

ITEM 6 (i) - ADDENDUM REPORT

Application Reference	DC/090014
Location:	Grafton Street Heaton Norris Stockport
PROPOSAL:	Full application for residential development (Use Class C3) including all associated work and landscaping
Type Of Application:	Full Application
Registration Date:	22.12.2023
Expiry Date:	Extension of Time agreed
Case Officer:	Jeni Regan
Applicant:	Stockport Homes
Agent:	Pozzoni

UPDATE FOLLOWING RELEASE OF NEW NATIONAL PLANNING POLICY FRAMEWORK DECEMBER 2024

Members are required to note that a new version of the National Planning Policy Framework was released by the Government on the 12th December 2024. Therefore, this is now a material consideration in the consideration of this planning application, as it is yet to receive a final decision.

The main items of note from the new planning policy document in relation to this application are as follows:

New Definition of 'Brownfield' or 'Previously Developed Land'

Members should note that the definition provided within the new NPPF for 'Brownfield' or 'Previously Developed Land' has now been amended to include land that has a large area of hardstanding, which is relevant to this planning application.

The previous definition and the new definition wording is provided below with the main change of relevance in this case highlighted in bold:

Previous Definition:

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

New Definition:

*Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). **It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.** Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.*

Therefore, on the basis of this new definition, the application site in this case can be defined as 'Brownfield' or 'Previously Development Land' for the purposes of the December 2024 NPPF. As such, paragraph 125 of the NPPF must be given material weight, which states that:

'Planning policies and decisions should:

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;'

Housing Land Supply Position

Following the publication of the NPPF, the revised standard method and the latest Housing Delivery Test (HDT) outcomes, the housing land supply position for Stockport has now changed. For the purposes of decision-making, the Council now have 1.77 years of housing supply. It remains the case that para 11 d) of the revised National Planning Policy Framework should be applied when determining planning applications. Please see below how this figure has been calculated:

New 5 Year Housing Land Supply figure:

Local Housing Need (LHN): Standard method based on a mandated percentage increase over existing dwelling stock and average affordability ratio of past 5 years = 1,815 dwellings

Buffer of 20% applied to this as our Housing Delivery Target (HDT) figure is now at 54%

Supply of 3,847 against an annual need of 2,178 = 1.77 years

Updated Paragraph Numbers for the new NPPF

The relevant paragraphs in this case are now as follows:

Introduction: - Paras 1, 2, 3

Chapter 2: Achieving Sustainable Development – Paras 7, 8, 11

Chapter 4: Decision-Making – Paras 39, 48

Chapter 5: Delivering a sufficient supply of homes - Paras 61, 64, 73, 78, 79

Chapter 8: Promoting healthy and safe communities – Para 104

Chapter 9: Promoting Sustainable Transport – Paras 115, 116, 117, 118

Chapter 11: Making Effective Use of Land – Paras 124, 125, 129

Chapter 12: Achieving Well-Designed and Beautiful Places – Paras 131, 135, 136, 137, 139

Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change – Paras 161, 164, 166, 182

OVERALL PLANNING POLICY CONCLUSION

To conclude, having considered the proposed development against the new National Planning Policy Framework (NPPF) policies outlined above, the proposals are considered to comply with the local Development Plan and the new National guidance now published.

The proposed redevelopment of this site will result in the loss of an area of land allocated as Local Open Space (LOS). The applicant has sought to justify the loss of the LOS through the limited value of the existing LOS and the adequate provision of public open space within the area, along with a contribution to the enhancement of children's play and formal recreation within the Heatons and Reddish area through a monetary contribution. The proposal is therefore considered to be compliant to policies UOS1.3 and L1.1 of the UDP Review, Policy CS8 of the Core Strategy and paragraphs 103 and 124 of the NPPF.

The location of the site is within a Predominantly Residential Area and as referred to at the start of this analysis, the fact that the Council cannot demonstrate a 5 year supply of housing (1.77 years) means that elements of Core Strategy policies CS4 and H2 are considered to be out of date. As such the tilted balance in favour of the residential redevelopment of the site as set out in para 11 of the NPPF is engaged. The status of the application site can now be classified as previously developed land for the purposes of the NPPF as it predominantly comprises a tarmacked area of land alongside a recreation ground that currently fulfils no formal recreational purpose.

The redevelopment of the site for residential purposes is therefore, also in accordance with paras 124 and 125 of the NPPF, which state that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions and that policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land. It also states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

In view of the above, notwithstanding the site allocation of the application site as Local Open Space and the fact that approval of the development would constitute a departure from the development plan, the proposal is considered to represent sustainable development. On this basis, notwithstanding the objection raised to the proposal, in accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application is recommended for approval.

On this basis, the recommendation remains one of approval subject to the signing of a Legal Agreement and the inclusion of conditions.