

**HIGH PEAK BOROUGH COUNCIL  
DEVELOPMENT CONTROL COMMITTEE**

**12<sup>th</sup> August 2019**

<b>Application No:</b>	HPK/2017/0534	
<b>Location</b>	Land off Hayfield Road, New Mills	
<b>Proposal</b>	Residential development comprising 96 units including means of access and associated works.	
<b>Applicant</b>	Wainhomes (North West) Ltd	
<b>Agent</b>	Emery Planning Partnership	
<b>Parish/ward</b>	New Mills	<b>Date registered</b> 22/09/2017
<b>If you have a question about this report please contact:</b> Rachael Simpkin email: <a href="mailto:rachael.simpkin@highpeak.gov.uk">rachael.simpkin@highpeak.gov.uk</a> or tel: 01298 38400 ext: 4122		

## **REFERRAL**

The application has been referred to the DC Committee as it is a major development and is locally contentious.

### **1. SUMMARY OF RECOMMENDATION**

**APPROVE, subject to conditions and the completion of s106 planning obligation securing matters of onsite affordable housing provision, education contributions, off site play / playing field contributions, offsite highway works and travel plan monitoring and suitable conditions**

### **2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

2.1 The application site extends to 6.96 ha (hectares) and comprises of an edge of settlement site forming housing allocation DS8 'Land off Derby Road, New Mills' within the Adopted High Peak Local Plan. It is described as a relatively flat and substantial greenfield site forming grazing land. There is limited tree coverage with reference to the two mature trees to the site's High Hill Road frontage. Currently there is no formal vehicular site access. However, there is a site frontage to both High Hill Road to the northwest boundary and Hayfield Road to the southeast boundary.

2.2 Within the site, land level contours vary between the High Hill Road and Hayfield Road boundaries and respectively show a rise of between 158.5 to 175.5 metres across the application site. The steeper contours typically occur within the northeast of the site adjoining High Hill Farm and also within the vicinity of the Hayfield Road boundary – the latter appearing as an artificial embankment with the Hayfield Road boundary being appreciably elevated above the wider site area. Overhead cables supported by three pylons traverse across a linear tract of land which runs concurrently with the site's southwest boundary. Traditional stone walling (some of

which is in a state of disrepair) demarcates the majority of the site's boundaries excepting High Hill Road, which only consists of post and wire agricultural fencing.

2.3 The application site is approximately 1.9 kilometres from New Mills town centre. However, it adjoins an existing residential area containing both a children's play and recreational area to the site's southwest boundary. The local residential stock is typically of a two-storey cottage style, stone built with slate roof. More recent property development off Derby Road emulates the general scale and form of the locality. Beyond the site boundary is countryside allocated as Green Belt with an open landscape characterised as 'Settled Valley Pastures' within the Landscape Character SPD (Supplementary Planning Document).

2.4 The immediate PROW (Public Right of Way) network includes the Derby Road route to the site's southwest boundary. The Sett Valley Trail also bypasses the site at its northern end and is accessed from High Hill Road. Bus services operating from Hayfield Road to the New Mills town centre link to other bus services accessing the wider local area.

### **3. DESCRIPTION OF THE PROPOSAL**

3.1 The revised scheme constitutes a full planning application for the erection of 96 dwellings with site access off Hayfield Road, a green corridor and landscaping. The residential site area equates to 5.06ha and would accommodate a combination of 2-storey mews, semi-detached and detached properties. A number of 2.5 storey house types totalling 23 units are proposed to corner plots and site gateway locations. Facing materials would be mainly artificial stone to the walls below a grey roofing tile. All dwellings are shown with chimneys.

3.2 A total of 29 onsite affordable housing provision units split as affordable rent (20 units) and affordable intermediate (9 units) would be distributed across the site.

3.3 The scheme property mix and type would be as follows:

Beds	Qty	%
1-bed	6	6.3%
2-bed	30	31.3%
3-bed	20	20.8%
4-bed	40	41.6%
Total	96	100%

3.4 The proposed access off Hayfield Road and gateway into the site would be accommodated by a landscaped earth embankment owing to the significant level changes between the application site and higher road level. The principal internal access road would lead to a curvilinear road pattern of differing road widths, shared surfaces and material finishes. The layout shows an organic settlement pattern and generally outward facing development form arranged in loose perimeter blocks. The scheme proposes four character areas: Gateway, Green Edge, Village Street and

Public Open Space Interface. Car parking would be mostly in plot other than the two car parking courts proposed. All dwellings other than the apartments would benefit from a private garden.

3.5 In terms of the indicative landscape strategy, a 1.9 ha green corridor would be formed around the area of the overhead cables and pylons. This would accommodate pedestrian linkages to the existing PROW network, a cycle path and surface water attenuation pond. Within this corridor area, landscaping would generally take the form of meadow and wildflower planted in blocks of vegetation and wetland planting to the pond area. A low hedge is intended to provide a transitional boundary from the corridor to the residential area. Some boundary tree planting is proposed to the north and northeast outer edges of the built development. Whilst scattered trees are proposed at the site's gateway entrance from Hayfield Road. No detailed landscaping scheme has been submitted at this stage of the process.

3.6 With regard to boundary treatments, all intermediate plot boundaries would consist of 1.8 metre high timber fencing with timber posts and panels. The proposed revisions to the other aspects of the scheme's boundary approach are discussed below.

3.7 The applicant is required to enter into the following Heads of Terms to be secured by way of s106 Planning Obligation consisting of the following elements:

- 30% onsite affordable housing provision to be split as affordable rent (20 units) and affordable intermediate (9 units);
- The County Council requests financial contributions as follows: £319,432.56 for the provision of 19 primary places at Thornsett Primary School towards Project A - Creation of additional teaching spaces;
- The Council requests financial contributions as follows: £18,624 for the provision of improvements at Portland Road Play Area, £47,471.80 for the provision of improvements at Ollersett Playing Fields and £7,464.15 for the provision of improvements at Ollersett Avenue Allotments;
- Off-site highway mitigation sum of £43,261.46 to be index linked from July 2014; and,
- Travel Plan monitoring contribution sum of £1,015 per annum for 5 years totalling £5,075.

3.8 Following the withdrawal of this item from the 17<sup>th</sup> June 2019 Development Control Meeting and subsequent officer discussions with the applicant, the following scheme amendments have been undertaken:

- The landscape buffer to the northern boundary of the site has been widened to enable additional screen planting to take place;
- Corner Plot 22 has been amended to allow for more space for planting and is dual aspect to allow for views over the northern boundary;
- The overall layout has been further revised to allow for increased planting within the street scene;
- The entrance road layout has been re-aligned in a curvilinear form to allow for additional tree planting at the entrance to this site;

- The planting schedule has been updated and agreed with the Council's Aboricultural Officer;
- The revised Boundary Treatment Plan has been amended to show:
  - (1) Hedge planting and a stockproof fence along the eastern boundary;
  - (2) Dry stone walling along the north boundary to be retained;
  - (3) The layout around the car parking court to the rear of plots 1 to 8 has been amended to include hedge planting to the rear of the fencing;
  - (4) The garden boundaries of plot 14 have been pushed back to increase planting and hedgerow provision. Car parking has been grouped to provide a visual break;
  - (5) Dwarf walls have been replaced with hedgerows wherever possible;
  - (6) The close boarded fence along the boundary with the open space / pylons has been set back and enhanced with hedgerows;
  - (7) Hedging has been added to prominent boundaries to avoid close boarded fencing;
  - (8) The stone wall specified between points G & F within the boundary treatment plan has been replaced with stock-proof fencing and landscaping;
- A section has been submitted to show the relationship between the access road and plots 1 to 10;
- The external works drawing shows that the maximum height of the retaining walls would be 1.35 metres;
- A stepped garden is proposed for Plot 22 and Plot 1 would have a sloping garden;
- Updated external works drawings show greater levels information;
- Other layout matters confirmed are:
  - (1) Plot 1 consists of a Haversham house type;
  - (2) The Whitemoor units have been omitted from the scheme;
  - (3) There has been a re-arrangement of plots 82 to 83 with a Brancaster house type, which would face the public open space and improve overlooking;
  - (4) Plot 78 has been set back from the footpath;
  - (5) Plots 56 to 58 have been moved outside of the Overhead Pylon Excavation Zone;
  - (6) Plots 84 to 87 bin collection points have been moved to within a 25 metre carry distance; and,
  - (7) The Jenner house type has been revised to show all artificial stone.

3.10 The application submission details and reports, as revised, are as follows and Members are advised to consider all of these documents prior to the meeting:

<b>Plan Title</b>	<b>Plan Ref.</b>	<b>Revision</b>
Design & Access Statement		D
Location Plan	WH/HRNM/LP/01	
Boundary Treatment Plan	WH/HRNM/BTP/01	J
1.8m Feather Edged Fence	FD-004	P1
1.2 Stock Proof Fence	FD-006	
Site Analysis Plan	WH/HRNM/SAP/01	
Site Sections A-A	WH/HRNM/SS/02	E

Site Sections B-B & C-C	WH/HRNM/SS/03	
Storey Heights Plan	WH/HRNM/SHP/01	F
Street Scenes	WH/HRNM/SS/01	G
Waste Management Plan	WH/HRNM/WMP/01	H
Site Layout Plan	WH/HRNM/DSL/01	Z
Internal Visibility Splays	SCP/17017/F01	K
Swept Path Analysis	SCP/17017/ATR02	N
Adoptable Drainage Layout (Levels)	40-01	P7
External Works	40-18	P4
Strategic Landscape Masterplan	10758/P06	G
Materials Layout	WH/HRNM/ML/01	I
Coloured Site Layout	WH/HRNM/CSL/01	H
NDSS Compliancy Table July 2019		
Wren DA	4.404DACN/P/S/L10 300	A
Wren	4.404CB/P/S/L10 300	A
Brancaster SA	3.113SACB/P/S/L10/300	A
Britten	WH/HRNM/BRI/01	B
Chinley	1.353/P1.0/S/L10	C
Dalton	4.318NW/P/S/L10/300	B
Jenner	4.209/P/SR/L10/300	B
Newton	4.201/P/S/L10/300	B
Priestley	4.341/P/S/L10.300	D
Shackleton	3.352SD/P/CS/L10 300	#
Shakespeare	4.341/P/S/L10/300	B
Wordsworth	4.132SA/P/S/L10 300	A
Wordsworth SA	4.132SA/P/S/L10 300	C
Oakmere	WH/HRNM/HT/NEW/01	
Haversham	WH/HRNM/HA/01	
Haversham SA with bay	WH/HRNM/HASAB/01	
Tree Protection Plan	5393.02	
Tree Survey & Root Protection Plan	5393.01	
Topogrphical Land Survey	S17-016	
Tree Survey Report	MG/5393/TSR/FEB17	
Landscape & Visual Appraisal	10758_R01a_AL_JW	
Arboricultural Impact Ass & Method Statement	MG/5393/AIA&AMS/MAR17	
Coal Mining Risk Assesment	17004/CMRA	
Ecological Survey & Assesment	2016-348	
Flood Risk Assesment & Drainage Management Strategy	HYD189_HAYFIELDROAD_FRA&DMS	
Phase I Geo Environmental Desk Study	17004/GEDS	
Heritage Statement	3338.RO016	
Noise Impact Assesment	I&BPB6315R003F03	
Phase II Geo Environmental Investigation Report	17044/GEIR/B	

3.9 Details of the application scheme can be viewed online at:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=219108>

#### **4. RELEVANT PLANNING HISTORY**

4.1 No recent or relevant history.

#### **5. PLANNING POLICIES RELEVANT TO THE DECISION**

##### **Adopted High Peak Local Plan 2016**

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 Area Sub-area Strategy
Policy EQ1	Climate Change
Policy EQ2	Landscape Character
Policy EQ4	Green Belt Development
Policy EQ5	Biodiversity
Policy EQ6	Design and Place Making
Policy EQ7	Built and Historic Environment
Policy EQ8	Green Infrastructure
Policy EQ9	Trees, woodlands and hedgerows
Policy EQ10	Pollution Control and Unstable Land
Policy EQ11	Flood Risk Management
Policy H1	Location of Housing Development
Policy H3	New Housing Allocations
Policy H4	Affordable Housing
Policy CF3	Local Infrastructure Provision
Policy CF4	Open Space, Sports and Recreation Facilities
Policy CF5	Provision and Retention of Local Community Facilities
Policy CF6	Accessibility and Transport
Policy CF7	Planning Obligations and Community Infrastructure Levy
Policy DS8	Land off Derby Road, News Mills

##### **Supplementary Planning Guidance**

- High Peak Residential Design 2018
- Landscape Character 2008

##### **National Planning Policy Framework (NPPF) 2019 (as revised)**

#### **6. CONSULTATIONS CARRIED OUT**

## End of Consultation Period

Site Notice: Expired

Press Advert: Expired

Neighbours (revised): 5<sup>th</sup> May 2019

## Neighbours

### 5 Neither:

- Planning process should take into account the development of brownfield sites prior to greenfield to preserve the pastoral nature of the surroundings and Sett Valley Trail;
- The development of this site should therefore be justified and documented;
- Omission of red brick is welcomed;
- Proposed boundary wall to High Hill Road would be better as a dry stone wall rather than stone effect;
- Some of the trees proposed to the northern boundary appear to be close to the existing houses;
- The electric pylons have been moved, which would require the plans to be amended and resubmitted;
- There is no consultation response from the National Grid;
- The scheme proposal rev A shows c.19 houses / curtilage within 25.0m of the north easterly set of pylons;
- Health concerns in respect of the scheme dwellings pylons in close proximity to the pylons / overhead cables;
- Plans are not available via the website link;

### 41 Objections:

#### Principle

- The land within this area is designated as Green Belt, which means that it is protected and should remain free from development;
- This is a beautiful piece of land which offers fantastic views across the valley and it is a shame that it is being considered for development;
- This development would cause an increase in noise / air pollution from additional resident vehicles along with delivery vehicles;
- There would be an increase in light pollution from light poles and properties whereas the proposed site is completely dark at night;
- There is concern that the properties will be purchased by people who commute into Manchester or out towards Sheffield;
- The Local Plan advises around 40% of the borough's people commute. The train station at New Mills Newtown has limited parking facilities and New Mills Central has none at all. This scheme puts a further strain on these facilities;
- The Council needs to address the demand on healthcare and education resources as there is a shortage already;

- Crimes show a higher than national average despite being close to a police station, yet this scheme will increase the population of the area;
- The nearest police station is now at Glossop;
- There is a limited fire service already covering New Mills and the surrounding area;
- New Mills only has a small library;
- This development when combined with those that are already underway or completed around the town and the surrounding area will put a strain on resources and have a significant impact on a small local community;
- There are very few jobs available in this area;
- There is no bus route other than the one to Marple;

#### Housing Mix / Type

- The properties would not be aimed at local people as only a few are designated as affordable;
- There is concern about the large proportion of 4 bedroom houses, as these will be too expensive for many local residents to afford;
- Two to three bedroom houses should be proposed to help meet local needs and for first time buyers;
- The proposed development does not appear to cater for older people wishing to consider down sizing;

#### Highways / Permeability

- The location of the new junction onto the proposed estate is a significant risk to life owing to poor visibility;
- The access / exit road is close to a dangerous bend and accident blackspot;
- Even introducing a 30mph speed limit along the entirety of Hayfield Road would not mitigate against this;
- Poor quality of surrounding road infrastructure;
- An additional 100+ cars will cause chaos in the rush hour;
- There will not be enough room to accommodate 2 cars per house plus visitors;
- There will be resultant parking around Derby Road and this is already used as a rat run with cars racing through;
- The alternative route from High Hill Road is compromised by the 40 tonne lorries driving through the estate;
- No cycle links are proposed to encourage travel by sustainable modes of transport;
- There appears to be no proposals to improve the bridleway from High Hill Road to Hayfield Road, which is presently of poor quality and therefore unlikely to be used by occupiers of the development;

#### Design and Layout

- The Sett Valley forms part of the Peak District National Park and is a natural beauty, however, it is rapidly being destroyed by housing estate developments;

- This should be stopped before the entire natural valley has been absorbed by these ill thought out schemes;
- It will be necessary to build the road onto a slope due to the level of the field below Hayfield Road;
- Proposed scheme appears as urban sprawl;
- The purposes of the parkland is questioned and would attract anti-social behaviour;
- The plan appears cramped and does not maintain the rural feel of the area;
- Excecutive properties along the curved access road would not provide private and safe spaces for children;
- The predominant building material in the immediately vicinity of the site is constructed in stone / artificial stone;
- Majority of the dwellings are proposed to be constructed in brick, with a small number in render;
- Materials, colours and textures should reflect local building traditions;
- The windows in the area are traditionally "portrait" in style, with stone sills and lintels used;
- The windows should be set below the roof line and not break the continuity of the eaves;
- Dormer windows are not appropriate to the context;
- Third storey windows are intrusive, particularly houses 21 & 22 which would overlook my yard / back garden and roof lights should be used instead;
- Roofs should be flush to the walls with plain verges and no fascia or barge boarding;
- All the dwellings appear to be standard house types, which have not designed for the local area;
- The current proposal does not contribute to local distinctiveness, sense of place and character;
- Scheme in its present form is contrary to LP Policy EQ 6 and the Council's Landscape Character Document;

## Flood Risk

- Heavy rain causes flooding along the length of Hayfield Road from Birch Vale to High Hill Road;
- The flood problem has worsened since the introduction of the landfill site at Birch Vale and the infilling of the Birch Vale quarry;
- The scheme would take away permeable land which assists in dissipating the flood water;
- It would also be a high flood risk area as the site is situated below the level of Hayfield Road;
- There is a gully under the Sett Valley Trail which discharges into the field opposite and would cause problems with surface water on the land;
- The application site attracts significant amounts of water as a run off from the hills on the other side of Hayfield Road;
- The addition of a pond for drainage suggests that the site is prone to flooding and raises further concerns for safety of young children etc.;
- The pond would be vandalised;

## Landscaping

- It appears that some of the proposed trees would be planted so close to the boundary that they would overhang my property and should be relocated further into the site to prevent this;

## Other

- The site boundaries to the north and west which adjoin the agricultural land should be 6ft high solid fencing to prevent dogs from the estate worrying my sheep, lambs, calves and horses;
- It would also prevent trespassing across my field as a short cut to the Sett Valley trail and make it less likely that my livestock would be poisoned by garden plants;
- These boundaries are currently the responsibility of the owner of this site;
- We had the estate built in front of Derby Road and we now have children / youths loitering around, damaging trees, climbing over the fences and garden walls on the houses in front of us;
- The scheme is going to make such matters worse as there is a proposed path providing a connection to the new estate;
- The perception is that Wain homes are poorly constructed;
- The Council's reconsultation information is not helpful for the layperson and helpful commentary should be provided particularly in respect of revisions;
- The notification letter does not mention the location of where the plans can be inspected and the availability of plans solely online is inadequate. Procedure therefore has not been followed to be able to enforce the response due date;
- Updated information has not been added to the website;
- Concerns regarding construction impacts during the build phase of the scheme; and,
- The pylons have been resited and have not been repositioned on the plans.

## 6 Support:

- There is a lack of development in New Mills and the scheme houses may persuade the Council to provide for better facilities and amenities, including school facilities;
- The scheme would benefit the town by increasing the population and securing facilities to attract tourists into town;
- New Mills is falling behind whilst Whaley Bridge and Chapel-en-le-Frith are attracting new stores;
- It would provide affordable housing for young families as the area has a shortage of such family homes;
- The scheme is located inside the settlement boundary, within a sustainable location and would provide much needed homes for the High Peak;
- There is a local and national housing shortage which this project would help to address; and,
- The land is currently under utilised and could be put to much better use for housing.

## **Consultees**

### New Mills Town Council

27.11.17:

Concerns to be expressed to HPBC about the extra traffic on the surrounding roads, whether to apply for a section 106 agreement or to apply for a financial contribution to NMTC because of the size of the proposed development to help improve play facilities in the area.

### Peak District National Park Authority

23.04.18:

**No objection**

### DCC Archaeology

27.11.17:

**No objection**

The application is accompanied by an archaeological desk-based assessment. The proposal site has no known archaeological significance, with little on the Derbyshire HER in the immediate area. High Hill Farm appears to be of 19<sup>th</sup> century date, and the earliest recorded documentary evidence for 'High Hill' is as recent as 1842. The applicant's archaeological study identifies earthwork ridge and furrow on the site. I feel however that this is a misidentification: aerial imagery (Google Earth) shows the site under arable cultivation, and the parallel features shown in the document are too narrow to be medieval ridge and furrow. They are more likely to represent traces of modern ploughing or perhaps the locations of field drains. All previously undeveloped sites have a background potential for previously undiscovered archaeological remains. However, given the relatively small area of the site and the lack of any archaeological indicators within it, or in the vicinity, I advise that this background potential is very low, and that no archaeological response is indicated under the policies at NPPF chapter 12.

### DCC Flood Risk

15.05.19:

After reviewing the further information submitted, the LLFA have no further comment to make to our formal response dated 05/09/2018.

05.09.18:

**No objection subject to recommended planning conditions and advisory notes.**

The Flood Risk Assessment (FRA) for the proposed development is to dispose of surface water by discharging to the River Sett via an attenuation pond. Discharge will be restricted to a Greenfield Qbar rate of 25.80 l/s. It has been estimated that a required storage volume between 933m<sup>3</sup> -1436m<sup>3</sup> is proposed to maintain this discharge up to and including the 1 in 100 year rainfall event 40% climate change allowance. The applicant has indicated should an outfall to the River Sett not be achievable, outfall to the combined sewer can be achieved. Should discharge to the combined sewer be the only viable option the applicant is proposing to restrict the discharge rate to 5l/s with a storage volume between 1701m<sup>3</sup> - 2459m<sup>3</sup>. The applicant has indicated infiltration may not be viable due the underlying geology as indicated in the submitted FRA. The applicant has also indicated a full ground investigation shall need to be undertaken to confirm the viability of infiltration. A detailed management and maintenance plan should be submitted for the lifetime of the development indicating who is responsible for the attenuation pond.

### DCC Highways

**Revised comments are awaited. Late representations will be detailed within the update sheet.**

15.05.19:

**No objection subject to recommended planning conditions, s106 obligations and advisory notes.**

Whilst no specific detail has been included within the latest details submitted to this office, creation of a new junction to Hayfield Road afforded with appropriate visibility sightlines has been accepted previously. It should be noted that this junction will need to be formed using 10m kerbed entry/exit radii. This requirement will make only minor alteration to the layout and unlikely to affect planning requirements.

Widening of the existing footway to 3.0m across the entire frontage with High Hill Road for shared pedestrian/ cycle use has been demonstrated and is acceptable in principle. A crossing point to the Sett Valley Trail on the opposite side of the existing road is proposed at the eastern extent. It is suggested that the detailed design for this may be resolved at Constructional Approval stage which will also be likely to require extending the footway widening to the east as far as the access to the multi-user trail on the same side of the carriageway together with details for a formal crossing point in the vicinity of Derby Road.

The internal street layout has been amended generally in accordance with previous advice and is, in the main, considered to be acceptable in planning terms to enable recommendation of Conditions for inclusion within any Consent.

However, as discussed at your office, the proposed Waste Management Plan is not considered to be acceptable as, in many instances, this utilises the proposed footway for standing of waste bins on refuse collection days. This should not be necessary on a new build layout as obstruction of the footway is considered to be against the best interests of safe operation of the public highway. It is recommended that the views of the local refuse collection service are sought with respect to the

proposals i.e. they may not be prepared to collect waste bins from storage areas away from the proposed highway (e.g. adjacent to Plot 8), a situation that would be likely to result in overspill onto the footway by a number of waste bins within a concentrated area thereby exacerbating the aforementioned concern. Therefore, the applicant should be requested to identify adequate areas adjacent to, but not within, the proposed highway for standing of waste bins on refuse collection days.

It is suggested that an element of pedestrian intervisibility is provided to the right of the driveway to Plot 93 when exiting as otherwise, vehicles would be emerging onto the footway from immediately adjacent to a 1.8m height fence. Comments with respect to the Travel Plan have been forwarded previously although I am not aware of a revised document being submitted. This being the case, these are appended to this response for convenience.

It is recommended that funding of £43,261.46 plus an appropriate increase to allow for inflation, in the time since estimates were made in July 2014, is secured towards capacity improvements identified within the Local Plan for the Union Road/Albion Road signalised junction.

#### DCC Urban Design /Landscape Comments

19.07.19:

Landscape Comments (based on Drawing Nos. 10758\_POe, WH/HRNM/CSL/01, WH/HRNM/BTP/01, WH/HRNM/DSL/01 as received 7.7.19).

Entrance: The layout of the entrance road and approach has been improved by introducing curves and will sit more naturally in the landscape. The proposed tree planting to the embankment is welcome however it needs to go further to help integrate the embankments into the landscape. The planting proposed consists of non-native species and as this forms an outer edge of the development I consider that it is important that this area is planted with native woodland to relate to the wider countryside. Daffodil planting will create an urban feel which would not be appropriate and should be restricted to internal areas within the development. Bluebells could be planted in the wooded areas at the entrance in lieu of daffodils.

Boundaries: Hedge planting has been included to north and west boundaries and also to the approach road, southern edge of housing and internally to front boundaries of properties. This is a welcome improvement that will help the development integrate into the surrounding landscape.

Open Space beneath Pylons: It is appropriate that the proposed footpaths to the open space are gravel rather than macadam. The material should relate to local stone types and preferably be sourced from a local quarry. I suggest that timber edging is used to allow flowing curves to be created.

The trim trail / natural play features proposed are welcome and appropriate being constructed from wood. The areas where these are situated would benefit from some enclosure such as groups of coppiced hazel etc. to create a sense of space whilst

allowing good views for natural surveillance. Some seating in these areas would also be welcome

Some of the suggested meadow species suggested is more appropriate to arable landscapes and whilst they may have been included for floral effect I consider that it is important that meadow mixes used reflect local meadow species for acidic pasture to relate to the wider landscape. More vibrant displays such as annual meadow planting should be restricted to more internal areas of the development.

Street Trees: Many of the species proposed are small and whilst some of the locations may require small trees there are several areas where large growing, long living species could be included to give a bigger impact in the long term. This is particularly important as the development is in a highly visible location from the surrounding landscape. Consideration should be given to the placing of large trees to make a positive contribution at focal points.

Planting Generally: All non-native planting should be contained within an external structure of native tree and hedge planting to all visible edges in order to aid integration of the development into the wider landscape. The native planting should reflect the recommended species pallets laid out in the Derbyshire County Councils Landscape Character of Derbyshire document, specifically for the Dark Peak Settle Valley Pastures Landscape Character Type. A native mix that is specific to this landscape type should be used. I would therefore suggest that all trees and hedgerow mixes follow the recommendations of the planting guides. Non-native planting should be confined to the more central areas of the development.

07.06.19:

The site consists of grazed pastureland, sloping gently from Hayfield Road to High Hill Road. To the northeast lies High Hill Road, to the west Hayfield Road and to the southwest the built up area of New Mills. New Mills has developed linearly along the valley and this represents an extension to the settlement. To the northeast the landscape consists of mainly green pasture fields and rolling hills. The electricity pylons represent a clear edge to the extent of the settlement.

Due to the presence of the way-leave for the electricity pylons the proposed plan shows a layout where a strip of open space of approximately 55m in width is left under pylons. This will result in new housing being offset from the existing settlement and appearing detached. Visually this leads to poor integration and the appearance of a stand-alone development.

The site is very visible from middle ground views from hillsides to the north, east and west. The impact will be moderate to high on the surrounding landscape.

The proposed main service road linking into the estate will drop quite steeply from Hayfield Road and as such would be quite intrusive in the landscape. It will require banking up on both sides and therefore quite artificial in the landscape. No effort has been made to soften the impact of this road. There is plenty of space to allow the planting of small blocks of woodland and to create a more sinuous route that fits more comfortably in the lie of the land.

There are footpath links locally and opportunities to create footpaths from the adjoining estates into the site and across to new housing. However, I consider this is not adequate enough to give the appearance of a continuation of the existing urban form and as such the new development affects the openness of the surrounding countryside.

Recommendation: I recommend Approval on the basis that this is an allocated site necessary to the delivery of housing provision within the area. Nevertheless the scheme is very visible within the wider landscape and therefore any scheme for development should be of a high quality built form and very high quality landscape with substantial framework planting to reduce any impact on the surrounding countryside.

If the council were mindful to approve the following urban design / landscape comments based on the drawing Site Layout WH/HRNM/CSL/01/Rev G should be addressed:

The development is clustered and designed to provide a street hierarchy. The houses are mixed and varied in their building form and I see effort has been made to create characterisation of individual areas throughout the design. There are a few issues I would have from an urban design point of view:

- a) I am not sure how attractive the frontages would be to plots 2-8 facing the sloped bank of the new road into the estate. The arrangement with a footpath across the front and parking court at the back is reminiscent of the Parker Morris layouts that resulted in confusion between the front and backs of houses. The issue will be when garden structures start appearing, and back fences adjusted to allow for extra car parking spaces. This layout will start to look very untidy in this rear courtyard area.
- b) The boundary treatment along the edges of gardens on the eastern boundary between the housing development and High Hill farm is tight against the existing field boundary. I would resist close bordered fences at the point and more landscape to buffer the impact of the flank walls to the houses when viewed from High Hill farm and Hayfield Road.
- c) The arrangement of houses 47 and 48 facing the corner of 60 and 69 and the flank wall of plot 62 appeared uncomfortable. No 62 may become dual aspect to compensate for this.
- d) There is ample space to make much more of the drainage pond and drainage easements would be better designed to be more naturally part of the landscape with the use of bioswales with gentle sloping banks. Footpaths and tree planting should be integrated into the design to allow the water to become an asset to the open space.
- e) For a site which has such an open aspect and is widely visible for many receptors, I consider that the landscape proposals are insufficiently robust. The development requires a much more comprehensive approach to landscape

screening particularly to boundaries and to the banked access road to help integrate it into the landform. Additionally the inclusion of native tree planting in blocks and swathes or small woodlands throughout the areas of development is necessary to help reduce landscape impacts from middle range and distant views. Where individual trees are planted, rather than these being small street tree species, space should be allowed for inclusion of large growing, long living species to give a bigger impact in the long term. They should also be included to make a positive contribution at focal points.

- f) The street trees and scattered ornamental trees recommended within the landscape plan are ornamental and whilst suited to suburban estates, the new landscape to be created in this area should be as close to the existing local landscape character as possible to reduce impacts.
- g) I consider that the proposals for the north, east and west boundaries are insufficient and that a generous margin is provided to enable the planting of a native hedge behind stone walls with native hedgerow trees which can be allowed to mature to a good size.
- h) Landscape planting throughout the design should reflect the recommended species pallets laid out in the Derbyshire County Councils Landscape Character of Derbyshire document, specifically for the Dark Peak Settle Valley Pastures Landscape Character Type. A native mix that is specific to this landscape type should be used. I would therefore suggest that all trees and hedgerow mixes follow the recommendations of the planting guides. Some of the suggested meadow species are more appropriate to arable landscapes and it is important that meadow mixes used reflect local meadow species for acidic pasture.

#### DCC Policy & Monitoring

**Revised comments are awaited. Late representations will be detailed within the update sheet.**

15.05.19:

In summary, the analysis provided indicates that there would be a need to mitigate the impact of the proposed development on school places in order to make the development acceptable in planning terms as the normal area primary school would not have sufficient capacity to accommodate the additional pupils generated by the proposed development. The County Council therefore requests financial contributions as follows: £319,432.56 for the provision of 19 primary places at Thornsett Primary School towards Project A - Creation of additional teaching spaces.

#### Coal Authority

**No objection subject to recommended advisory note.**

The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the

LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted. In accordance with the agreed approach to assessing coal mining risks as part of the development management process, if this proposal is granted planning permission, it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

### Derbyshire Constabulary Designing Out Crime

30.04.19:

At the time of my last consultation for this application in August 2018 the majority of matters which we saw as problematic had been removed over discourse in three consultations during 2017 and 2018. I note that there is an additional set of plans lodged on the case file dated 10.1.19, which were not subject to a re-consultation with us. The revised site layout within this set of plans, revision F, reintroduces the parking court which was subject to adverse comment in prior revisions up to revision E, within which it was removed. This feature is also included in the latest site layout revision G.

Without going over why this particular design feature would be seen as crime generating again, I'd ask that the feature is removed, as in rev E, and that other more minor matters which have never been resolved are addressed by amendment or condition, specifically: - Lighting for parking courts now for plots 33-38 and 65-72. Parking allocation for plots 57 and 58 is brought into curtilage and within view.

03.09.18:

Referring back to previous comments, all matters have been resolved except for the two unlit parking courts, now for plots 34-39 and 66-73, and for two remaining parking spaces which are out of view of their associated home at plots 58 and 59.

In its current form some of the application design and detail wouldn't be acceptable to us. The newly created open space, footpaths and links into the site beneath existing power lines should be overlooked by continual development frontage, for example as would be the case with the Whitemoor house at plot 84. The remainder of the site boundary facing this space, beyond the initial horseshoe block of 1-14 (design subject to further comment) consists of blank or sparsely treated elevations and garden boundary. This leaves the movement routes, links and open space under supervised and unacceptable. The housing block containing plots 1-17 has 4 separate narrow footpath links running between blocks and garden space to the parking court behind.

The parking spaces have no direct overlooking other than potentially from plot 16, which is marked as HsSA. If this is a Haversham type there are no associated plans online (nor for the Newton, and Montgomery types) It is assumed that this plot is designed to provide a focal point for the courtyard entrance rather than any aspect to the courtyard itself though? There is no lighting for this parking court beyond the two columns close to plots 16 and 17

The combination of unsecured and enclosed pedestrian routes, unsupervised parking provision and absence of lighting would leave this part of the site vulnerable to crime and nuisance, and I'd recommend that the area is redesigned with this in mind.

The parking courts for Oakmere apartments at plots 36-41 and Oakmere apartments 68-73 plus plots 74, 75 and 88 are both unlit. The parking provision for plots 74, 75, 60 and 61 are remote from the plots and out of view. Parking should be provided in curtilage.

Derbyshire Wildlife Trust

13.05.19:

Our letter dated 27<sup>th</sup> September 2018 (DWTHPK418-2a) still appears to be applicable. We have no new comments.

27.09.18:

**No objection subject to recommended planning conditions and advisory notes.**

Further to the Trust's request for bird surveys at the above site, a Bird Survey Report has been produced by ERAP Ltd in September 2018. The report is well-detailed and sufficient information has been provided to determine the application. In previous comments we noted that white-barked Himalayan birch is proposed at the site entrance and we suggest that a native structural species such as hazel could be used instead. We also noted that the meadow planting suggests calcareous species including wild carrot and quaking grass and advise that the soil type should be checked for the suitability for these species.

Environment Agency

11.04.18:

**No comments.**

The application as is situated in flood zone 1. Therefore the LLFA should be consulted for their comments.

National Grid

Awaited.

United Utilities

**No objection subject to recommended planning conditions and advisory notes.**

HPBC Environmental Health

12.10.17:

**No objection subject to recommended planning conditions and advisory notes.**

The land contamination reports submitted in support of the application may be accepted: REFA, ref: 17004-GEDS, dated 24<sup>th</sup> January 2017, REFA, ref: 17004-CMRA, dated 15<sup>th</sup> September 2017 and REFA, ref: 17004-GEIR revB, dated 16<sup>th</sup> September 2017. These reports demonstrate that the land is suitable for the proposed use without remediation. Condition CL06: Unexpected Contamination is recommended to protect public health and the wider environment, should contamination not previously identified be discovered during development.

The construction/demolition stage of the development could lead to an increase of noise and dust experienced at sensitive premises and subsequent loss of amenity, for this reason conditions: MS12 Construction – DUST, MS13 CONSTRUCTION – WASTE DISPOSAL and TIME OF OPERATIONS are suggested.

The noise impact assessment submitted in support of the application may be accepted: Royal HaskoningDHV, ref: I&BPB6315R003F03-03/Final, dated 15<sup>th</sup> September 2017. This demonstrates that the site is suitable for the proposed development, subject to the provision of appropriate mitigation measures. For this reason and to protect the health of future occupants' condition NS04 NOISE INSULATION is recommended.

HPBC Economic Development

29.04.19:

The proposal is for full planning permission for development for of 97 units of residential accommodation. Residential development will impact on the local economy in terms of jobs and purchasing of supplies and services. In order to assess the economic impact of this development, we have relied upon the data supplied by the applicant and used the Council's approved multipliers to prepare these comments. The proposal for development of 97 off Hayfield Road, New Mills will provide the following outputs:

- The new householders occupying each new house will spend some of their income locally through shopping and use of local services. National research has identified that 34% of all household expenditure is spent at district level or below. For this development of 97 units this is calculated at £892,636 per year.
- Each new house will generate direct jobs within the construction industry or associated supply chain, of which 25% are likely to be locally based. Indirect Jobs are also generated by local spend in shops and services. This is calculated at an additional local job for every seven new homes. Using these multipliers the development will generate 104 direct jobs and 14 indirect jobs.

- The development will also generate approximately £19,010 council tax for the area per annum.

#### HPBC Operational Services

Revised response awaited. Members will be updated at the meeting.

26.10.17:

#### **No objection subject to recommended s106 obligations.**

We would be looking to secure off site contributions towards play, outdoor sports facilities and allotments from this development. There is an existing play space off Portland Road on the estate adjacent to the new proposed development. The site is in desperate need of complete refurbishment as the equipment and surfacing is in very poor condition. Unfortunately this site cannot be extended to accommodate the anticipated additional use from the proposed development, but that anticipated use will further degrade this site without any investment. The contribution required would be £18,624. In terms of the off site outdoor sports contribution, this would be targeted to Ollersett Playing Fields. This site is an existing playing pitch but the site currently has limited use due to a lack of other facilities. The usage of this site, which is the only playing pitch/open space in this part of New Mills, could be increased and improved further by the provision of a Multi-Use Games Area. There is no such facility, which could accommodate a variety of sports in this area of New Mills and would be a great benefit to the young people who move onto the proposed development as there will be no informal sports provision on site. The contribution requested would be £47,471.80. We would also be seeking a contribution towards Ollersett Avenue Allotments which is run and managed by New Mills Allotment and Gardening Society. They are looking to make improvements to the infrastructure on site. The contribution for this will be £7,464.15.

#### HPBC Arboricultural Officer

#### **No objection subject to recommended planning conditions.**

20.07.19:

Summary: The submitted revised landscape 'masterplan' requires the specific landscaping detail to be conditioned. The information provided is generally acceptable except for the species to the frontage of the site adjacent to the entrance. Whilst a diversity of species is sought, a mix of only Jacquemontii Birch and Whitebeam may not be appropriate. This could be dealt with by condition.

05.06.19:

Summary:

- No arboricultural objections.
- Standard Conditions LA10, LA13 and LA14
- A detailed landscaping scheme must be provided.

- The current layout does not allow suitable space for planting along the northern boundary with the adjacent agricultural fields. Ideally there should be a landscape buffer zone to allow for planting of trees and or hedgerow and trees. This is both as a visual amenity to avoid a hard built up edge to the scheme and to offer some protection to the retained agricultural land.
- Standard Conditions LA01, LA02 and a condition requiring a Landscape and ecological management plan (LEMP) to cover all aspects of the future management of the POS and landscaping.

I have no arboricultural objections to this scheme in terms of existing trees on the main site. However the proposals include getting access across and area of TPO'd woodland owned by DCC. This will require a group of early mature trees to be removed and an easement to be maintained. The developer has been in touch with DCC. The area of trees is regularly cut by the electricity company to give clearance to over head cables and has been maintained in this way with DCC as a coppiced / glade area. This provides some diversity to the wooded area. Given this as long as the area is continued to be managed by periodic cutting to allow easement for the over head cables and drainage there is no objection to this. The arboricultural report and Method Statement will need to be amended to reflect the final layout for the site as such a pre commencement condition will be required.

Landscaping: No detailed landscaping scheme has been submitted with the scheme. The layout plan shows some indicative landscaping. As such the following comments are very general.

Area under the pylon: The retention of open space here is a necessary requirement and helps to break up the residential area from existing areas. The landscape under here will need to be lower vegetation and there are options for informal recreation and biodiversity enhancement. I consider that DWT are best placed to comment on the proposals here as they will comprise meadows and native shrub planting. This area should be set out in such away that it creates natural linkages to the existing residential area and the play facilities.

North and north east boundaries: The main concern with regards to this application is in respect of the future landscaping of the site and these boundaries in particular. The LVIA submitted with the application makes these same points at 4.1 ... "Responding to the settlement edge location by creating a more organic development layout and a varied and active frontage onto the adjacent countryside will be important to ensure a transition at the settlement edge is provided ...". And "...The existing low stone wall along the northern site boundary should be retained to define the development edge. The use of outwards facing properties would allow future occupiers of the development to benefit from the views available across the adjoining agricultural land, as well as provide a characteristic and active settlement edge for the town. Scattered tree planting along this edge in conjunction with the front threshold and vehicular access to properties will also enable a softened and appropriate interface to be created between the settlement edge and open countryside...".

Unfortunately the layout provided has not satisfactorily achieved these aims and guidance. There is no adequate landscaping area along the northern boundary – the

plan indicates sparse tree planting here in a very restricted space with private drives too close to the trees. It is not clear, but it would appear that this landscaping will be in private gardens rather than amenity space where the future care and maintenance of this important area of landscaping can be secured.

Some of the trees are poorly sited over drives and parking areas and very close to the boundary with neighbouring land which will threaten their retention. The landscaping strip here needs to be wider to accommodate trees. These should be grouped rather than regularly spaced and be of species generally in keeping with the landscape character (settled valley pastures) as set out in the LVIA.

The boundary treatment here is the original dry stone wall. This is likely to need supplementing stock proof fencing to limit access to the adjacent agricultural fields.

The north eastern boundary is partly close boarded fencing. To the rear of the property to the north – this should be avoided.

To the south of this boundary, there appears to be a more open aspect but again there is no adequate space for landscaping.

Residential areas: There are quite a few trees shown with tree grills. I consider that this will look out of place in this urban fringe development. Also, these grills can cause issue with trees as they mature if hard surfacing within the tree pit is required. I suggest that there are alternatives which provide a more appropriate solution such as a permeable bonded surface.

I consider more trees should be incorporated with the site; some larger rear gardens could accommodate some smaller ornamental trees

With regards to trees species towards the edges of the site these should reflect the landscape character and within the site more diverse selection of ornamental species can be used. A 10-20-30 test of tree diversity will be applied to the proposed scheme. This basically means that there is not be significantly more than 10% of one species 20 % of a genus and 30% of a family. I will take into account where species diversity is constrained by the need to reflect landscape character. But will be in particular aiming to ensure that an over reliance on the Rosaceae family should be avoided.

#### HPBC Waste

#### **No Objection.**

18.07.19:

The plan is in line with a number of similar type developments which we undertake waste collections. I would not envisage any significant issues for RCV access, poor parking aside. I would therefore be confident we could service the site efficiently

03.06.19:

Waste Service collections can be undertaken from points within the 25.0m carry distance as detailed in Manual for Streets.

## **7. POLICY AND MATERIAL CONSIDERATIONS**

### **Planning policies**

7.1 The determination of a planning application should be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

7.2 Section 38(6) requires the Local Planning Authority to determine planning applications in accordance with the development plan, unless there are material considerations which 'indicate otherwise'. Section 70(2) provides that in determining applications the Adopted Local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations". The Development Plan currently consists of the Adopted High Peak Local Plan April 2016.

7.3 The revised NPPF (National Planning Policy Framework) as updated is considered to be a mandatory material consideration in decision making. The applicable contents of the NPPF will be referenced within the relevant sections of the officer report as detailed below.

7.4 Once again achieving sustainable development sits at the heart of the NPPF as referred to within paragraphs 10 and 11. As before, achieving sustainable development requires the consideration of three overarching and mutually dependant objectives being: economic, social and environmental where they are to be applied to local circumstances of character, need and opportunity. These objectives are stated as follows:

- 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 the present and future generations; and by fostering a well designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making the effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.5 NPPF para 11 requires decision makers to apply a presumption in favour of sustainable development. For decision makers this means approving development proposals that accord with an up-to-date development plan without delay.

7.6 Adopted LP (Local Plan) Policy S1a establishes a presumption in favour of sustainable development as contained within the Framework.

### **Principle of development**

7.7 The application site extends to 6.96 ha (hectares) and comprises of an edge of settlement site forming housing allocation DS8 'Land off Derby Road, New Mills' within the High Peak Adopted LP (Local Plan) relating to the market town of New Mills. The principle of housing at this site has been found to be acceptable through the local plan process as framed by spatial planning policy for the Borough. Any housing development, however, is required to enhance their role, distinctive character, vitality and appearance.

7.8 Full planning permission is sought for a total of 96 units and all detailed matters including access, layout, appearance, scale and landscaping fall to be considered as part of this application scheme. Provided that the detail of the scheme is found to conform to other relevant policies of the LP, the residential development of the application site would be considered to be acceptable.

### **Housing Type & Mix**

7.9 LP Policy H3 requires new residential development to address the housing needs of the area through the provision of a mix of housing types and sizes, including an appropriate level of affordable housing provision. Accordingly, the SMHA (Strategic Housing Market Assessment & Housing Needs Study 2014) recommends a property size and type mix for both market and affordable dwellings as is stated in the table below.

7.10 The scheme property mix and type would be as follows:

	<b>Quantity</b>	<b>%</b>	<b>SMHA</b>	<b>Difference</b>
1-bed	6	6.3%	10%	3.7%
2-bed	30	31.3%	45%	13.7%
3-bed	20	20.8%	35%	14.2%
4-bed	40	41.6%	10%	31.6%
Total	96	100%	100%	-

7.11 In these circumstances, the applicant's property mix would not accord with such SHMA requirements. Importantly, the SHMA recommends that there should be a re-balancing of the existing housing stock away from small terraces properties and 3 bedroom accommodation to a better provision of 2 bedroom dwellings. The above analysis shows that there is an evident reliance on 4-bedroom dwellings representing c.40% of all scheme properties. Whilst there would be an under provision of both 2 and 3 bedroom accommodation against such standards.

7.12 Notwithstanding the scheme's non-compliance with the SMHA, the applicant's originally submitted Property Report has assessed SK22 postcode data from the 2011 Census by the number of bedrooms. It states that: "It is clearly demonstrated that within the SK22 postcode area, 78% of the existing housing stock is 2 & 3 bed properties. To rebalance the housing tenure to create a more mixed community, a higher than normal proportion of 4 & 5 bedroom properties is proposed for sound social and commercial reasons. Having looked carefully at the local housing market, we could not advocate any significant increase in 2 and 3 bedroom properties on this development for 2 reasons. Firstly, the shortage of larger properties for which there is clearly strong public demand would not be addressed. Secondly, increasing the number of smaller houses would adversely affect the sales rate, have a downward pressure on sales values and increase the commercial risk to an unacceptable level for a housing developer. It is clearly demonstrated that within the SK22 postcode area, 78% of the existing housing stock is 2 & 3 bed properties. To rebalance the housing tenure to create a more mixed community, a higher than normal proportion of 4 & 5 bedroom properties is proposed for sound social and commercial reasons".

7.13 Officers have calculated the New Mills East Ward Census Data (2011) by the number of bedrooms as per the table below. This supports the view that there is an undersupply of 4-bed properties within the ward area. This has then been rebalanced against the scheme mix, with an average applied and then compared with the SMHA mix recommendations as follows:

	New Mills E %	Scheme %	Average %	SMHAA
Bed 1	11.7%	6.3%	9%	10%
Bed 2	35.8%	31.3%	33.6%	45%
Bed 3	43.9%	20.8%	32.4%	35%
Bed 4	7.5%	41.6%	24.6%	10%
Bed 5	1.1%	0%	0%	4-5 bed

7.14 This ward data analysis would support the applicant's view that there is a relative under supply of 4-bed properties within the area. In these circumstances, the scheme would assist in rebalancing property mix in the vicinity albeit a higher percentage of 4-bedroom dwellings at 24.6% would be provided above the 10% SMHA figure. However, this is an acceptable tolerance in the circumstances of applying the standards more flexibly. Positively, the analysis also shows that the scheme would achieve a better balance of 1 and 3-bedroom accommodation for the ward area.

7.15 In terms of housing provision for elderly / specialist accommodation, LP Policy H3 under criteria (e) states that flexible accommodation, which is capable of future adaption should be provided in accordance with the NDSS (National Described Space Standards) and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. The submitted plans show that all of the house types would meet the NDSS (Nationally Described Space Standards) when assessed against overall GIA (gross internal area floor space) and mostly provide for appropriately sized bedroom accommodation.

7.16 The general purpose of Part M of the Building Regulations is to ensure that both internally and externally new buildings are designed to provide accessible and

adaptable dwellings to meet the requirements of older people, people with specialist housing needs or are capable of future adaption. Part M matters include, for example, the ability to widen driveways / parking spaces to accommodate a wheel chair, step free access and internal circulation space of a minimum size to ensure that dwellings can be adapted if required. The SHMA has identified a need to provide 20% of dwellings as bungalows / specialist elderly accommodation.

7.17 Although no such specialist accommodation is proposed, the applicant has submitted evidence to show that a good proportion of scheme dwellings would meet Part M of the Building Regulations except the provision of a level access shower, which could be adapted in the future, if required. Only some of the dwellings would benefit from a limited clear width in respect of the approach to dwellings. The proposal would also provide a total of six ground floor apartments. Whilst not fully compliant with Part M4, the scheme is sufficient to meet the SHMA requirement for accommodation that is clearly capable of future adaptation.

7.18 LP Policy H3 also requires that 30% of the scheme's housing should be for affordable purposes on sites of over 25 units. In these circumstances, a total of 29 onsite affordable housing units split as affordable rent (20 units) and affordable intermediate (9 units) would be provided for the scheme utilising the following house types: Britten (2b3p x 17 units), Chinley Apartments (1b2p x 6 units), Brancaster (2b3p x 3 units) and Dalton (3b4p x 3 units).

7.19 LP Policy H4 further seeks to ensure that affordable homes are designed to be well integrated with existing and new housing development. The affordable housing scheme is broadly satisfactory with respect to overall property size and unit positioning within the site. Some concern, however, has been raised with the proposed Brancaster house type, which has been represented as a large 2-bedroom (plus study) property with an overall GIA of 83sqm. In these circumstances, the applicant has been advised to replace the Brancaster with an NDSS compliant 84sqm 3b4p unit instead. This advice is on the basis that a 3 bedroom dwelling is likely to attract a greater shared ownership demand than a 2 bedroom dwelling with study from an affordability perspective. Notwithstanding this, the Brancaster study would only fail to meet the minimum single bedroom size of 7.5sqm by 1.2sqm and falls short of overall GIA by only 1.0sqm. It may possibly be accepted by the Registered Provider as a 3b4p unit in these circumstances. Although, the applicant clearly carries the risk of securing albeit more modest layout changes and a further s106 legal agreement should the provider not accept this house type going forward. This risk, however, appears to be more limited by the modest shortfall of GIA and utilisation of this house type totalling 3 affordable units scheme wide.

7.20 The scheme overall provides for a range housing types and sizes appropriate to the area and therefore is acceptable in respect of LP Policies H3 and H4 and the NPPF. This would be subject to the completion of a section 106 agreement to secure a policy compliant scheme in these respects.

### **Design / Layout / Character & Appearance**

7.21 The NPPF highlights that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to

making places better for people. NPPF paragraph 124 requires development to function well and add to the overall quality of the area for the lifetime of the development. As well, it should respond to local character and history and reflect the identity of local surroundings and materials whilst reinforcing local distinctiveness. Planning decisions should aim to ensure that developments are visually attractive as a result of good architecture and appropriate landscaping. NPPF paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and how it functions.

7.22 LP Policy EQ6 'Design and Place Making' states: "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. This will be achieved by:

- Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes
- Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park.
- Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape feature.
- Requiring 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.
- Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees.
- Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities.
- Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments.
- Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people.
- Requiring new homes in residential developments meet environmental performance standards in accordance with Local Plan Policy EQ1 'Climate Change.
- Ensuring that development takes account of national design guidance and Supplementary".

7.23 The High Peak Design Guide 2018 provides more indepth guidance on the approach to new residential development and the factors which contribute towards locally distinctiveness design.

7.24 In view of the site's peripheral location adjoining open countryside designated as Green Belt, LP Policy EQ2 'Landscape Character' requires development to be informed by and be sympathetic to the distinctive landscape character. In this case, the application site's north boundary would adjoin the 'Dark Peak Settled Valley Pastures' as identified in the High Peak Landscape Character SPD. Of relevance, LP Policy EQ9 'Trees, Woodlands and Hedgerow' sets out that the Council will protect existing trees, woodlands and hedgerows.

#### Siting, Appearance and Scale

7.25 The scheme's character will be principally defined by its house types, densities, building materials, landscaping and boundary treatments. A locally distinctive design will be key to the scheme's success in meeting the objectives of LP Policies EQ6 'Design and Place Making' and EQ2 'Landscape Character' as detailed above.

7.26 The site slopes generally downward from the south, southeast to the northwest meaning that Hayfield Road is at a significantly higher level than High Hill Road. Ideally, the road layout and access point should work with the contours of the land. The proposed access from Hayfield Road would, however, be supported by a considerable earth embankment. It would be at a higher level looking down onto the adjacent houses and be of an engineered appearance. Although appropriate landscaping, including tree planting would assist in mitigating against such harm. The applicant has been encouraged to investigate a point of access from High Hill Road to avoid this engineered feature, but has declined to do so. Positively, the layout proposes some frontage development at the site entrance road albeit this would be set back from the intervening road embankment.

7.27 Further scheme amendments have led to the improvement of the entrance road layout and approach by introducing curves, which would sit more naturally in the wider landscape. The DCC Landscape Officer has reviewed the indicative landscaping scheme. He comments that the proposed indicative tree planting to the embankment is welcome. However, it needs to go further to help to integrate the embankment into the landscape and should consist of non-native species to relate better to the wider countryside. Daffodil bulb planting should be suitably replaced with bluebells for this edge of settlement location. These matters securing an appropriate and detailed landscaping scheme could be secured by an appropriately worded planning condition.

7.28 Whilst the entrance road width leading into the site from Hayfield Road would appear visually excessive, it does narrow throughout the scheme to create a suitable road hierarchy. The treatment of junctions is particularly important to create suitable nodal points to aid orientation and site legibility. This would require a careful use of surface materials for circulation routes / drives to achieve a similar tone. The DCC Landscape Officer agrees with the use of gravel for the proposed footpaths to the open space, which should be accompanied by a timber edge. It is suggested that the material should relate to local stone types and preferably be sourced from a local quarry. Such matters relating to hard landscaping / road surfacing can be suitably secured via a planning condition.

7.29 Further scheme revisions presented have led to a re-arrangement of plots 82 to 83 to allow a Brancaster house type to face the public open space and improve overlooking over the green corridor for this aspect of the scheme. Despite the inclusion of a further dual aspect dwelling, relevant scheme houses would not fully address this green corridor with particular regard to plots 58, 59 and 60. The garden fence screening would further limit natural surveillance over the corridor area.

7.30 On the whole, scheme dwellings have been orientated to address the street frontage. There are some instances where the scheme could clearly achieve a stronger building line / perimeter block to provide an enhanced sense of enclosure and an outward looking scheme. As discussed above, the scheme still lacks an active and vibrant frontage to the south to address the green corridor. Views back towards the scheme from here would still result in a fragmented building line and remains as a negative design aspect of the scheme.

7.31 In terms of policy requirements for 'designing out crime, the Police Architectural Liaison Officer has raised some concern in respect of the reintroduction of the parking courts (serving plots 2 to 8) as it would be perceived as a crime generating area. Furthermore, there are outstanding minor matters highlighted relating to the lighting for parking courts (now for plots 33-38 and 65-72) and the parking allocation for plots 57 and 58, which should be brought into curtilage and in view. The provision of such parking court provision, however, has assisted the scheme in reducing its over reliance on the level of frontage car parking to improve the street scene. Notwithstanding this, the parking courts would be enclosed, overlooked and adequately lit to assist in safeguarding against such anti-social behaviour. A suitable lighting scheme for these parking courts would be secured by means of a planning condition. It is acknowledged that the parking allocation for plots 57 and 58 are not well overlooked and remains as a minor negative design aspect of the overall scheme.

7.32 In respect of revised house types, there are a number of different house styles proposed for the site which offer a range of accommodation as is discussed above. The scale of the scheme is predominately two-storey other than the 2.5 storey Jenner and Worthington house types. These are presented at prominent entrance points and around junctions, which is acceptable in principle. The 2.5 storey Jenner house type is acceptable. However, the feature dormer window remains as a minor negative design aspect of the scheme. Although, the applicant has been advised to replace the 2.5 storey Worthington with a more suitable house type owing to its narrow gable, squat window proportions and overall disproportionate scale, the retention of 11 such units remains as a relatively minor negative design aspect of the overall scheme.

7.33 The more traditional cottage approach of the 'Brancaster' offers the most positive scheme response, although, these are limited to 7 out of 96 plots. The Oakmere apartments are now acceptable in form and scale being represented as a run of terraces with individual front doors. Positively, the previously objected to Churchill and Cavendish with pentice gable and urban executive house type Montgomery have been omitted from the scheme. The Dalton as a poor corner plot remains, but this is limited to 3 plots. Some street scene information has been provided running across the site from the southeast to northwest expressed as 3

sections. These are helpful in showing the general disposition of units, topography and relationships between house styles. They broadly demonstrate an acceptable scheme relationship. This is with the exception of Section B-B which clearly illustrates the fragmented south building line adjoining the green corridor as is discussed within paragraphs 7.30 and 7.31 above.

7.34 In respect of site levels, the updated external works layout shows the use of retaining walls and steps, which would affect approximately a third of all plots, including those to the site's eastern boundary. The drawing shows that the maximum height of the retaining walls would be 1.35 metres and is broadly acceptable in avoiding an overly engineered development form. A flag on edge is further suggested on some plots. However, it is not an appropriate design feature for this site adjoining open countryside. A condition is proposed to secure an appropriate construction material for the proposed retaining walls.

7.35 Revisions have achieved chimneys to all house types (excepting the Worthington), which would add valued interest to the roofscape. In addition, the faux Georgian canopies have been omitted above all dwelling front doors. All window and door openings should achieve a good recess depth. A vertically boarded door to the cottage types and a 4 panelled Victorian door to the larger property types will also be required. All garages should be presented with a pitched rather than hipped roof. As well, bin storage facilities for the apartments will require careful consideration in terms of location, materials and design. On some dwellings, window proportions appear squat; however, the introduction of a decent head and sill would help to elongate the appearance of these. These matters could be appropriately secured by means of a planning condition.

7.36 Building materials within the High Peak are traditionally stone and slate. Hayfield Road, however, does offer some terraced properties constructed in brick. Built development on the application site would be prominent given its topography and it would also be viewed against a pastoral landscape backdrop. In these circumstances, the predominate building material should be an artificial stone beneath an artificial roof slate to help to assimilate the development into its context. Revisions have secured an artificial stone for the facing wall material of all house types. However, the applicant has referred to a non-specified grey roof tile. This remains as an outstanding matter to be clarified. As well, a smooth artificial gritstone should be used for heads, cills, jambs and quoins. In addition to these matters, the colours, materials and design relating to joinery details would also need to be appropriately secured by means of a planning condition.

### Landscaping

7.37 A revised strategic masterplan has been submitted by the applicant and is intended to inform more fully detailed landscaping and management proposals to be secured at a later stage. The 1.9 ha green corridor accommodates the area of the overhead cables and pylons. It would create a green buffer between the existing residential area to the southwest and proposed housing scheme. The retention of the open space appears to be a necessary requirement in respect of the pylons, although, it would not continue the residential form from the edge of the existing settlement as would be highly desirable. The corridor would, however, create

opportunities for informal recreation links to the existing residential area and biodiversity enhancements as is discussed below.

7.38 The scheme's pedestrian and cycle links are illustrated both within and alongside the proposed green corridor. Positively, this would aid permeability from Hayfield Road through to High Hill Road. The addition of the trim trail / natural play features proposed are also endorsed, however, it is noted that they would benefit from some enclosure such as groups of coppiced hazel to create a sense of space whilst allowing good views for natural surveillance as advised by the DCC Landscape Officer. Furthermore, meadow mixes used should reflect local species for acidic pasture to relate better to the wider landscape. Some seating in these areas would also be welcomed. Clearly these are detailed matters that would fall to a planning condition as is recommended above.

7.39 Previously, the Council's Arboricultural Officer had raised significant concerns in respect of the landscaping treatment of the site's sensitive north and northeast boundaries. The applicant's submitted LVIA reaffirms this particular viewpoint advising: "Responding to the settlement edge location by creating a more organic development layout and a varied and active frontage onto the adjacent countryside will be important to ensure a transition at the settlement edge is provided ...". "...The existing low stone wall along the northern site boundary should be retained to define the development edge. The use of outwards facing properties would allow future occupiers of the development to benefit from the views available across the adjoining agricultural land, as well as provide a characteristic and active settlement edge for the town. Scattered tree planting along this edge in conjunction with the front threshold and vehicular access to properties will also enable a softened and appropriate interface to be created between the settlement edge and open countryside...".

7.40 As before, some boundary hedge and tree planting is proposed to the north and northeast outer edges of the proposed built development envelope. Whilst more scattered trees are proposed at the site's gateway entrance from Hayfield Road as is discussed. Critically, scheme amendments have addressed the landscape buffer to the northern boundary of the site, which has been widened to enable additional screen planting to take place. Hedge planting has been included to the north and west boundaries and also to the approach road, southern edge of housing and internally to front boundaries of properties. This is a welcome improvement that will help the development to integrate into the surrounding landscape and overcome previous concerns in these respects.

7.41 In terms of street trees, the DCC Landscape Officer advises that many of the species proposed are small and whilst some of the locations may require small trees there are several areas where large growing, long living species should be included to give a greater impact in the long term. This is particularly important as the development is in a highly visible location from the surrounding landscape. Consideration should also be given to the placing of large trees to make a positive contribution at focal points. It is further discussed that all non-native planting should be contained within an external structure of native tree and hedge planting to all visible edges in order to aid integration of the development into the wider landscape. The native planting / mix should reflect the recommended species pallets laid out in

the Derbyshire County Councils Landscape Character of Derbyshire document, specifically for the Dark Peak Settle Valley Pastures Landscape Character Type. In these circumstances, it is advised that a native mix which is specific to this landscape type should be used. Furthermore, any non-native planting should be confined to the more central areas of the scheme. These matters could be secured by a fully detailed landscaping and management condition as is discussed above.

7.42 The site is mostly bound by drystone walls. With the exception of these, the site itself is devoid of any natural landscape features. Boundary treatments around the periphery and within the site are critical in assimilating the development scheme within its landscape context and adding a distinctive character to it. Previously, the scheme was overly reliant on the use of close boarded fencing at locations which were visible from public view, including the green corridor. Within the site itself, stone boundary walls / suitable hedges should form the dominant boundary detail. Boundary treatments should be used at the front of properties and around junctions to aid legibility and also carefully consider the demarcation of private and public space.

7.43 This aspect of the scheme has been revisited and the Boundary Treatment Plan has been amended to show: hedge planting and a stockproof fence along the eastern boundary; dry stone walling along the north boundary to be retained; the layout around the car parking court to the rear of plots 1 to 8 has been amended to include hedge planting to the rear of the fencing; the garden boundaries of plot 14 have been pushed back to increase planting and hedgerow provision and car parking has been grouped to provide a visual break; dwarf walls have been replaced with hedgerows wherever possible; the close boarded fence along the boundary with the open space / pylons has been set back and enhanced with hedgerows; hedging has been added to prominent boundaries to avoid close boarded fencing, and, the stone wall specified between points E & F (High Hill Road) within the boundary treatment plan has been replaced with stock-proof fencing and landscaping. The southern boundary of the application site is shown as retained existing dry stone wall on the Strategic Landscape Masterplan and accordingly the Boundary Treatment Plan should be updated to reflect this. A section plan will also be required to show the relationship with the proposed retaining wall with hedging and stockproof fencing along the eastern boundary. The principles of boundary treatment plan should be secured and implemented by means of a planning condition. Permitted development rights for boundary treatments are proposed to be removed in conjunction with a hedgerow and drystone wall management plan to ensure that such boundary treatments, which are critical to the scheme's success, are not eroded in the future. These matters would form suitably worded planning conditions.

7.44 As demonstrated above, the applicant has broadly overcome scheme criticisms previously raised. This is with particular regard to the site's sensitive northeast and eastern boundaries adjoining the sensitive countryside edge. Some concern remains, however, in relation to the engineered impacts of the scheme's entrance access road from Hayfield Road owing to significant level changes and the resultant engineered embankment. Notwithstanding this, the impact has been mitigated through the introduction of the curvilinear entrance road and additional tree planting as shown. As noted before, the scheme could better relate to the green corridor with

a stronger built frontage and outward facing scheme for all relevant dwellings. The elimination of the previously objected to close boarded fencing and replacement with hedgerows, however, would create a green and continuous frontage along this southern built edge to partially mitigate against the harm caused by the fragmented building frontage.

7.45 Accordingly, the revised scheme would broadly accord with LP Policies S1, EQ2, EQ6 and EQ9 in particular along with guidance contained within the Councils Residential Design SPD and Paragraph 17 and the Design Chapter of the NPPF all of which seek to ensure that the overall design, scale, density, massing, landscaping and use of materials are sympathetic to the character of the area.

### **Amenity**

7.46 LP Policy EQ6 also stipulates that development should achieve a satisfactory relationship to adjacent development and should not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing or other adverse impacts on local character and amenity. The Council's relevant amenity guidance requires a minimum separation distance of 21.0m to be achieved between facing principal windows of proposed dwellings. This interface distance should be increased by 1.0 metre for every 0.5 metre in site level change.

7.47 Existing contours and spot levels have been provided throughout the site together with FFLs for each plot. In addition, updated external works drawings submitted now show greater levels information. It confirms that the maximum height of the retaining walls would be 1.35 metres as is discussed in para 7.34 above. Furthermore, a stepped garden is proposed for Plot 22. Site section information has also been submitted to show the relationship between the access road and plots 1 to 10. Although clarification has been sought from the applicant in relation to Section C-C, the scheme provides for an acceptable level of private amenity space for all dwellings excepting the apartments.

7.48 Notwithstanding this, the information submitted broadly demonstrates that there would be no resultant adverse scheme impacts in relation to overbearing impacts and privacy matters. Overall the proposal would comply with Local Plan policies in respect of amenity considerations. Amenity implications arising from construction activities will be addressed through the conditions recommended by the Council's Environmental Health Section.

### **Highway Safety / Access**

7.49 LP Policy CF6 states that the Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan. This will be achieved by, inter alia:

- Requiring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.
- Requiring that new development can be integrated within existing or proposed

transport infrastructure to further ensure choice of transportation method and enhance potential accessibility benefits.

- Ensuring development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

7.50 The revised application and Transport Assessment has been carefully considered by DCC Highways. With regard to the proposed access arrangements, the engineer has commented that the proposed visibility splays have now demonstrated that the requisite visibility sightlines can be provided in both the horizontal and vertical plane. It is also confirmed that the internal site layout does not raise any significant highway issues. Previously the applicant was requested to provide the requisite pedestrian inter-visibility to the right of the driveway to Plot 93 when exiting. As noted above, the scheme has been revised in respect of the entrance road, which follows a curvilinear rather than straight alignment and DCC Highway comments are sought on the amended scheme. These are expected shortly and will be reported on the Update Sheet.

7.51 Of further consideration, HPBC Waste Service has confirmed that bin collections can be undertaken from points within the 25.0m carry distance as detailed in the Manual for Streets document. Noting plots 84 to 87 bin collection points have been relocated to within a 25.0 metre carry distance within the revised scheme.

7.52 DCC Highways confirm that they have no objections in terms of the impact of the scheme on the wider highway network, but have suggested that the development should be proportionally contributing to any requisite mitigation off-site impacts on the local highway network. In these circumstances, it is recommended that funding of £43,261.46 (plus index linking) is secured towards capacity improvements identified within the Local Plan for the Union Road / Albion Road signalised junction and a Travel Plan monitoring contribution sum of £1,015 per annum for 5 years totalling £5,075 is secured.

7.53 Subject to securing the appropriate s106 contributions and DCC Highways support for the revised scheme, the development would not have a significant adverse impact upon the local road network, would provide a safe and suitable access and internal road layout. In these circumstances, the proposal therefore complies with LP Policy CF6 of the adopted Local Plan 2016 and the provisions of the NPPF.

## **Environmental Matters**

7.54 The applicant has submitted a detailed FRA (Flood Risk Assessment) with the application. The LLFA (Lead Local Flood Authority) have been consulted on the application submission and have responded as follows: "The Flood Risk Assessment (FRA) for the proposed development is to dispose of surface water by discharging to the River Sett via an attenuation pond. Discharge will be restricted to a Greenfield Qbar rate of 25.80 l/s. It has been estimated that a required storage volume between 933m<sup>3</sup> -1436m<sup>3</sup> is proposed to maintain this discharge up to and including the 1 in 100 year rainfall event 40% climate change allowance. The applicant has indicated should an outfall to the River Sett not be achievable, outfall to the combined sewer

can be achieved. Should discharge to the combined sewer be the only viable option the applicant is proposing to restrict the discharge rate to 5l/s with a storage volume between 1701m<sup>3</sup> - 2459m<sup>3</sup>. The applicant has indicated infiltration may not be viable due the underlying geology as indicated in the submitted FRA. The applicant has also indicated a full ground investigation shall need to be undertaken to confirm the viability of infiltration”.

7.55 The LLFA have considered the reports key findings and raise no objections subject to the imposition of appropriate planning conditions in relation to sustainable drainage and maintenance. It is also set out that a detailed management and maintenance plan indicating who is responsible for the attenuation pond and this would be dealt with as part of the landscape management plan condition. The comments of the Council’s Aboricultural Officer relating to the woodland management of the proposed easement area as owned by DCC are matters for the County and would fall outside of the Council’s remit. In these circumstances, the proposed scheme would therefore not adversely affect onsite, neighbouring or downstream developments and their associated residual flood risk to comply with LP Policy EQ11 ‘Flood Risk Management’ and the NPPF.

7.56 The Council’s Environmental Health Section have confirmed that the applicant’s submitted land contamination reports demonstrates that the land is suitable for the proposed use without remediation. In this instance, a planning condition is recommended to protect public health and the wider environment should contamination not previously identified be discovered during the development phase. Furthermore, the applicant’s noise impact shows the site’s suitability for residential development subject to the provision of appropriate mitigation measures. A condition is recommended to protect the health of future occupants in these regards. With this in mind, the site presents no significant constraints for development in relation to these matters. Accordingly, the proposal would comply with LP Policy EQ10 ‘Pollution Control and Unstable Lane’ and the NPPF.

## **Ecology**

7.57 LP Policy EQ5 ‘Biodiversity’ outlines that 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, which is relevant in respect of both site layout and landscaping matters. In these regards, DWT (Derbyshire Wildlife Trust) confirm no objection to the scheme following the receipt of additional bird surveys, which supplement the initially submitted Preliminary Ecological Appraisal (January 2017). This viewpoint would be subject to recommended conditions which secure: the protection of the Sett Valley Trail Local Wildlife (LWS), which lies on the site’s northwest boundary during construction; the protection of badgers during construction, removal of onsite invasive species and a Biodiversity Enhancement Strategy for the site.

7.58 With the imposition of suitable conditions, the scheme would provide acceptable biodiversity enhancements in accordance with LP Policy EQ5 ‘Biodiversity’ and the relevant provisions of the NPPF.

## **S106 Contributions**

7.59 In terms of public open space requirements, the Council's Operational Services Officer has confirmed that off site contributions towards play, outdoor sports facilities and allotments is required to mitigate against the impact of the scheme. A financial contribution of £18,624 would be required towards the refurbishment of the existing play space off Portland Road on the adjacent estate. In addition, an offsite outdoor sports financial contribution of £47,471.80 would be required for the provision of a Multi-Use Games Area at the Ollersett Playing Fields site. Lastly, a financial contribution of £7,464.15 would also be required for onsite infrastructure improvements at the Ollersett Avenue Allotments.

7.60 In respect of education provision, DCC Education has requested a financial contribution of £319,432.56 for the provision of 19 primary places at Thornsett Primary School towards Project A 'Creation of additional teaching spaces'. In response to this, the applicant re-iterates their previous position in that a large number of pupils attending Thornsett Primary School attend from outside of the normal catchment area. In these circumstances, it is contended by the applicant that there is more than sufficient capacity in other local schools in the area. As a result, the proposed development is not of a scale that it would have a significant impact in the shortterm in displacing pupils. In these circumstances, the applicant's view is that the proposed contribution would not meet the tests of CIL regulations 122 and NPPF para 24 and therefore should not be required. A further response is sought from the DCC Education given the passage of time on this matter and will be reported on the Update Sheet.

7.61 Subject to these sums being secured through the section 106 Agreement, the scheme would be acceptable in terms of the impact of the development on local education and public open space provision.

## **8. PLANNING BALANCE & CONCLUSION**

8.1 Full planning permission is sought for 97 homes with associated open space and landscaping. The application site extends to 6.96 ha (hectares) and comprises an edge of settlement site forming housing allocation DS8 'Land off Derby Road, New Mills' within the High Peak Adopted Local Plan.

8.2 The NPPF seeks to boost significantly the supply of housing and therefore the scheme would thus increase the supply and choice of housing in the area, which is to be given significant weight by delivering a key housing allocation for the New Mills area. The s106 agreement would secure a 30% provision of affordable housing, which is also to be afforded significant weight.

8.3 The contribution to the economic dimension of sustainable development would include the jobs created during construction and the addition revenue through Council Tax. In addition to maintenance costs, the new residents would be likely to spend money on goods and services in the area, supporting the local economy. They would also contribute to the social life of the area. These social and economic benefits weigh in favour of the scheme.

8.4 In respect of design and layout matters, there is relatively minor harm in the overall scheme context. It is therefore concluded that the proposal would not conflict with the development plan as a whole, and so the application should be approved.

## 9. RECOMMENDATIONS

**A. Planning permission be GRANTED subject to a Section 106 Agreement to secure:**

- 30% onsite affordable housing provision to be split as affordable rent (20 units) and affordable intermediate (10 units);
- The County Council requests financial contributions as follows: £319,432.56 for the provision of 19 primary places at Thornsett Primary School towards Project A - Creation of additional teaching spaces;
- The Council requests financial contributions as follows: £18,624 for the provision of improvements at Portland Road Play Area, £47,471.80 for the provision of improvements at Ollersett Playing Fields and £7,464.15 for the provision of improvements at Ollersett Avenue Allotments;
- Off-site highway mitigation sum of £43,261.46 to be index linked from July 2014; and,
- Travel Plan monitoring contribution sum of £1,015 per annum for 5 years totalling £5,075.

**and the following planning conditions:**

<b>Code</b>	<b>Condition</b>
<b>TL01</b>	<b>Time Limit – Full Planning Permission</b>
	<b>3 Years</b>
<b>AP01</b>	<b>Approved Plans</b>
	<b>To be listed.</b>
<b>DE01</b>	<b>Sample Materials – External Surfaces</b>
	<b>Pre-commencement</b>
<b>DE13</b>	<b>Details of Means of Enclosure, inc repair and maintenance of stone walls</b>
	<b>Pre-commencement</b>
<b>DE13</b>	<b>Details of Retaining Walls</b>
	<b>Pre-commencement</b>
<b>NSTD</b>	<b>Removal of Permitted Development (Boundaries)</b>
	<b>Controlling.</b>
<b>NSTD</b>	<b>All external door (including garage doors) and windows shall be</b>

	set back from the face of the building by a minimum of 70mm (new build).
	Controlling.
<b>NTSD</b>	<b>Existing and Proposed Site Levels &amp; Sections</b>
	Pre-commencement.
<b>COM15</b>	<b>Details of External Lighting</b>
	Pre-commencement.
<b>COM17</b>	<b>Details of Bin Storage</b>
	Pre-commencement.
<b>NSTD</b>	<b>Submission of Window / Door Details, including Heads &amp; Cills &amp; Rooflights</b>
	Pre-commencement.
<b>LA01</b>	<b>Hard and Soft Landscaping Details</b>
	Pre-commencement
<b>LA13</b>	<b>Tree Protection and Method Statement</b>
	Pre-commencement
<b>LA14</b>	<b>Tree Protection during Construction</b>
	Controlling
<b>NC09</b>	<b>LEMP (Landscape &amp; Ecological Management Plan)</b>
	Pre-commencement
<b>NSTD</b>	<b>The LWS shall be adequately protected during construction from direct damage, light pollution, dust and noise.</b>
	Controlling
<b>NSTD</b>	<b>Protection of Badgers during Construction</b>
	Controlling.
<b>NSTD</b>	<b>Removal of the Wall Cotoneaster</b>
	Controlling.
<b>CL06</b>	<b>Unexpected Contamination</b>
	Controlling.
<b>MS12</b>	<b>Construction – Dust</b>
	Controlling.
<b>MS13</b>	<b>Construction – Waste Disposal</b>
	Controlling.
<b>NS04</b>	<b>Noise Insulation</b>

	<b>Controlling.</b>
<b>NSTD</b>	<b>Detailed Design, Associated Management &amp; Maintenance Plan of site Surface Water Drainage.</b>
	<b>Pre-commencement.</b>
<b>NSTD</b>	<b>Demonstration of the proposed destination for surface water would accord with the PPG para 80 hierarchy and to obtain a full understanding of the springs within the site and any associated mitigation requirements.</b>
	<b>Pre-commencement.</b>
<b>NSTD</b>	<b>Details indicating how additional surface water run-off from the site will be avoided during the construction phase.</b>
	<b>Pre-commencement.</b>
<b>NSTD</b>	<b>Foul &amp; Surface Water shall be Drained on Separate Systems.</b>
	<b>Controlling.</b>
<b>NSTD</b>	<b>Temporary access arrangements for construction purposes.</b>
	<b>Pre-commencement.</b>
<b>NSTD</b>	<b>CEMP (Construction Environmental Management Plan)</b>
	<b>Pre-commencement.</b>
<b>NSTD</b>	<b>Development Phasing and Completion Plan of the estate streets serving each phase of the development.</b>
	<b>Pre-commencement.</b>
<b>NSTD</b>	<b>Detailed designs for the Proposed New Junction with Hayfield Road.</b>
	<b>Pre-commencement.</b>
<b>NSTD</b>	<b>Creation of pedestrian accesses to High Hill Road together with widening of the existing footway and creation of formal links with the Sett Valley Trail.</b>
	<b>Pre-occupation.</b>
<b>NSTD</b>	<b>Site layout and construction details of the residential estate roads and footways, including layout, levels, gradients, surfacing / construction materials, means of surface water drainage and street lighting.</b>
	<b>Pre-commencement.</b>
<b>NSTD</b>	<b>The carriageways of the proposed estate roads shall be constructed up to and including at least road base level (1) prior to the commencement of the erection of any dwelling intended to take access from that road (2) the carriageways and footways</b>

	shall be constructed up to and including binder course surfacing (3) until final surfacing is completed, the footway base course shall be provided to avoid any upstands to gullies etc (4) the carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling.
	Controlling.
NSTD	Internal estate street junctions shall be provided with 2.4m x 25.0m minimum visibility splays in each direction.
	Controlling.
NSTD	Individual driveways shall be provided with 2.4m x 25m visibility splays in each direction.
	Controlling.
NSTD	The estate street to be provided with suitable turning arrangements to enable service and delivery vehicles to turn.
	Pre-commencement.
NSTD	Space to be provided within the site curtilage / plot for the parking of residents and visitors vehicles associated with that dwelling.
	Controlling.
NSTD	Removal of Permitted Development Rights: Garaging for private motor vehicles associated with the residential occupation of the property only.
	Controlling.
NSTD	Details of secure cycle parking facilities for the occupants / visitors.
	Pre-commencement.
NSTD	Gates should open inwards only or should be set back an appropriate distance within the site to accommodate the opening requirements.
	Controlling.
NSTD	The proposed property access drives shall be no steeper than 1 in 10 for the first 5.0m from the nearside highway boundary.
	Controlling.
NSTD	Details of arrangements for storage of bins and collection of waste.
	Pre-occupation.
NSTD	The means to prevent the discharge of water from the

	<b>development onto the adjoining highway.</b>
	<b>Pre-commencement.</b>
<b>NSTD</b>	<b>The proposed arrangements for future management and maintenance of the proposed streets until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.</b>
	<b>Controlling.</b>
<b>NSTD</b>	<b>The Approved Travel Plan.</b>

**B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.**

# Location Plan



# Site Plan

