

Planning Statement

For R & M Property Group | 25-623

Permission in Principle (PiP) for up to 9 no. dwellings
Land off Leek Road, Buxton

Project: 25-623
Site Address: Land off Leek Road, Buxton
Client: R & M Property Group
Date: 06 March 2026
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Appendices

EP1.	Site Location Plan
EP2.	HBF economic benefits calculator



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 dwellings and associated works on land off Leek Road, Buxton.
- 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 0.90 hectares. The proposal would not 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 Specifically, details of the following matters will be provided at Technical Details Stage 2:
 - How the proposals will preserve or enhance the Grade II listed limehouse, in the north west corner of the site.
 - How the proposals will safeguard the public right of way, located along the western boundary of the site.
- 1.5 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 residential buildings 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 has an area of approximately 0.90 hectares. The site is located within the built-up area boundary of Buxton.
- 2.2 The site comprises of overgrown grassland, with some scattered trees at the perimeter, as shown on the plan below. A public right of way runs along the western boundary of the site. A Grade II listed limehouse is situated in the north west corner of the site. A tree in the far southern part of the site is protected by a tree preservation order. A copy of the Site Location Plan is provided at Appendix EP1.

Figure 1.1: Location plan



- 2.3 As set out above, the site is located within the built-up area boundary of Buxton, which is defined as a town. Buxton town centre is the principal defined commercial centre within High Peak, which serves both residents and tourists. The town centre contains a wide range of shops and services.



The site is in a sustainable location

2.4 The site is in a sustainable location and is serviced by the following:

- **Public transport:** A bus stop is located just 75m north of the site, providing services to Macclesfield, Burbage, Buxton and Bakewell (service 58) and Leek (service 108). A public right of way runs along the western boundary of the site. Buxton train station is located 2.3km north east of the site.
- **Open space:** Buxton & Poole's Cavern Country Park is located immediately east of the site on the opposite side of the A53. Burbage Bowling Club is located 0.5km north of the site. Burbage Park is located 0.5km north east of the site.
- **Service and amenities:** Rockbay Service Station is located 0.3km south of the site which contains a convenience store selling 'top-up' goods. Waitrose and Morrisons are both located 2.6km north east of the site. A pharmacy is located 1.4km east of the site. Burbage Primary School is located 0.6km north east of the site. A children's nursery is located 0.3km north of the site. Buxton Medical Practice is located 1.6km east of the site. St Anne's Church is located 1.8km east of the site. The Duke pub and Burbage Village Store are located 0.3km north of the site.

2.5 To the north of the site are existing dwellings. The east of the site is defined by the A53 (Leek Road), with dwellings present on the opposite side of the road. South of the site are partially constructed dwellings. To the west of the site is the River Wye, with dwellings located on the opposite side of the river.

Figure 2.1: Photograph looking across the site from south to north



Figure 2.2: Photograph looking across the site from north to south



Figure 2.3: View of the site from east to west



Relevant planning history

- 2.6 A full planning application for two new dwellings on the southern portion of the site was refused by the Council on 18th October 2019 (LPA ref: HPK/2019/0255). Reasons provided were 1. the impact on landscape character; and 2. Future pressure to prune or remove a tree protected by a TPO. An appeal was made against the refusal and the appeal was dismissed on 17th August 2020 (PINS ref: 3249205). The Inspector found there to be no harm from the proposal to protected trees, however, the Inspector found there would be harm to the character and appearance of the area.

3. Proposed development

- 3.1 The application proposes the construction of up to 9 residential units and associated works. The application is supported by a Site Location Plan.
- 3.2 An indicative proposed site layout plan has not been provided as the Council is limited to planning considerations concerning location, land use and amount of development only and ample space is available to accommodate the proposed dwellings.
- 3.3 More detailed proposals will be provided as part of a Stage 2 (Technical Details) application, to be submitted to the local planning authority, following any approval of the permission in principle application.



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.

Development plan context

- 4.2 The development plan comprises the High Peak Local Plan (adopted April 2016).
- 4.3 Buxton does not have a 'made' neighbourhood plan.

High Peak Local Plan

- 4.4 The following policies of the High Peak Local Plan are relevant:
- S1 – Sustainable Development Principles
 - S1a – Presumption in Favour of Sustainable Development
 - S2 – Settlement Hierarchy
 - S3 – Strategic Housing Development
 - S7 – Buxton Sub-Area Strategy
 - H1 – Location of Housing Development
 - H3 – New Housing Development

Other material considerations

2025 National Planning Policy Framework (the Framework)

- 4.5 The Framework was originally published in 2012. It was updated in July 2018, February 2019, July 2021, September 2023, December 2023 and most recently in December 2024. Minor updates were then made on 7th February 2025. The Framework is a material consideration in the determination of planning applications.
- 4.6 The National Planning Policy Framework 2025 (The Framework) sets out the Government's planning policies for England and how these should be applied.



4.7 The Framework emphasizes that planning applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. It is a material consideration in decision making and provides a framework for the preparation of development plans (Section 2).

4.8 Relevant in in this instance are sections:

- 2 – Achieving sustainable development
- 5 – Delivering a sufficient supply of homes
- 11 – Making efficient use of land

National Planning Practice Guidance (the PPG)

4.9 The PPG was originally published in March 2014 and has since been updated.

Written Ministerial Statement (WMS) 30 July 2024

4.10 The Government published a WMS on 30th July 2024 alongside its consultation on changes to the Framework. The WMS has the effect of Government policy and is therefore a material consideration in planning decisions (*Cala Homes (South) Ltd v Secretary of State [2011] EWCA Civ 639*).

4.11 The WMS states: **“There is no time to waste. It is time to get on with building 1.5 million homes”**.

Letter from the Deputy Prime Minister to local authorities: “Playing your part in building the homes we need”

4.12 Following the WMS, the Deputy Prime Minister wrote to local authorities in a letter dated 30th July 2024. The letter outlines a number of changes the government will make to achieve the delivery of additional housing.

Chancellors Statement 8th July 2024

4.13 The Chancellor’s first statement set out how the new Government is going to achieve its manifesto pledge to deliver economic growth. As a statement from the Government this is capable of being a material consideration. The Chancellor stated that *“Growth... is now our national mission”*.

Housing Secretary issues 'call to arms' to 'build, baby, build'

4.14 Following a roundtable event, on 12th September 2025, the new Housing Secretary issued a press release urging key developers and housebuilders to 'build, baby, build' as part of the next phase of getting Britain building faster. The new Secretary of State, alongside Housing Minister Matthew Pennycook, committed



to working in partnership with industry leaders to ramp up housebuilding, focusing on the remaining barriers, including complex planning processes, that stand in the way of building 1.5 million homes in this Parliament [2024-2029].

Local Plan Review

- 4.15 The Council has undertaken a review of its Local Plan, which has been declared partially out of date, including policy S3 (Strategic Housing Development) and policy H4 (Affordable Housing).
- 4.16 The Council's Local Development Scheme (February 2025) sets out that the Council is preparing an updated Local Plan. The Council consulted on Preferred Options in Spring 2025. The remainder of the Local Plan timetable includes consulting on the Proposed Submission (Winter 2025), Submission of the Local Plan (Spring 2026), Examination (Summer 2026) and Adoption (Autumn 2026).
- 4.17 As the emerging Local Plan has not been adopted, only limited weight can be given to the emerging Local Plan.

Supplementary Planning Documents / Guidance

- 4.18 There are several adopted SPDs in High Peak. None are relevant for this Stage 1 PIP.



5. Housing land supply

- 5.1 The Council's latest housing land supply position is set out in the Council's High Peak 5 Year Housing Land Supply - Interim Position Statement, published in March 2025, with a base date of 1st April 2023.
- 5.2 On the requirement side, the strategic policies in the High Peak Local Plan (adopted in April 2016) are more than five years old and the Council has commenced a review of the Local Plan to update the policies deemed out of date (including Policy S3 – Strategic Housing Development and Policy S4 – Affordable Housing). Therefore, in accordance with paragraph 78 and footnote 39 of the Framework, the supply should be measured against the local housing need using the standard method set out in the Planning Practice Guidance (PPG). The new local housing need under the revised standard method quoted by the Council is 553 dwellings per annum. The 'base' five-year requirement is therefore 2,765 dwellings (i.e., 553 x 5 years = 2,765).
- 5.3 Under the new Framework, a 5% buffer also needs to be applied. Therefore, the supply that needs to be demonstrated is 2,903 dwellings (i.e., 2,765 x 1.05).
- 5.4 On the supply side, the Council claims that the deliverable supply at 1st April 2023 is 1,653 dwellings. Against a five-year requirement of 2,903 dwellings, this equates to **2.85 years** and an **undersupply of 1,250 dwellings**. Based on more up-to-date housing stock and affordability ratio figures, the annual local housing need figure / requirement has increased to 567 dwellings. Based on this updated local housing need figure, this equates to **2.78 years** and an **undersupply of 1,324 dwellings**, as summarised in the following table:

Table 5.1 – Summary of High Peak's 5YHLS at 1st April 2023

	Requirement	Local housing need (LHN)	
		Council	EP
A	Annual local housing need figure / requirement	553	567
B	Five year requirement (A x 5 years)	2,765	2,835
C	5% buffer	138	142
D	Total five year housing requirement (B + C)	2,903	2,977
E	Annual housing requirement (D / 5 years)	581	595



		Local housing need (LHN)	
	Supply		
F	Deliverable supply	1,653	1,653
G	Years supply (F / E)	2.85	2.78
H	Shortfall against the 5YHLS requirement (F – D)	-1,250	-1,324

5.5 For the purposes of this application, we have not provided our critical assessment of the deliverability of sites, which identifies whether any dwellings should be removed from the Council's supply because they are not deliverable. Should such an assessment be undertaken, then the deliverable supply may reduce further. But even on the Council's stated position, there is a significant shortfall against the minimum requirement of national policy to demonstrate a five-year supply.



6. Planning considerations

Decision making context

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The site is located within the built-up area boundary of Buxton, which is defined as a town. Policy H1 is supportive of housing development on unallocated sites within defined built up area boundaries of the towns and larger villages. Policy S2 sets out that the market towns, including Buxton, will be the main focus for housing and other development. Policy S7 is permissive of the development of new housing on sustainable sites within the built up area boundary primarily in Buxton. Therefore, a development of up to 9 dwellings on the site would be in accordance with relevant development plan policies.
- 6.3 As discussed in Section 5 above, the LPA is not able to demonstrate a five-year housing land supply. Therefore, the tilted balance is engaged in accordance with paragraph 11(d) of the Framework. This states:

“d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed;
- ii. 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.”

- 6.4 Policy S1a also sets out the decision making process in circumstances where development plan policies are out of date.
- 6.5 Footnote 9 of the Framework states:

“The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.”

- 6.6 The planning balance is addressed below.



Benefits of the proposed development

Delivery of market housing

- 6.7 The site would deliver up to 9 dwellings in a reasonably sustainable location.
- 6.8 Paragraph 61 of the Framework sets out the Government’s objective of “significantly boosting the supply of homes”. It is well established that the delivery of homes, at a time of a national housing crisis, can be given significant weight, even in cases where a Council can demonstrate a five-year housing land supply. For example, the Secretary of State allowed an appeal for a mixed-use development including up to 189 dwellings in Nantwich, Cheshire East on 15th July 2020. The site was designated as open countryside, and the Secretary of State found that that the proposed development conflicted with the development plan, and furthermore that the Council could demonstrate a five-year housing land supply. However, the appeal was allowed, with the Secretary of State identifying that significant weight should be afforded to the provision of market housing in a sustainable location. Paragraph 28 of the decision letter states:

“For the reasons given in IR414 and IR420 the Secretary of State agrees with the Inspector that the delivery of significant numbers of market housing in a sustainable location is a significant benefit. Whilst the Secretary of State has concluded that the Council can demonstrate a 5YHLS, he has taken into account that nationally it is a government policy imperative to boost the supply of housing, as set out at paragraph 59 of the Framework, and he considers that this benefit should be afforded **significant weight.**” (our emphasis)

- 6.9 As discussed above, the situation is that the Council now cannot demonstrate a five-year housing land supply. The weight to be given to delivery of housing can only increase.
- 6.10 In addition to the publication of the new Framework, which includes a number of new measures to boost significantly the supply of housing (including the re-instatement of the need to maintain a five-year supply at all times, the re-instatement of the 5% buffer and a new standard method for calculating local housing need), recent statements from the new Government place great focus on the delivery of housing, and addressing the housing crisis is an absolute priority. The Government’s recent statements in relation to housing and planning only increase the weight that needs to be attached to the delivery of housing.
- 6.11 The application is submitted as a permission in principle, with a view to establishing the principle of development. However, the site is deliverable and would be delivered in full within 5 years. Assuming that permission in principle is granted, the applicant intends to immediately start preparing an application for technical details consent, with a view to submission within 3 months of a decision. Subject to the LPA



determining an application for technical details consent promptly, the applicant's intention would then be to immediately discharge conditions with a view to commencing development shortly after.

6.12 Therefore, the delivery of up to 9 dwellings in a sustainable location, to meet an identified shortfall, is a significant benefit of the proposed development.

6.13 **Economic benefits**

6.14 Paragraph 85 of the Framework states:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future."

6.15 Notwithstanding the existing clear support in national policy for economic growth, the Government has made delivering a huge upturn in economic growth central to its strategy and has made it clear that it is essential to improving the prosperity of the country and the living standards of working people. In the Chancellor's first speech of 8th July 2024, she stated that the planning system must be reformed to deliver economic growth:

"Alongside investment must come reform.

Because the question is not whether we want growth, but how strong is our resolve – how prepared are we to make hard choices and face down the vested interests;

How willing, even, to risk short-term political pain to fix Britain's foundations.

The story of the last fourteen years has been a refusal to confront the tough and responsible decisions that are demanded.

This government will be different.

And there is no time to waste.

Nowhere is decisive reform needed more urgently than in the case of our planning system.

Planning reform has become a byword for political timidity in the face of vested interests and a graveyard of economic ambition.

Our antiquated planning system leaves too many important projects getting tied up in years and years of red tape before shovels ever get into the ground." (our emphasis)



6.16 The Chancellor went on to state:

“And we must acknowledge that trade offs always exist: any development may have environmental consequences, place pressure on services, and rouse voices of local opposition.

But we will not succumb to a status quo which responds to the existence of trade-offs by always saying no, and relegates the national interest below other priorities.

We will make those tough decisions, to realise that mandate.

Be in no doubt – we are going to get Britain building again. We are going to get Britain’s economy growing again. And there is no time to waste.” (our emphasis)

6.17 The Chancellor’s statement delivers a stark message of the need to deliver economic growth in every part of the country, and the need to ensure that achieving such growth does not fall victim to ‘vested interests and a graveyard of economic ambition’.

6.18 The urgent need to deliver economic growth was emphasised further in the WMS of 30th July 2024, which states:

“Our manifesto was clear: sustained economic growth is the only route to improving the prosperity of our country and the living standards of working people. Our approach to delivering this growth will focus on three pillars; stability, investment and reform. But this growth must also be generated for everyone, everywhere across the country – and so nowhere is decisive reform needed more urgently than in housing.” (our emphasis)

6.19 The message is very clear. The Government’s policy is to positively drive economic growth, and to ensure that it reaches all communities, without delay, and housing has a key role to play in that.

6.20 The development proposed in this application would result in a number of economic benefits. During the build period, construction related jobs and indirect jobs would be created. This would benefit local contractors and suppliers. The proposed development would provide homes for the district’s workforce, and once occupied the residents of the proposed scheme would spend money within the local area and other parts of High Peak.

6.21 Emery Planning is an Associate member of the House Builders Federation (HBF), and it is possible to quantify the estimated economic benefits of the proposed development via the HBF Housing Calculator (as updated in September 2024). Based on nine dwellings, the benefits can be summarised as follows:

- During the construction phase, the proposed development would result in 10 person-years of direct employment, and a further 12 person-years indirect and induced employment (further jobs supported in the wider economy in house building supply chains and by spending amongst direct and supply chain employees on goods and services).



- During occupation of the dwellings, there would be an increase in resident expenditure of approximately £255,000 per annum, a significant proportion of which would be spent in local shops, services and amenities.

6.22 A copy of the HBF calculator results is provided at Appendix **EP2**.

Ecology and biodiversity

6.23 As part of the technical details consent, the delivery of a 10% net gain in biodiversity can be secured by condition. Whilst a 10% net gain is now required on all developments by the Environment Act, a net gain in biodiversity is nevertheless a tangible benefit of development which must be attributed weight in the planning balance.

Adverse impacts

6.24 We are not aware of any adverse harm that may arise from the proposals.

Footnote 9 considerations

6.25 Paragraph 11(d) of the Framework requires particular regard to be had to key policies in the Framework for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. Footnote 9 clarifies that the policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12. Addressing these matters in turn:

- **Affordable housing (paragraph 66):** The proposal would provide for affordable housing if required by local policy.
- **Sequential test (paragraph 91):** This relates to main town centre uses and is not applicable to this proposal.
- **Accessibility (paragraphs 84, 110 and 115):** The proposal does not comprise isolated homes in the countryside for the purpose of paragraph 84 of the Framework. The site comprises an accessible location and is entirely consistent with paragraphs 110 and 115 of the Framework.
- **Making effective use of land (paragraph 129):** The scope of the 'Permission in Principle' application is limited to planning considerations concerning location, land use and amount of development only. However, the technical details consent application will show that a well-designed scheme can be delivered which makes effective and efficient use of land, having regard to the site's location, its characteristics and the wider area. The proposal is consistent with paragraph 129 of the Framework.



- **Design (paragraphs 135 & 139):** Again, the scope of the 'Permission in Principle' application is limited to planning considerations concerning location, land use and amount of development only. However, the technical details consent application will show that an acceptable design can be achieved. The LPA would retain control over the eventual design through the technical details consent application.

Conclusions on the principle of development

6.26 For the purposes of paragraph 11(d) of the Framework, the benefits that would flow from the proposals are as follows:

- The delivery of new housing in an authority which cannot demonstrate a five-year supply.
- Economic benefits in the form of direct and indirect employment opportunities during construction and throughout the lifetime of the development through increased household spending in the local area.
- Delivery of a measurable 10% biodiversity net gain.

6.27 We are not aware of any adverse harm that may arise from the proposals. There are no other technical considerations which indicate that planning permission should be refused.

6.28 Therefore, the adverse impacts do not significantly and demonstrably outweigh the benefits of the proposed development and planning permission should be granted for the proposals.

Other considerations

Amenity

6.29 The design of the scheme has not yet been finalised and residential amenity would be considered at the technical details stage. However, it is not anticipated that any amenity issue will arise. This matter will be dealt with thoroughly at design stage to ensure that all interface distances are met, and any possible amenity issues are addressed prior to submission.

Highways

6.30 This matter would be assessed in detail at the technical details stage.



Flood Risk Assessment

- 6.31 The site falls within Flood Zone 1. A Flood Risk Assessment will not be required at the technical details stage as none of the Flood Risk Assessment triggers are met.

Other Considerations

- 6.32 All other considerations including ecology and trees will 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.



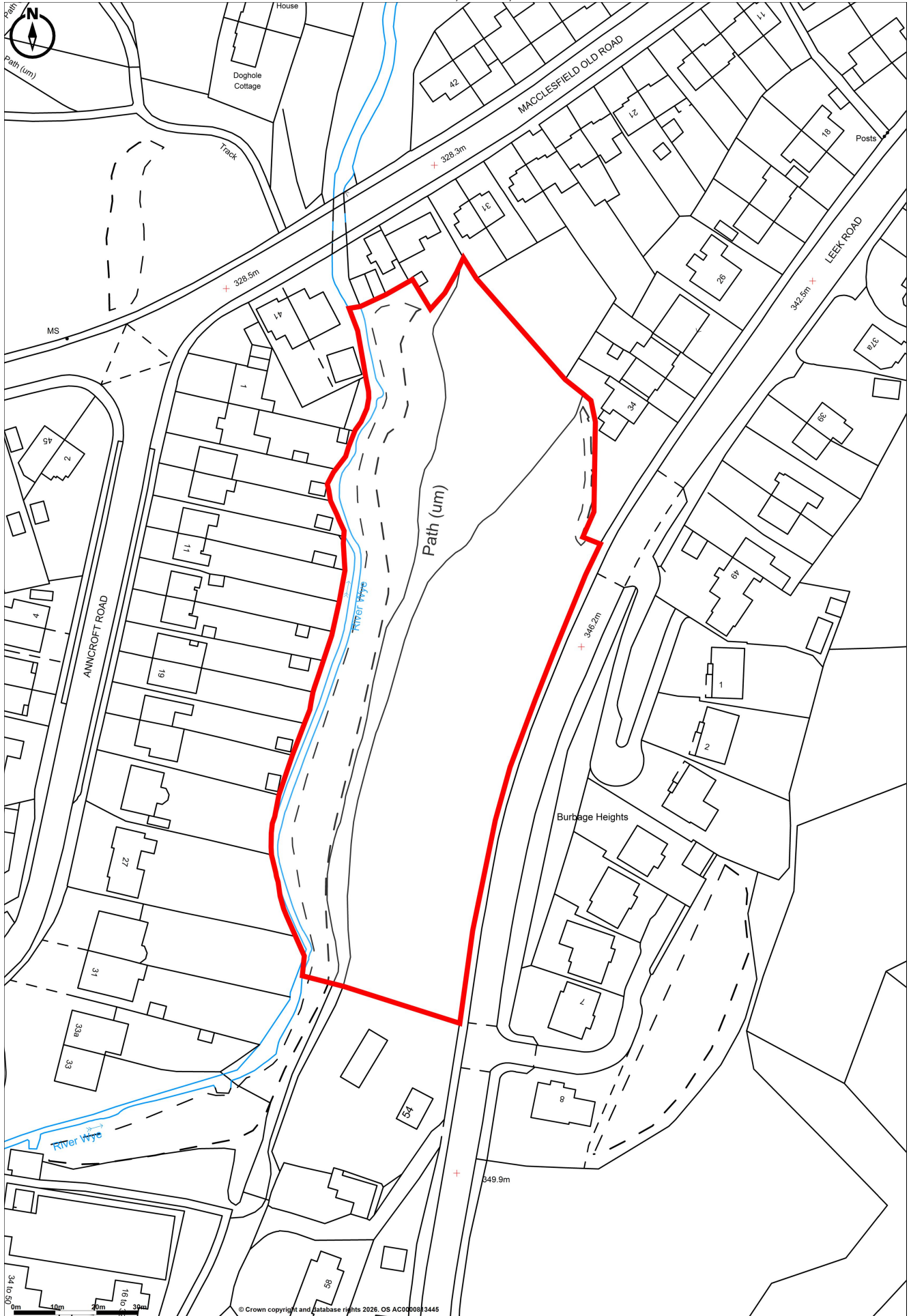
7. Summary and conclusions

- 7.1 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 off Leek Road, Buxton.
- 7.2 The site is located within the built-up area boundary of Buxton, which is defined as a town. Policy H1 is supportive of housing development on unallocated sites within defined built up area boundaries of the towns and larger villages. Policy S2 sets out that the market towns, including Buxton, will be the main focus for housing and other development. Policy S7 is permissive of the development of new housing on sustainable sites within the built up area boundary primarily in Buxton. Therefore, a development of up to 9 dwellings on the site would be in accordance with relevant development plan policies.
- 7.3 The Council's latest 5 year housing land supply [5YHLS] position statement (at March 2025) claims a housing land supply [HLS] of just 2.85 years and an undersupply of 1,250 dwellings. Based on the updated local housing need figure, this equates to 2.78 years and an undersupply of 1,324 dwellings. The proposals will deliver new housing in an authority which cannot demonstrate a 5YHLS by a significant margin.
- 7.4 Therefore, the tilted balance is engaged in accordance with paragraph 11(d) of the Framework. This means that planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
- 7.5 For the purposes of paragraph 11(d) of the Framework, the benefits that would flow from the proposals are as follows:
- The delivery of new housing in an authority which cannot demonstrate a five-year supply.
 - Economic benefits in the form of direct and indirect employment opportunities during construction and throughout the lifetime of the development through increased household spending in the local area.
 - Delivery of a measurable 10% biodiversity net gain.
- 7.6 We are not aware of any adverse harm that may arise from the proposals. There are no other technical considerations which indicate that planning permission should be refused.
- 7.7 Therefore, the adverse impacts do not significantly and demonstrably outweigh the benefits of the proposed development, the principle of residential development on the site is considered acceptable and permission in principle should be granted.



EP1

Land off Leek Road, Buxton, SK17 6UA



EP2

Local Planning Authority	Current	Extra
To find estimates of the economic and social benefits of house building that are being felt in a particularly community, please select an area from the drop-down list	High Peak ▼	
2022-23* Starts	427	9
Total Jobs	1,483	31
Affordable housing value (homes+£)	£19,215,000	£405,000
Apprentices, graduates, trainees	18	0
Education (£)	£1,204,238	£25,382
Open space, community sport, leisure (£)	£384,300	£8,100
Spending in local shops (£)	£12,098,331	£254,999
Direct Employment	482	10
Indirect	256	5
Induced	341	7
Tax	£11,386,668	£240,000
Council Tax	£859,337	£18,112
If house building increased in the area	9	

