

Planning Statement

Erection of four dwellings

Land at Walker Brow.

Doveholes

High Peak

SK17 8DY

John Scott MRTPI



1 *Introduction*

This is a supporting Planning Statement for a planning application for residential development on land at Walker Brow, Doveholes. This is a full application for four houses. The application has been submitted on behalf of Richard Lane Homes by John Scott MRTPI.

2 *Application site and setting*

- 2.1 This application relates to land at Walker Brow, Doveholes. The site sits within a relatively new housing development to the east of the A6 Buxton to Chaple-en-le-Frith road, with housing to the west, south and north, with open fields to the east. The site is not within a Conservation area and there no listed buildings, protected trees or other environmental designations within or immediately adjacent to the site.
- 2.2 The site is roughly square in shape and is bounded by conifers. It is relatively flat, with a grass surface. There is a large, detached house to the south, with a detached garage bordering the application site. To the north there is a short terrace of houses at right angles to Walker Brow, whilst on the western side of Walker Brow there are short terraces of houses looking towards the site.

3 *The Proposed Development*

- 3.1 The proposed development involves the erection of four dwellings and associated garages. The development would take the form of two pairs of semi-detached houses. Plot 4, at the northern end of the site would have an attached double garage, whilst plots 2 and 3 would have detached single garages, joined to each other and set back behind the two houses. Plot 1 would have a detached single garage in front of and to the south of the house.

- 3.2 The access to the site would be from Walker Brow, in the centre of the plot, with parking, turning and manoeuvring space within the site. There is a requirement for an electricity cable easement along the southern edge of the site.
- 3.3 The proposals are shown on the attached plans prepared by Lee Architects and is shown on drawings numbered:
- L711.01 Location Plan
 - L711.02 Existing Site Plan
 - L711.10 Scheme A Site Plan RevB
 - L711.11 Scheme A Elevations RevA
 - L711.12 Scheme A Floor plan and elevations

4 Planning Policy

National planning policy and guidance

- 4.1 The National Planning Policy Framework (the Framework) was revised by the Government in August 2026.
- 4.2 Paragraph 15 of the Framework says that the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.
- 4.3 Policy DM3: Determining development proposals states:
- “When considering development proposals, local planning authorities should:*
- a. Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;*
 - b. Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;*
 - c. Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;*

d. Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision, there are public safety risks from proceeding without advice, or more detailed advice may enable an approval rather than a refusal;

e. Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and

f. Not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in this Framework and any other material considerations”.

4.4 For the purposes of this application the Development Plan in Doveholes is the High Peak Local Plan, adopted in 2016.

4.5 The following policies are considered to be of relevance:

- S1: Sustainable development principles.
- S1a: Presumption in favour of sustainable development.
- S2: Settlement hierarchy.
- S3: Strategic housing development.
- H1: Location of housing development.
- H3: New housing development.
- EQ2: Landscape character.
- EQ5: Biodiversity.
- EQ6: Design and place making.
- EQ9: Trees, woodland and hedgerows
- EQ11: Flood Risk Management
- CF6: Accessibility and transport.

4.6 The most relevant High Peak Local Plan policies are considered to be H1, H3 and H4:

Policy H1 Location of Housing Development

“The Council will ensure provision is made for housing taking into account all other policies in this Local Plan by:

- Supporting the development of specific sites through new site allocations in the Local Plan or a Neighbourhood Plan*
- 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.*
- Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives*
- Supporting development identified through a Community Right to Build Order*
- Supporting self-build housing schemes*

The Council will monitor actual and forecast provision, including windfall sites, through the Monitoring Report and its housing trajectory to identify a 5 year supply of deliverable housing sites against the housing requirement in the Local Plan.

The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and the local and strategic infrastructure can meet the additional requirements arising from the development If necessary the Council will review the Local Plan to bring forward additional sites for housing.”

Policy H3 New Housing Development

“The Council will require all new residential development to address the housing needs of local people by:

- a) Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H4*
- b) Providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment or successor documents*
- c) 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*
- d) Ensuring new residential development includes a proportion of housing suitable for newly forming local households*
- e) Supporting dwellings designed to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations”.*

Policy H4 Affordable Housing

“The Council will seek to maximise the delivery of affordable housing across the plan area by working in partnership with the Homes and Community Agency, Registered Providers, Developers and Local Communities.

In order to address the need for affordable housing, residential developments should seek to achieve the following proportions of residential units as affordable housing:

30% affordable housing on sites of 25 units or more

20% affordable housing on sites of 5-24 units (0.16ha or larger)

Where the provision of affordable houses proposed is below the requirements set out above, the Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision. The affordable housing provision should seek to achieve a target of 80% rented accommodation with the balance being provided as intermediate housing. These proportions may be varied where justified and with agreement with the local planning authority.

Where appropriate for specific sites, criteria setting out variations in the form the contribution should take, including tenure, will be provided in the Site Allocations Strategic Development Sites policies. Additional guidance will be provided in the Affordable Housing SPD.

Affordable housing provision should normally be provided within the development site itself and in perpetuity. In exceptional cases, the Council may allow provision off-site or a financial contribution of broadly equivalent value.

In determining applications for residential development below the above thresholds, that would increase the net overall stock of unrestricted market housing, the local planning authority will want to negotiate a financial contribution towards the provision of affordable housing on suitable sites elsewhere within the plan area”.

5 Planning Assessment

5.1 Principle of the development:

The site is situated adjacent to the defined settlement boundary of Doveholes. 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 Policy S2 sets out the settlement hierarchy. Policy S2 states that development will be directed towards the most sustainable locations in accordance with the settlement hierarchy set out in the policy.

5.3 The site is a small infill, windfall site, as permitted in Policy H1 under the bullet point which states that the Council will seek to meet housing needs by *“Supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages”*. This site would result in four additional houses adjacent to a relatively recent housing development, so the scale of the development proposed is appropriate for the existing settlement. It would make effective use of a piece of land that was not included in previous development but which is now enclosed by housing and it would be located in a sustainable location.

5.4 With regard to policies HC3 and HC4, the development falls well below the scale required to provide a percentage of affordable housing.

5.5 Landscape Impact:

The location of the site, enclosed by housing development on three sides, means that the proposed development would not lead to any intrusion into the countryside to the east nor would it have a significant adverse impact on the character of the wider landscape. The eastern boundary of the site would follow the eastern boundaries of the properties to the north and south. The development would therefore comply with policy EQ2, which states that the Council will seek to protect, enhance and restore the landscape character of the Plan area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

5.6 Conservation and Design

The proposed houses are designed to reflect the scale, character, design and materials of the adjacent houses on the relatively recent housing development. The site is not within a

Conservation Area and there are no buildings or features of historic, architectural or archaeological interest within the site.

5.7 Biodiversity and Ecology

The proposal complies with Local Plan policy EQ5: Biodiversity as the site is not of international, European or national importance. There are no SSSIs either on or close to the site. There will be no impact on any trees, other than the removal of the large conifers which dominate the street scene at the moment and which are of no ecological interest.

- 5.8 Following the changes to the requirements for biodiversity net gain (BNG) on 6 August 2026 which saw the introduction of the new 0.2 hectare exemption for residential developments, smaller developments are not required to provide mandatory BNG (unless onsite priority habitat is negatively impacted). In this the site is approximately 0.13 hectares, falling well below the threshold for a BNG assessment. There are no on-site or immediately adjacent priority habitats or species.

5.9 Highways and Transport

The proposal meets the requirements of Local Plan policy CF6: Accessibility and Transport as there are no material highways impacts arising from the proposals. The development is relatively small and would be accessed via the estate roads that have been approved for the much larger surrounding developments.

- 5.10 In terms of sustainable transport, the site is close to the A6, along which there is a regular bus service, and it is within walking distance of Doveholes Station, from which there is a regular train service between Buxton and Manchester. This is consistent with the strategic approach taken in the new NPPF to favour housing development that is close to a station.

- 5.11 The site has ample off-road parking, with a mixture of allocated parking and garages. If necessary, a condition could be imposed to ensure that the garaging is retained for that

purpose, thus avoiding the need for an over provision of parking on the basis that the garaging could be converted to living accommodation.

- 5.12 Policy EQ10: Pollution Control and Unstable Land: There are no flood risk on unstable land issues associated with the site.
- 5.13 Finally, the houses have been designed and oriented so that they do not have any impact on the amenity of any adjacent houses, notably those to the north which face the site. They would look towards the gable of a single storey garage, with the gable of Plot 4 beyond it. There would be no overlooking, overbearing, or loss of privacy.

6 Conclusion

The application proposes a small development of four houses on an infill site within a relatively recently developed housing estate. The new development would make effective use of land and would be located in sustainable locations in line with Policies S1 and S2. The proposed development would help to meet the Borough Council's housing targets and can be delivered with no harmful impact on the character and appearance of the area, conservation interests, ecology, highway and amenity.

We therefore ask that you approve this application, subject to appropriate conditions.

John Scott MRTPI