 PLANNING POLICY

The National Planning Policy Framework (NPPF 2024)

9. Achieving sustainable development

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations –

including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) 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;

b) 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

c) 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.

Decision making

Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Delivering a sufficient supply of homes

Paragraph 61 says 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. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Promoting sustainable transport

Paragraph 110 says the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Planning and flood risk

Paragraph 170 says that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Conserving and enhancing the historic environment

Paragraph 202 says that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷³. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

Proposals affecting heritage assets

Paragraph 207 states in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 208 states local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

High Peak Local Plan Adopted April 2016

Relevant policies:

Policy S1: Sustainable Development Principles

Policy S 1a: Presumption in Favour of Sustainable Development

Policy S2: Settlement hierarchy

Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:

Larger Villages Charlesworth, **Chinley**, Dove Holes, Furness Vale, Hadfield, Hayfield, Peak Dale and Tintwistle are defined as 'Larger Villages' 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 facilities and services.

4.41 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 recognised 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.

Policy EQ5: Biodiversity

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.

Policy EQ6: Design and Place Making

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.

Policy EQ7: Built and Historic Environment

The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with subarea strategies S5, S6 and S7.

Particular protection will be given to designated and non-designated heritage assets and their settings including:

- Listed Buildings
- Conservation Areas
- Historic Parks and Gardens
- Scheduled Monuments
- Archaeological Sites or heritage features
- Heritage trees and woodlands
- Locally listed heritage assets

Policy EQ11: Flood risk management

The Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. When considering planning applications, the Council will also have regard to all relevant Catchment Flood Management Plans and the Local Flood Risk Management Strategy.

8.0 MATERIAL CONSIDERATIONS AND POLICY

Policy S1 and S1a and S2 relate to sustainable development and the settlement hierarchy. The proposed site is inside the development boundary for Chinley, Chinley is classed as a larger village in the settlement hierarchy 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 facilities and services.

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.

Biodiversity

Policy EQ5 relates to Biodiversity. A BNG metric and summary report have been provided along with a Preliminary Ecological Assessment.

The BNG summary is as follows:

It is considered that the development if granted, would be subject to the biodiversity gain condition.

Based on the Statutory Defra Biodiversity Metric (06/08/2024), the pre-development biodiversity value of the onsite habitats is as follows:

- 1.32 Habitat Units
- 0.03 Hedgerow Units

No watercourse units were present within the application site and therefore this module is exempt from the +10% gain condition.

No irreplaceable habitats are present on the application site.

No degradation activities have taken place which would alter the pre-development biodiversity value.

The pre-development habitats are reflected on the baseline UKHabs Plan (see Drawing 1804-001 below) and contained within the accompanying metric.

As the site layout is fixed, this allows the post-intervention habitats to be detailed (see 1804-002 below) and entered into the metric (as a Draft Biodiversity Gain Plan). These comprise areas of:

- Vegetated private gardens
- Hardstanding access, walkways and parking
- Residential buildings including housing and parking garages
- Amenity grassland frontages

Based on the Statutory Defra Biodiversity Metric calculations, the proposed development will result in an overall change in **Habitat Units to -87.76%** (-1.16 Habitat units) and a change in **Hedgerow Units to +379.99%** (+0.10 Hedgerow units).

To achieve +10% biodiversity gain condition, **1.29 Habitat Units will be required (at least 0.43 being Scrub, 0.49 being Individual Trees and 0.34 being Woodland).**

In order to achieve the 10% net gain target required by the Environment Act (2021), these will need to be provided post-planning by the applicant either;

- On other land within the applicants ownership;
- Through a habitat bank;
- Or as a last resort through DEFRA's Statutory Biodiversity Credit system.

This can be secured via the pre-commencement 'Biodiversity Gain Condition'.

All subsequent landscape plans / strategies submitted for approval must have due regard to habitat prescriptions provided within the user comments section of BNG metric to ensure that the targeted habitat and conditions will be achieved.

The Preliminary Ecological Assessment has identified a number of ecological constraints as defined within section 5 and specific avoidance, mitigation and compensation measures have been provided.

Design & Access

Policy EQ6 is concerning Design and place, the design and layout of the plots are indicative at this outline stage, however, the proposed plan demonstrates that 5no. dwellings comfortably sit on the plot with sufficient parking, and amenity space for each plot. The layout would not be out of character with the existing residential properties surrounding the site.

The access would be directly off Buxton Road, with separate driveway access to each of the plots.

Amenity

There is sufficient private amenity space and distance from surrounding residential properties, therefore, no impact upon residential amenity.

The Historic Environment

Policy EQ7 relates to the Historic Environment. The proposed site is outside of but adjacent to the Conservation area of Chinley. The Conservation boundary is across Buxton Road to the north of the site. A Heritage Impact Assessment has been submitted alongside this application to assess this.

The application is in outline form only at this stage; therefore, details of the design and layout would be determined at a later stage. However, the proposed dwellings would be sympathetically designed to ensure the character of the area is retained and enhanced whilst providing a quality development. Future residents will have their own private amenity space and parking spaces.

The Council is respectfully asked to consider that the principle of the development of this site is acceptable.

Flood Risk

Policy EQ11 relates to flood risk. The site falls within Flood zone 1, the preferable area for development.

9.0 CONCLUSION

The Council is respectfully asked to consider that this proposal results in no unacceptable adverse impacts that would significantly and demonstrably outweigh the benefits. Any reserved matters application would ensure that a suitably designed dwellings can occupy this plot without any adverse impacts on amenity nor the historic landscape.

Overall, it is considered that the proposal represents sustainable development which complies with both Local and National Policy considerations and on this basis the Council is asked to support this outline proposal.