

Planning Brief

Land at 1 - 19 Higher Hillgate
Stockport



Approved August 2016
Stockport Metropolitan Borough Council

OBJECTIVE:

The purpose of this document is to provide a planning brief to guide the future development of this important site within Hillgate Conservation Area within the south east quadrant of the Town Centre. In its current derelict state, the site harms the character and appearance of the Hillgate Conservation Area and does not contribute to the local economy or the well-being of the local community. This brief aims to provide certainty for interested parties looking to redevelop this site, and aid the development process so that the site can be brought back into a use that will benefit the local economy and community.

BACKGROUND:

Location and Context (see Appendices for Location Plan)

The site is located approximately 1km from the main retail core of the Town Centre on a historic, radial route. The Higher Hillgate area has a mixture of uses but is predominantly residential with a number of developments completed in recent years. It has a significant local population surrounding the site. The site benefits from having convenient access to both the A6 (Wellington Road) and St Marys Way, giving easy access to the M60 motorway.

The Council has adopted 'The Regeneration Plan for Stockport Town Centre' and 'M60 Gateway- Gateway to the Future' strategies as a means to guide the future development of the Town Centre and surrounding area. This regeneration approach forms part of the wider "Investing in Stockport" strategy which aims to stimulate growth across the borough.

Hillgate Conservation Area

Hillgate was once a busy street with a variety of mixed uses fronting it. Higher Hillgate is included in the Townscape Heritage Initiative (THI), which has secured funds from the Heritage Lottery Fund for regeneration projects. These funds need to be matched with resources from other public and private sectors to achieve regeneration and planning improvements to the Hillgate Conservation Area.

The Hillgate Conservation Area, designated in 1992, amended and extended in 2002, is linear in form and comprises three sections: Lower, Middle and Higher. Hillgate was most intensely developed during the 18th and early 19th centuries, when it emerged as the key route into Stockport and specifically the Market area from the south. The present day mix of Georgian, Victorian and Edwardian buildings and range of uses (including public houses, restaurants and shops along with industrial and residential properties) reflects the long established significance of the route. Much remains intact to demonstrate the 18th and 19th century character of the area with typically 2 and 3 storey high buildings, predominantly constructed in red brick and with sand stone detail and blue Welsh slate pitched roofs.

This site lies in the Higher Hillgate section of the Designated Conservation area.

SITE INFORMATION (see Appendices for Site Plan):

Site Description (No.1 – 19 Higher Hillgate – Odd Nos. only)

The site area concerned is approximately 1375 sq m, comprising vacant sites (1 – 3 and 9-19 Higher Hillgate), a 3 storey derelict building (No.5 Higher Hillgate) and a retail outlet (No.7 Higher Hillgate) with a service area to the rear on Council owned land with access from Higher Barlow Row. The site has a wide frontage of 55 m on Higher Hillgate and is on average about 25 m deep.

The site is bounded by:

- to the north: by a narrow cobbled road called Higher Barlow Row;
- to the east : by Council land and the boundary wall to the housing development;
to the south: by a historic building complex comprising No's. 21- 23 (grade 2 listed);
- to the west: by Higher Hillgate.

Access to the development is gained from the existing service road at the back, which may be extended if possible to serve the new development fronting Higher Hillgate from the back.

The existing vacant retail store is an industrial type building standing in the middle dominating the site. This building is in poor condition and it is envisaged that this will be demolished to make way for new development. No. 5 Higher Hillgate is a derelict 3 storey house on the north side of the vacant retail store and needs clearing subject to a satisfactory replacement scheme.

Existing Land Use

All the buildings within the development site are currently vacant. There is cleared ground in both the northern and southern parts of the site.

Ownership

- No's.1, 3, 7, 9 and 13 Higher Hillgate - Private ownership GM304045
- No. 5 Higher Hillgate - Private Ownership CH45641
- No's.15,17 & 19 Higher Hillgate - Private Ownership GM260702
- Land at N.E. rear corner - Stockport Council GM229702

The Council's Executive has granted approval to proceed with a CPO to assemble all the land to facilitate a comprehensive redevelopment of this site.

Planning History

There is no current relevant planning history relating to this site.

Public Utilities

All mains services are available to the site from the adjacent highway, Higher

Hillgate, and details can be obtained from the appropriate statutory utility provider.

SITE FEATURES:

Constraints

Its fragmented ownership of small parcels of land by a number of private interests is a deterrent to overall development of the site. Land assembly is necessary to achieve a comprehensive development and Stockport Council has approval to exercise its CPO powers to acquire the site to facilitate its development if required.



View of Site Frontage from South side



View from Higher Hillgate towards Barlow Row

Ground Conditions

The site is at a slightly higher level than the road in southern part and the northern part slopes downwards to the rear

It will be developer's responsibility to conduct a detailed ground survey to ensure suitability of the site for any development. There may be some substructure foundations still left buried where the previous buildings have been demolished.

Archaeological Interest

The corner plot, to the north of No. 5 Higher Hillgate, was previously the site of the Royal Oak Public House (circa 1770) and is recorded on the Greater Manchester Historic Environment Record (Ref MGM15980). It is likely that there will be a requirement for some archaeological investigation on the site prior to development, the scope of which will need to be agreed with Greater Manchester Archaeological Advise Service.

Access

In order to ensure a continuous built frontage to Hillgate, the only vehicular access available will be from Higher Barlow Row, which has a very narrow junction with Higher Hillgate. There will be requirement to improve the junction with Higher Hillgate and widen the narrow existing access road. If necessary this will form part of a Section 106 Agreement.

Under the Stockport Town Centre Access Plan the Council is proposing to make improvements to the junction of Higher Hillgate/Higher Barlow Row in order to improve

access in the area for local residents and businesses. This scheme will be designed with the redevelopment of the subject site in mind and the Council would encourage an early dialogue with prospective developers so that access to the new development can be taken account of.

In terms of the wider accessibility of the area, the site is close to Stockport Town Centre and is within walking distance of Stockport's train and bus stations and the A6 road which has frequent bus services along it.

Disposal of the Council Owned Land

At its meeting on 17th December 2007, the Tame Valley Area Committee considered a request to dispose of the land owned by the Council off Higher Barlow Row (see attachments for location plans) as part of a residential development of the wider site. The Committee stated that the sale of the land "would only be considered to a party who can demonstrate that they have the required land interests in order to carry out a comprehensive development scheme and have obtained planning consent".

PLANNING CONTEXT:

Planning Policies Affecting the Site

The policies which are used to manage development in Stockport are those set out in the Core Strategy DPD along with policies set out in the Greater Manchester Joint Waste DPD and the Greater Manchester Joint Minerals DPD and those saved policies of the Stockport Unitary Development Plan (UDP) Review (May 2006) which are not superseded by the Core Strategy, Joint Waste or Joint Minerals DPDs. These can be found at or via: www.stockport.gov.uk/ldf

Saved policies of the Stockport UDP Review

L1.2: CHILDRENS PLAY

TCG3: TOWN CENTRE MIXED USE AREAS
TCG3.6: SOUTH EAST QUADRANT

LDF Core Strategy/Development Management policies

CS1: OVERARCHING PRINCIPLES: SUSTAINABLE DEVELOPMENT – ADDRESSING INEQUALITIES AND CLIMATE CHANGE

SD-1: Creating Sustainable Communities

SD-3: Delivering the Energy Opportunities Plan – New Development

SD-4: District Heating (Network Development Areas)

SD-5: Community Owned Energy

SD-6: Adapting to the Impacts of Climate Change

CS2: HOUSING PROVISION

CS3: MIX OF HOUSING

CS4: DISTRIBUTION OF HOUSING

H-1: Design of Residential Development
H-2: Housing Phasing
H-3: Affordable Housing

CS5: ACCESS TO SERVICES

CS6: SAFEGUARDING AND STRENGTHENING THE SERVICE CENTRE HIERARCHY

AS-1: The Vitality and Viability of Stockport's Service Centres

CS7: ACCOMMODATING ECONOMIC DEVELOPMENT

AED-1: Employment Development in the Town Centre and M60 Gateway

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

SIE-2: Provision of Recreation and Amenity Open Space in New Developments

SIE-3: Protecting, Safeguarding and Enhancing the Environment

SIE-5: Aviation Facilities, Telecommunications and other Broadcast Infrastructure

CS9: TRANSPORT AND DEVELOPMENT

CS10: AN EFFECTIVE AND SUSTAINABLE TRANSPORT NETWORK

T-1: Transport and Development

T-2: Parking in Developments

T-3: Safety and Capacity on the Highway Network

CS11: STOCKPORT TOWN CENTRE

TC-1 Stockport Town Centre

Supplementary Planning Documents

Supplementary Planning Documents (SPDs), and older Supplementary Planning Guidance (SPGs) do not form part of the Statutory Development Plan; nevertheless they provide non-statutory Council approved guidance that is a material consideration when determining planning applications. Guidance relevant to this site is as follows:

- Provision of Affordable Housing (SPG)
- Design of Residential Development (SPD)
- Recreational Open Space Provision and Commuted Sums (SPG)
- Sustainable Design and Construction (SPD)
- Design of Residential Development (SPD)
- Transport and Housing in Residential Areas (SPD)
- Sustainable Transport (SPD)
- Local Employment and Training Benefits SPD
- Shopfronts and Related Advertisements SPG
- Future Stockport; Town Centre Masterplan

All current Stockport SPDs and SPGs are available at:

www.stockport.gov.uk/spd.

Other design guidance

Other design guidance specific to Stockport is available via:

<http://www.stockport.gov.uk/services/environment/planningbuilding/planning/planningadvice/>

Such guidance comprises:

- Highways and Transport
- Sustainable Development
- Section 106 Planning Obligations
- Energy Statement

The Hillgate Conservation Area Appraisal is available via the following link:

<http://www.bing.com/search?q=StockpoertHigher+Hillgate+Conservation+Area+Appraisal&gs=n&form=QBRE&pg=stockpoerthigher+hillgate+conservation+area+appraisal&sc=0-0&sp=-1&sk=&cvid=9666BAB1112E442FA402776EDA9E296D>

Validation Checklist

Checklists are provided to assist in identifying all the information requirements of a proposal. They also help to reduce delay in determining planning applications. Further information about these checklists is available at:

<http://www.stockport.gov.uk/services/environment/planningbuilding/planning/planningapplicationprocess/validationchecklists>

National Planning Policy

The National Planning Policy Framework (NPPF March 2012) sets out the Government's planning policies for England and how these are expected to be applied. Its accompanying Planning Practice Guidance (PPG) provides more detailed advice, both for Local Planning Authorities and developers, on how its requirements can be met. The NPPF and PPG are available at:

<http://planningguidance.planningportal.gov.uk/>

Potential Uses

The following uses, as defined in the Schedule to the Town & Country Planning (Use Classes Order) 1987 and its subsequent amendments, may be considered acceptable at the site, in accordance with the NPPF, Saved UDP Policies and the Core Strategy:

Acceptable Uses

- A2: Financial & Professional Services
- A3: Restaurants and Cafes
- A4: Drinking Establishments
- B1: Offices and Light Industry
- B8 Industry warehousing

- D1: Non-residential Institutions (includes clinics, health centres, crèches, day nurseries and non-residential education and training centres)
- D2: Assembly and Leisure (includes cinemas, concert halls, bingo halls, dance halls, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms)
- C2: Residential Institutions
- C3: Dwelling houses
- Sui Generis: Theatre, launderette

A mixed use development involving any of the acceptable uses mentioned above would also be acceptable.

Preferred Uses

Given the overall need for housing, and in particular the shortage of affordable housing in Stockport, a residential use (C3: Dwelling Houses) for the site is preferred.

Unacceptable Uses

The uses considered unacceptable in this location are:

- B2: General Industry

Any proposal at this site, including any proposals involving uses not included in the above list, will be considered on its merits and in accordance with the criteria contained in this brief, in particular with regard to access and effect on the amenity of neighbouring uses.

Housing

In accordance with Government guidance, the Council undertakes an independent assessment of housing need every 3 years. The current Housing Needs Assessment (HNA) 2015 identifies a significant need for housing in the Borough. Its key recommendations are to ensure that any new development includes a mixture of housing types and sizes to meet the needs of all householders in order to provide a better balanced housing stock which is key to promoting sustainable communities.

The predominant types of property found in Hillgate are Apartments (65%) and Terraced (23%) properties. The majority of residents in the area rent their homes. The majority (54%) rent from social landlords, with almost 20% renting privately. Owner occupation in the area is slowly rising, helped by shared ownership schemes introduced in the last 10 years. Presently, a quarter of Hillgate area households are owner occupiers (of that, 6% are shared ownership), Hillgate is identified as an area within Stockport which will continue to benefit greatly from increase in economically active households and affordable housing.

Significantly, as of April 2015 the borough currently remains in a position of housing undersupply and the redevelopment and reuse of the land and buildings for a residential use would represent a sustainable approach to housing delivery in line with all the main housing policies in the Council's adopted Core Strategy – Policies CS2, CS3 and CS4. In

taking forward housing on this site, particular regard should be had to the requirements for affordable provision in line with those set out in Core Strategy Policy H-3.

DEVELOPMENT CHARACTERISTICS:

Building in Context

If the site becomes subject to redevelopment proposals, the design of any new development should respect its setting and surroundings and its relationship to its environs. The scale, massing and height of the development should be consistent with Core Strategy policies CS8, DMP H-1, DMP SIE-1, DMP SIE-3 and DMP SIE-5. Further advice can be found in Stockport Council's SPDs and SPGs identified above.

Design (Scale, massing and height)

Well-designed development on this site should enhance the character of the Hillgate Conservation Area by providing a positive street frontage.

The existing 2 storey high building with modern cladding is not in keeping with the character with the Hillgate Conservation Area. New development should be imaginative in design to improve the image of the area. The predominant height of the frontage should be 3 storeys in height; however, the potential to increase the height to a maximum of 3 to 4 storeys may be acceptable, subject to detailed design consideration.

It is anticipated that new building will have an active frontage to Higher Hillgate and will be set at back of pavement following the existing building pattern along Higher Hillgate. Consideration must be given to the setting of the existing buildings at No. 21 and No.23 Higher Hillgate.

Any planning application will need to be accompanied by a Comprehensive Design Appraisal Statement, as it is located in the Hillgate Conservation Area. The Council will expect development to be designed to a high quality and constructed in accordance with the current Building Regulations to the satisfaction of the Local Authority Building Officers.

Special Control of Development in Conservation areas

The Council will preserve or enhance the character or appearance of Conservation Areas by the special control of development as follows:

- i) The presumption in all conservation areas is that the existing building work stock will remain, unless there are justifiable reasons for demolition and development on a cleared site.
- ii) Full applications must be made for planning permission, listed building and conservation areas consents. These should include detailed plans and elevations of any proposal in its setting, together with precise specification of all materials used.
- iii) The design of any new buildings must be in keeping with the style, size, and massing of adjoining buildings or with the essential character of the conservation area.

- iv) Alterations and extensions to existing buildings should be designed in sympathy with the architectural character of the buildings to which they relate.
- v) The existing landscape framework of the area should be respected in the design of new planting scheme. Where there are existing trees, a tree survey is required as part of any planning application to show the impact of development on the existing landscape.

Additional Conservation Guidance

The Commission of Architecture and Built Environment (CABE) and English Heritage Document ' Building in Context – new development in conservation areas' advocates a high standard of design when development takes place in historically sensitive contexts. Any development is expected to:

- i) Relate well to the geography and history of the area and to lie of the land.
- ii) Sit happily in the pattern of existing development and routes through and around it.
- iii) Respect important views
- iv) Respect the scale of neighbouring buildings
- v) Use materials and building methods which are as high in quality as those used in existing buildings
- vi) Create new views and juxtapositions which add to the variety and texture of the setting

Any application will need to be accompanied by a Heritage Appraisal and a Design and Access Statement.

Energy & Carbon Emissions

All new development in the Borough is required to consider energy use and carbon emissions, and to show evidence of these considerations in an Energy Statement. Developments of more than 1,000 sq m or more than 10 dwellings have to take into account the carbon reduction targets laid out in Core Strategy Policy SD3 and detail how they will be achieved within an appropriate Energy Statement. The sample energy statements offer assistance with preparing an energy statement as well as incorporating low carbon design.

Sustainable Drainage

All development will be required to incorporate Sustainable Drainage Systems (SuDS) to manage the run off of water from the site. A reduction of 50% of unattenuated run off will be required for this brownfield site in accordance with Core Strategy Policy SD6 (Adapting to the Impacts of Climate Change.) The SuDS Approval Body at Stockport MBC should be contacted over development proposals at the earliest possible opportunity.

Materials

Alterations and extensions to the existing building and any new development , including hard landscaping and associated pathways/carriageways, should ensure external materials are of good quality, hard wearing and visually sympathetic in terms of colour and

texture to the character of the conservation area. Details and materials of external construction must be agreed in writing by the Local Planning Authority prior to commencement of development, should Planning Permission be granted for development at the site.

Access

Any applications for major development at the site will need to be accompanied by a Transport Assessment and a Stage 1 Road safety Audit. Detailed advice in respect of the scope can be obtained by emailing highways.dc@stockport.gov.uk

Development should address the needs of motorists along with other road and public transport users by promoting more sustainable transport choice – public transport, cycling and walking shall be convenient to use with the aim to reduce the need to travel by car. This would help to reduce congestion, pollution and promote walking and use of cycling along with the access needs of disabled persons as indicated in the NPPF and Core Strategy Core Policies CS1 and CS9. The developer may be required to make a contribution towards the costs of infrastructure to facilitate improvement to and promotion of walking, cycling and public transport networks, in accordance with DM Policy T-1 in the Core Strategy DPD.

Parking

Parking should be provided in accordance with the Council's parking standards: <http://www.stockport.gov.uk/services/environment/planningbuilding/planning/planningadvice/highwaysandtransportadvice>

Landscaping

The Council will expect any redevelopment proposals to provide high quality hard and soft landscaping proposals which are compliant with Policy H-1 and SIE-3 and the 'Design of Residential Development' SPD and are sympathetic to the character and appearance of the conservation area.

Security

All planning applications for Major Developments must be accompanied by a Crime Impact Statement. Major Development includes residential development of 10 or more units and the erection of buildings of 1,000sq m or more floor space for non-residential use.

The layout should take into account security and crime prevention measures and advice is available from Greater Manchester Police Crime Prevention Design Advisors. Early Consultations will be useful to ensure that appropriate measures are included in the proposals.

The 'Secure By Design' and 'Safer Places' principles should be referred to in designing any scheme, which could be used as a guide for the use of the building. In particular, areas of public access should be designed to allow natural surveillance through good visibility and incorporate effective lighting.

Noise

Particular regard should be had to Core Strategy Policy DMP SIE-3, which covers noise issues. The Party Walls and Floors in dwellings should have appropriate noise attenuation to comply with current regulations for the amenity of the future and any neighbouring residents.

Manchester Airport Safeguarding Zone

Under Core Strategy Policy DMP SIE-5 'Aviation Facilities, Telecommunications and other Broadcast Infrastructure' development which would adversely affect the operational integrity or safety of Manchester Airport or Manchester Radar will not be permitted and the Council will consult with Manchester Airport on applications for new development as appropriate.

Planning Applications

The Council's Development Management Team is responsible for the processing of all planning and related applications within the Borough and consultation is an integral part of the process. Full details of the Council's guidance on community involvement can be found at:

<http://www.stockport.gov.uk/services/environment/planningbuilding/planning/preapplicationdiscussion>

Open Space

New residential developments are required to satisfy their own recreation / amenity open space needs on site. As much as possible of the open space should be within or adjacent the new developments. However, if there is no practical alternative, the Council will allow some or all of the provision to be made off site or through contributions to improve provision elsewhere, which is related in scale and kind to the new development. The Council's Core Strategy Policy SIE 2 'Provision of Recreation and Amenity Open Space in New Developments' and Supplementary Planning Guidance "Recreational /Open Space Provision and Commuted Payments" sets out clear guidance as to the requirements to meet the open space standards in the borough for residential development.

In recognition of the characteristics of the town centre and the Council's wish to promote town centre housing and urban regeneration the SPG "Town Centre Housing", identifies a relaxation in planning requirements for children's play space, applying a 50% reduction in children's play requirements inside the town centre. However, contributions towards formal open space remain unaltered.

PLANNING ADVICE:

The Council also recognises the benefits of detailed pre-application discussions and encourages potential applicants to engage in this process. We encourage these be undertaken at the earliest opportunity and where appropriate should directly involve the local community.

Up to date advice in respect of the process can be obtained from the Council's planning pages. Once submitted, the case will be assigned to the appropriate officer whose contact details will be provided.

In the event that any of the above direct links to the documents referred to in this brief do not function, they can be accessed through the following pages:

www.stockport.gov.uk/corestrategy

www.stockport.gov.uk/udp

www.stockport.gov.uk/spd

<http://www.stockport.gov.uk/services/environment/planningbuilding/>

The Council has not consulted with any of the statutory consultees over any disposal or redevelopment of this site.

CONTACTS:

Stockport Metropolitan Borough Council:

Development Management: planning.dc@stockport.gov.uk

Chief Planning Officer: emma.curle@stockport.gov.uk

Technical Policy and Planning: planning.policy@stockport.gov.uk (0161 474 4395)

Strategic Housing: strategic.housing@stockport.gov.uk (0161 474 4390)

Services:

Main services are available in the existing highways. Detailed information of all services is available from the appropriate statutory body.

United Utilities:

Developer Services & Planning Team Water enquiries email:
watermainsdesign@uuplc.co.uk

Waste water enquiries email: planning.liaison@uuplc.co.uk

Electricity North West:

Tel: 0800 1954141 Web: www.enwl.co.uk

National Grid:

Sales Order Processing: PO Box 5516, Wolverhampton, WV1 9NZ;
Tel: 0870 9039999 Web: www.nationalgrid.com/gasservices

British Telecom Plc:

Web: www.bt.com Tel: 020 73565000

Greater Manchester Police:

Crime Prevention Design Advisor,
Design for Security Consultancy
Tel: 0161 856 5912
Email: info@designforsecurity.org

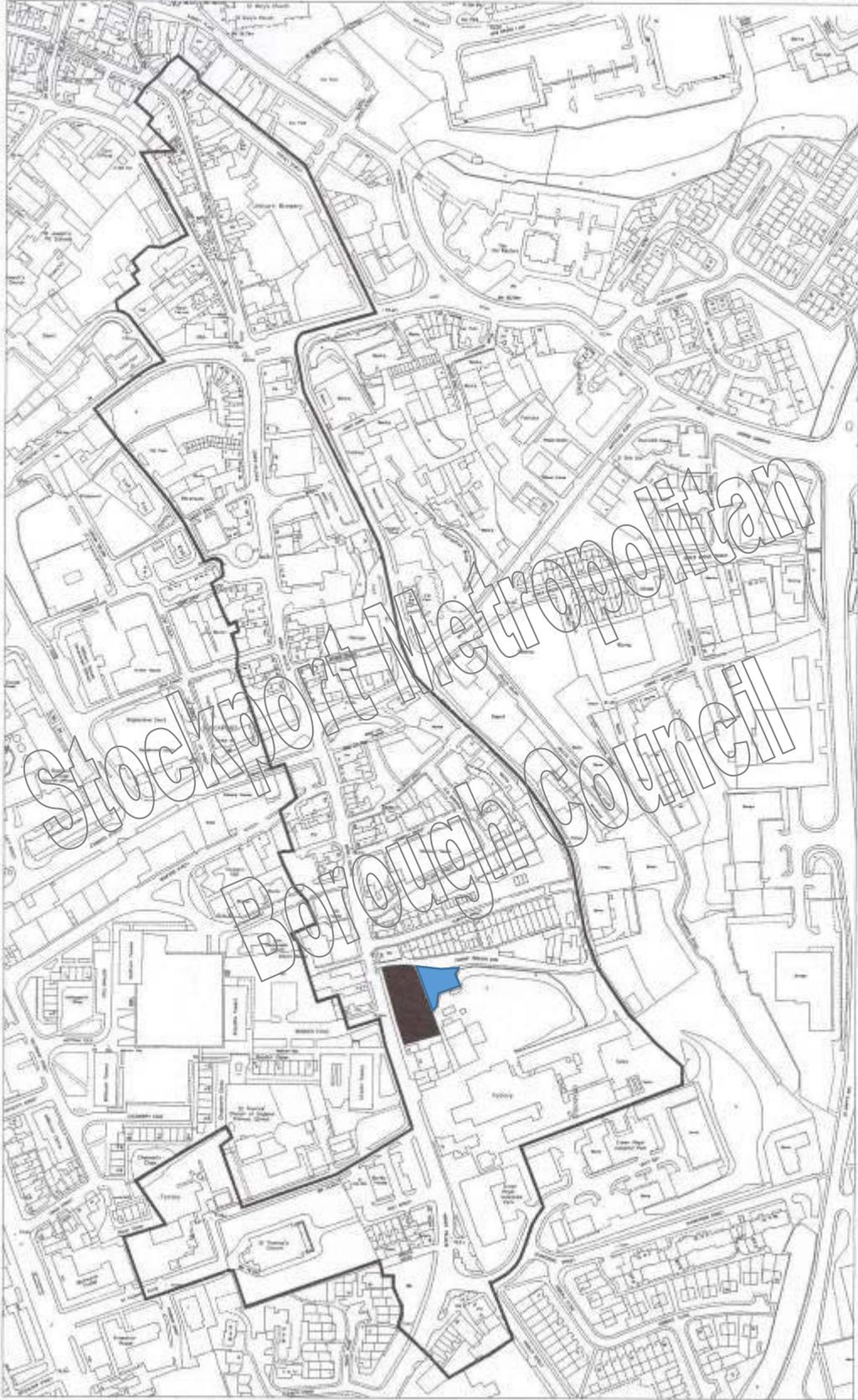
Design Council:

Angel Building,
407 St John Street,
London,
EC1V 4AB; Tel: 020 74205200;
Email: info@designcouncil.org.uk

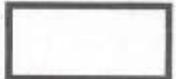
LIST OF ATTACHMENTS:

1. Location /Context Plan - Hillgate Conservation Area
2. Site Plan

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- Notes**
- 1 All dimensions are to be scaled from this Agency
 - 2 The contractor shall verify all dimensions on the site



Hillgate Conservation Area



1 - 19 Higher Hillgate



Council Owned Land

Stockport Metropolitan Borough Council

For internal use only



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Project
**1-19 Higher Hillgate
 Planning Brief**

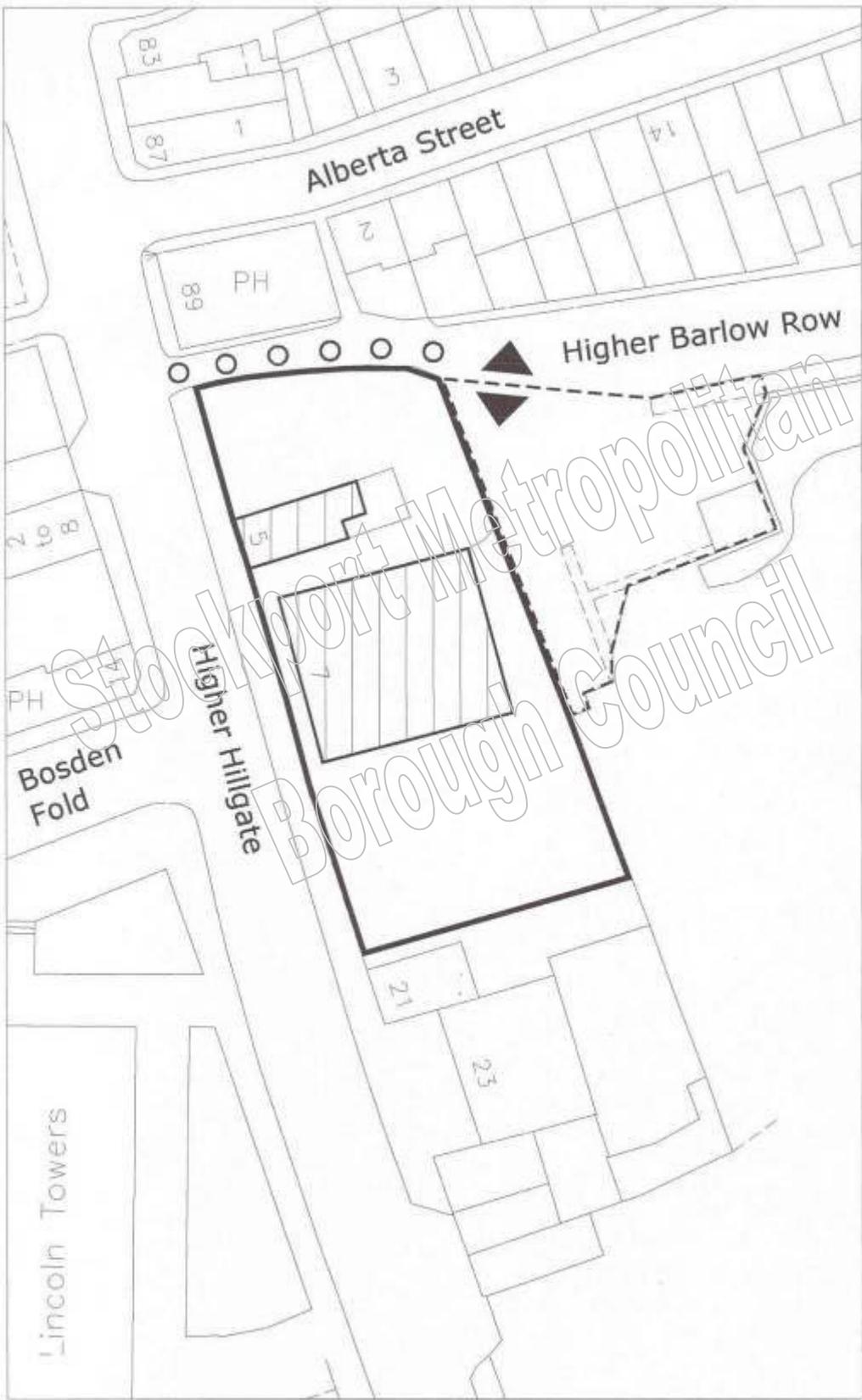
The
**Location Plan -
 Conservation Area**

Scale
 Date: Drawn: Approved:

Stockport/Environment Director
Plan 1 44V

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- Notes**
- 1 An enclosure may be added from this drawing
 - 2 The enclosure shall comply with regulations on the site
- Site Boundary
 - Existing Building
 - Stockport Council owned land
 - Improved access to Hillgate
 - Vehicle access

Stockport Metropolitan Borough Council

STOCKPORT
 Metropolitan Borough Council

Etienne Wilson
 C.M.B.C. Director
 Corporate Director
 Environment and
 Economy Directorate

Regeneration Section
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 Stockport SK1 1NK

Committee

Project
**1-19 Higher Hillgate
 Planning Brief**

Title
Site Plan

Scale **1:500 @ A4**

Date: Draw: Authorise:

Drawing/Amendment Number
Plan 3 A4V