



Paul Butler Associates

Planning, Development & Heritage Consultants

The Landbank

Land to the Rear of 13 Chapel Street,
Glossop

Planning, Heritage, Design and Access Statement

23 August 2012

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1. Introduction

Purpose of Statement

- 1.1 This Planning, Heritage, Design and Access Statement has been prepared by Paul Butler Associates on behalf of The Landbank. It forms part of an outline planning application for a mixed use development, including retail, leisure, commercial/office space and retirement apartments, at land to the rear of 13 Chapel Street, Glossop.
- 1.2 Outline planning permission for an identical scheme was granted in April 2007 (Ref: HPK/2006/0299) and extended in April 2010 (Ref: HPK/2010/0037) (see Section 3 for full details). The legislative provisions for extending the time limit for implementation of extant permissions currently only apply to applications approved on or before 01 October 2009. As such, although this application is identical to the extant April 2010 permission and therefore essentially a 'renewal', it is a fresh application for legislative purposes.

Structure of Statement

- 1.3 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
- A description of the application site and its surrounding area;
 - A review of the application site's planning history;
 - An overview of the proposed scheme;
 - A review of relevant national, regional and local planning policy guidance;
 - An appraisal of the proposed scheme against its planning policy context and relevant planning and heritage issues, and;
 - A design and access statement which demonstrates that the proposed scheme has utilised a thoughtful design approach and a sustainable approach to access.

Other Supporting Documents

1.4 The planning application is also supported by a series of planning drawings and the following documents:

- Ground Investigation Report prepared by Kingfisher Consulting;
- Flood Risk: Sequential and Exception Analysis Statement prepared by Paul Butler Associates;
- Arboricultural Survey prepared by Scott Fitzgerald Consultants;
- Extended Phase 1 Habitat Survey prepared by Scott Fitzgerald Consultants, and;
- Development Appraisal prepared by The Landbank.

2. The Application Site and Surrounding Area

- 2.1 The application site (see Fig 1) is located within Glossop town centre approximately 60m south of High Street West (A57). It is approximately 0.26ha in size and broadly L-shaped (see photographs at Appendix 1). Wrapping around grade II listed 12 Market Street, the site is defined by Chapel Street and the rear curtilages of the properties on the street's southern side to the north, Market Street to the east, Glossop Brook to the south and Glossop Primary Care Centre and a newly constructed private house on George Street to the west.



Fig 1. Aerial view of the application site

- 2.2 The site is currently vacant, although the northern section is partially used as an informal car park by Lomas and Company chartered accountants who occupy 12 Market Street. The site has also been used as a builder's yard and there are also areas of tipping and ancillary structures to properties on Chapel Street.
- 2.3 The application site is located at the southern edge of Norfolk Square Conservation Area and the conservation area's boundary follows the southern side of the site.

3. Planning History

- 3.1 The application site has a relatively extensive recent planning history. Planning applications of particular relevance to the proposed scheme are as follows:

Application Ref:	HPK/2006/0299
Proposal:	Mixed use development including retail units, leisure units, commercial unit and 37 retirement apartments
Planning Status:	Refused 17/08/2006
Appeal Status:	Upheld 05/04/2007

This outline application was submitted by The Landbank on 10 April 2006 and sought approval for siting and means of access. Contrary to officer recommendation, the application was refused by High Peak Borough Council's Development Control Committee on the grounds that: *'The development makes no provision for affordable housing and is therefore contrary to Policy H9 of the Adopted High Peak Local Plan'*. The Landbank appealed against the Council's decision and the appeal was allowed by the Planning Inspectorate on 05 April 2007. In determining the appeal, the Inspector held that due to development/site constraints and associated abnormal costs, including: site assembly and acquisition; site remediation works; works to build off the river bed, and; the need to produce a high quality scheme which enhances the conservation area, the provision of affordable housing would render the scheme unviable and thus prejudice the regeneration objectives of the site.

- 3.2
- | | |
|-------------------------|---|
| Application Ref: | HPK/2010/0037 |
| Proposal: | Renewal of planning permission HPK/2006/0299 for proposed mixed use development |
| Planning Status: | Approved 21/04/2010 |

This application was submitted by The Landbank on 28 January 2010 to extend the time limit for the implementation of the outline planning permission allowed on appeal in April 2007. The application was recommended for approval at officer level and approved by

the Council's Development Control Committee in April 2010. The permission remains extant until 21 April 2013.

- 3.3 The legislative provisions for extending the time limit for implementation of extant permissions currently only apply to permissions granted on or before 01 October 2009. As such, although this application is identical to the extant April 2010 permission and therefore essentially a 'renewal', it is a fresh application for legislative purposes.

4. The Proposed Scheme

- 4.1 The applicant seeks outline planning permission for a mixed use development comprising retail (approx 500sqm), leisure (approx 250sqm), commercial/office (approx 265sqm) and 37 retirement apartments.
- 4.2 Approval is sought for access, layout and scale with appearance and landscaping reserved. Relatively detailed drawings and site perspectives have however been submitted due to the importance of the application site to Glossop town centre's regeneration and its location within Norfolk Square Conservation Area.
- 4.3 The proposed scheme comprises a new access from Chapel Street, which will be flanked by new retail units with offices above to the west and the existing 3-storey 12 Market Street to the east. On entering the site, a new pedestrian street will be formed with a development of retail/leisure units fronting it and Market Street to the east. A pedestrian access to Market Street will be formed adjacent to the bridge over Glossop Brook to the southeast. The western side of the new pedestrian street will provide further retail/leisure units at street level as part of the scheme's residential component (retirement apartments), which take the form of a traditional mill. This building will be four storeys in height. The land between the retirement apartments and properties on Chapel Street and Market Street will be allocated for access, car parking, servicing and manoeuvring. Thirteen parking spaces will be provided.

5. National, Regional and Local Planning Policy Context

National Planning Policy Context

5.1 The proposed scheme should be assessed against the relevant policies and procedures of the National Planning Policy Framework (NPPF). Published on 27 March 2012, the NPPF seeks to achieve sustainable development by:

- Promoting the vitality and viability of town centres;
- Encouraging economic activity;
- Ensuring that the needs of retail, commercial, office and leisure and other main centre uses are met;
- Recognising that residential development can play an important role in ensuring the vitality of centres;
- Promoting safe, accessible and legible development;
- Delivering a wide choice of high quality homes to meet the needs of different groups in the community, including older people;
- Achieving high quality and inclusive design and establishing a strong sense of place;
- Optimising the potential of sites and creating and sustaining an appropriate mix of uses;
- Responding to local character and history and reflecting the identity of local surroundings and materials;
- Encouraging the reuse of previously developed (brownfield) land, and;
- Promoting development which protects and enhances the positive contribution made by conservation areas and other heritage assets.

Regional Planning Policy Context

5.2 The legal status of Regional Strategies has been the subject of recent debate in the Courts. At the time of writing this statement, the East Midlands Regional Plan continues to form part of the development plan for High Peak. Therefore, although the Government's intention is to formally abolish Regional Strategies in the near future, in the interim they can still be regarded as a material consideration by local planning authorities when determining

planning applications. The weight that is given to the strategy will, however, be at the discretion of the authority.

5.3 Regional policies of particular relevance to the proposed scheme include:

- Policy 2 '*Promoting Better Design*' which promotes high quality and sustainable design;
- Policy 3 '*Distribution of New Development*' which gives priority to the reuse of previously developed land;
- Policy 9 '*Spatial Priorities outside the Peak District National Park*' which aims to meet local needs, regain and generate local employment and ensure that all new development respects and enhances the high quality environment of the area;
- Policy 22 '*Regional Priorities for Town Centres and Retail Development*' which promotes the vitality and viability of town centres and encourages retail, office, residential and leisure development;
- Policy 26 '*Protecting and Enhancing the Region's Natural and Cultural Heritage*' which aims to protect, manage and enhance the Region's cultural heritage, including heritage assets, and;
- Policy 35 '*A Regional Approach to Managing Flood Risk*' which states that development which would be at unacceptable risk from flooding or create such an unacceptable risk elsewhere should not be permitted

Local Planning Policy Context

5.4 The proposed scheme should also be assessed against local planning policy. The Planning and Compulsory Purchase Act (2004) has reformed the development plan system and High Peak Borough Council is in the process of producing a Local Development Framework (LDF) to comply with this statutory legislation. Once formally adopted, the LDF and its

supporting portfolio of Development Plan Documents (DPD) will set out the spatial planning strategy for the Borough.

5.5 High Peak Borough Council and Derbyshire Dales District Council are currently preparing a Joint Core Strategy. Once adopted, the Derbyshire Dales and High Peak Joint Core Strategy will be the key strategic document that sets out the strategic vision and direction for the area. In the interim, however, it is the High Peak Saved Local Plan Policies (adopted March 2008) that provide the local planning policy context for the proposed scheme.

5.6 Saved Local Plan policies of particular relevance to the proposed scheme include:

- Policy 2 GD3 *'Improvement Corridors'* which aims to enhance the environment along Glossop Brook;
- Policy 3 GD4 *'Character, Form and Design'* which states that development will only be permitted where its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration is sympathetic to the character of the area;
- Policy 4 GD5 *'Amenity'* which states that development must not create unacceptable loss of, nor suffer from unacceptable levels of, privacy, overlooking, loss of daylight/sunlight, overbearing or traffic safety or generation;
- Policy 6 GD7 *'Crime Prevention'* which aims to ensure that the design, layout and landscaping of new development helps to create a safe and secure environment and minimise the opportunities for crime;
- Policy 17 BC1 *'External Materials'* which seeks to ensure that the type, colour, specification and application of external materials is sympathetic to the character and appearance of the immediate and surrounding area;

- Policy 20 BC5 '*Conservation Areas and their Settings*' which states that the Council will only permit proposals within conservation areas where the development will preserve or enhance the special architectural or historic character or appearance of the area and important buildings;
- Policy 23 BC8 '*Settings of Listed Buildings*' which aims to protect the special architectural or historic character of listed buildings;
- Policy 27 TC1 '*Town Centres*' which supports development which sustains and enhances the vitality and viability of town centres, including Glossop;
- Policy 28 TC2 '*Town Centre Environment*' which aims to secure environmental improvements to maintain and enhance the quality and character of the built environment in town centres;
- Policy 31 TC5 '*Small Shops*' which permits small shops in town centre locations;
- Policy 35 TC11 '*Regeneration Areas in Glossop*' which seeks to ensure the comprehensive redevelopment of the George Street area of Glossop with retail development, office/business accommodation, leisure facilities and/or residential accommodation as part of mixed-used schemes. The policy sets out that development proposals must: be high quality and sympathetic to the area's character and include pedestrian links to existing town centre facilities;
- Policy 40 H1 '*Principles of Housing Provision*' which gives priority for the location of new residential development on previously developed land in built up areas;
- Policy 44 H9 '*Affordable Housing for Local Needs*' which seeks to ensure the provision of a proportion of affordable housing for local needs in new residential development schemes unless there are proven abnormal costs associated with the development and whether the provision of affordable housing would prejudice the realisation of other planning objectives;

- Policy 46 H11 '*Layout and Design of Residential Development*' which states that residential development will be permitted where it incorporates good design that reflects its setting and local distinctiveness, makes efficient use of available land, promotes safe and accessible living environments and protects amenity;
- Policy 78 TR1 '*Transport Implications of New Development*' which seeks to reduce the need for travel, and;
- Policy 82 TR5 '*Access, Parking and Design*' which seeks to ensure that new development makes safe and appropriate provision for access and egress by pedestrians, cyclists, public transport users and the private car and provides and maintains adequate parking, manoeuvring and servicing space.

5.7 The proposed scheme should also be assessed against the Council's supplementary planning documents, including the High Peak Interim Housing Policy Statement and the Residential Design Guide SPD.

6. Planning and Heritage Appraisal

6.1 Having regard to the planning policy guidance detailed in Section 5, the principal material considerations against which the proposed scheme should be considered include:

- Principle of the proposed uses;
- Regeneration benefits;
- Impact on heritage assets and their settings;
- Impact on residential amenity;
- Transport, highways and car parking;
- Sustainability;
- Affordable housing;
- Flood risk, and;
- Biodiversity and trees.

Principle of the Proposed Uses

6.2 The principle of the proposed mix of uses has been established by the approval of the outline applications for identical redevelopment schemes in April 2007 (Ref: HPK/2006/0299) and April 2010 (Ref: HPK/2010/0037).

6.3 The proposed retail, leisure, commercial/office and residential uses will transform this neglected and long-term vacant brownfield site in a key town centre location with a sustainable, highly accessible and high quality development that will add activity and vibrancy and enhance the environmental attractiveness of the Market Street and Chapel Street streetscenes, Norfolk Square Conservation Area and this part of the town centre.

6.4 In addition, the proposed retirement apartments will also help to meet the recognised need for such bespoke accommodation within Glossop and therefore potentially release family housing for reoccupation within the local area. The quantum of residential accommodation proposed is essential to ensure the development's viability given the abnormal costs associated with bringing this brownfield site back into active and efficient

use. These costs include: the need for a high quality development given the site's town centre and conservation area location; remediation works to existing ground contamination, and; essential works due to the site's proximity to Glossop Brook.

- 6.5 As such, the proposed scheme will accord with the provisions of NPPF, policies 3, 9 and 22 of the East Midlands Regional Plan and saved policies TC1, TC2, TC5 and H1 of the Local Plan.

Regeneration Benefits

- 6.6 The application site is located within the northeastern section of the George Street Regeneration Area as identified by saved Policy TC11 of the Local Plan and the mix of retail, leisure, commercial/office and residential uses proposed is in conformity with the uses set out by the policy. As such, in addition to complementing the recently constructed Glossop Primary Care Centre within the central section of the Regeneration Area, the proposed scheme will contribute towards the Council's aspirations of achieving the comprehensive redevelopment of this part of Glossop town centre.
- 6.7 The proposed scheme also conforms to the other provisions of saved Policy TC11, including requirements relating to: a high quality design that is sympathetic to the character and appearance of the surrounding area; access by sustainable modes of transport; pedestrian accessibility; adequate car parking provision, and; the need for the type of residential accommodation proposed. These aspects of the scheme are considered in detail elsewhere within this section and in the Design and Access Statement at Section 7.

Impact on Heritage Assets and their Settings

- 6.8 The proposed development will enhance the negative impacts of a long-term vacant brownfield site with a high quality development which has significant regard to the historical form, scale and layout of this part of Glossop and to the significance of the heritage assets and their settings that are within close proximity.

- 6.9 Although this application seeks approval for access, layout and scale only with appearance and landscaping reserved, relatively detailed drawings and site perspectives have been submitted due to the importance of the application site to Glossop's regeneration and its location within Norfolk Square Conservation Area. Thus, the scheme will: reflect the historic tight urban grain and linear street pattern of Norfolk Square Conservation Area and Glossop town centre; reinstate the urban form along Chapel Street and Market Street and replicate the pattern of retail development along the streets off the High Street where earlier residential properties are interspersed with small shops; address the Glossop Brook frontage and reflect the strong built form and canyon-effect of the existing Old Glove Works building on George Street; reflect the scale and massing of the town's traditional mill architecture; complement the vertical and horizontal proportions and rhythms, colouration, materials palette and fenestration of the adjacent nineteenth century buildings and draw these buildings together to form a single holistic and legible grouping, and; enhance the setting of grade II listed 12 Market Street by bringing the adjacent site back into active use with a development which complements the listed building's character and appearance and back of pavement location whilst ensuring that its historical and architectural significance remains legible within the streetscene.
- 6.10 As such, the proposed scheme will accord with the provisions of NPPF, policies 2, 9 and 26 of the East Midlands Regional Plan and saved policies GD3, GD4, BC1, BC5, BC8 and H11 of the Local Plan.

Impact on Residential Amenity

- 6.11 The proposed scheme has been carefully designed and sited to ensure that it will maintain a satisfactory level of amenity for existing neighbouring residents and ensure that future occupiers of the scheme will also enjoy satisfactory residential amenity levels.
- 6.12 The nearest residential properties to the proposed development site are the properties along the southern side of Chapel Street to the north and the newly constructed private house adjacent to the Glossop Primary Care Centre on George Street to the west. These houses will be visible from the new development, however given that their rear elevations

will be some 30m from the scheme, it is not considered there is any potential for overlooking and therefore no loss of privacy or amenity.

- 6.13 The distance to the Glossop Primary Care Centre, in addition to the quantum of vegetative screening at the western side of the site, will ensure that the occupiers of the proposed retirement apartments will enjoy satisfactory amenity levels.
- 6.14 As such, the proposed scheme will satisfy the NPPF and saved policies GD5 and H11 of the Local Plan.

Transport, Highways and Car Parking

- 6.15 The application site is located in an extremely accessible and sustainable location: it is located in within Glossop town centre and has direct access to essential services and key facilities, and; it is within close proximity to bus services, Glossop railway station and public car parks.
- 6.16 The amount of car parking spaces proposed is appropriate given: the nature of the residential element of the scheme and anticipated car ownership levels; the site's sustainable location, and; the environmental importance of avoiding the visual and physical domination of this key town centre/conservation area site by parked vehicles. This level of provision was accepted as adequate by the Highways Authority during the positive determination of the previous outline planning applications.
- 6.17 Pedestrian and vehicular access into the site will be via a new access off Chapel Street. This access will satisfy all width and visibility requirements. Adequate space will be provided within the site for the manoeuvring of vehicles and servicing. A set of steps leading from the southeastern side of the site to Market Street adjacent to the bridge over Glossop Brook will increase the site's pedestrian permeability and accessibility.
- 6.18 As such, the proposed scheme will satisfy the provisions of the NPPF, Policy 2 of the East Midlands Regional Plan and saved policies TR1 and TR5 of the Local Plan.

Sustainability

6.19 The proposed integration of sustainable design features combined with its highly accessible location within the heart of Glossop town centre will ensure that the proposed scheme will perform well against the principles of sustainability. Key aspects of the development include:

- The efficient reuse of previously developed land;
- The proposed use of material and construction specifications to deliver energy demand and carbon emission reductions;
- The potential use of a sustainable urban drainage system to control surface run-off;
- The use of shared spaces with priority given to pedestrians and cyclists;
- The implementation of measures to reduce water demand and usage, and;
- The incorporation of recycling facilities.

Affordable Housing

6.20 A development appraisal prepared on behalf of The Landbank in 2006 as part of the original outline application (Ref: HPK/2006/0299) concluded that the provision of affordable housing either on-site or off-site in the form of a commuted sum would render the scheme financially unviable due to the significant abnormal costs associated with the development/site constraints, including: site assembly and acquisition; site remediation works; works to building off the Glossop Brook river bed, and; the need to produce a high quality scheme which enhances Norfolk Square Conservation Area.

6.21 The development appraisal was independently verified and confirmed by Roger Hannah & Company - consultants commissioned by the Council - before being accepted by the Planning Inspectorate in the April 2007 appeal decision.

6.22 The Landbank has updated the development appraisal in accordance with current values and recently-identified additional abnormal costs, including the need to secure a connection to the electricity substation at Glossop Brook and the need for Japanese

knotweed eradication. This updated appraisal demonstrates that the costs of preparing and remediating the site for development have increased since 2006 whilst anticipated development values have followed the general pattern of the housing market and declined. The updated appraisal shows that these changing costs and values have further reduced the developer's profit (from 15.01% in 2006 to 10.88%) and, as such, the provision of affordable housing on-site or off-site in the form of a commuted sum would continue to render the scheme unviable and therefore undeliverable to the detriment of the Council's regeneration objectives for the site.

Flood Risk

6.23 The proposed development can be constructed without putting the new uses or their occupants at risk of flooding from Glossop Brook. Condition 17 of the extant planning approval stipulates that the lowest floor threshold level of the proposed buildings should be set at a minimum of 144.6m AOD (which includes freeboard above the modelled 100-year flood level and includes the necessary adjustments for climate change). The Environment Agency previously had no objections to the scheme subject to the condition relating to finished floor level being achieved. The same condition would be reapplied to this application.

6.23 The proposed development is therefore judged to be safe from flooding in accordance with the NPPF and Peak Sub Region Strategic Flood Risk Assessment. There will be no impediment to the passage of flood water along the river channel by the redevelopment of the site. Surface water run-off could be controlled by a sustainable urban drainage system.

Biodiversity

6.24 An Extended Phase 1 Habitat Survey has been carried out by Scott Fitzgerald Consultants. This survey provides an ecology baseline of the habitats present on the application site, as well as an assessment of the likelihood of protected or otherwise notable species to be present.

- 6.25 The habitats within the site comprise ephemeral/short perennial vegetation, tall ruderal non-native shrub, bare ground (concrete and gravel), poor semi-improved grassland and scattered trees (predominately broadleaved trees) and scrub (willow, bramble and saplings)
- 6.26 The poor semi-improved grassland has the most potential nature conservation interest, particularly for insects and other invertebrates. The surrounding trees and scrub may be used by nesting birds. No Schedule 1 or BAP bird species were recorded on or close to the site.
- 6.27 There are no buildings on the site and there are no trees with features (such as lifted bark, cracks or holes) suitable for use by roosting bats. The site is not connected to any habitat beyond the site boundary that may be suitable for species such as reptiles or amphibians. There were no signs of badger using the site (e.g. snuffle holes, pathways, latrines, footprints). Passing otters may use Glossop Brook, but the steep stone walls would act as a barrier to otters using the site for resting purposes.

Trees

- 6.28 An Arboricultural Survey has been carried out by Scott Fitzgerald Consultants. This survey considers the condition and status of the trees within and adjacent to the application site.
- 6.29 There are relatively few trees on site. The majority of surveyed trees are relatively poor specimens. Although they have the potential to cause damage to existing structures, they are not immediately hazardous from a health and safety perspective. The better quality trees are to the west to the site boundaries, including on third party land.
- 6.30 There are no Tree Preservation Orders (TPOs) affecting trees within the site.

7. Design and Access Statement

- 7.1 This section demonstrates that the proposed scheme has utilised a thoughtful design approach and a sustainable approach to access.

Design

Use

- 7.2 The proposed scheme involves the redevelopment of a prominent yet long-term vacant brownfield site in Glossop town centre and Norfolk Square Conservation Area with a mix of retail, leisure and commercial/office uses and residential accommodation for older people.

Amount

- 7.3 The development comprises approximately 500sqm of retail space, approximately 250sqm of leisure space, approximately 265sqm of commercial/office and 37 retirement apartments (27 1-bed and 10 2-bed).

Layout

- 7.4 The proposed scheme will comprise of three separate blocks – Block 1 will be located on Chapel Street to the immediate west of a new access into the site. This block will contain retail space at ground floor level and commercial/office space at first floor level. Block 2 will be approximately L-shaped and located to the south of the site adjacent to the northern bank of Glossop Brook. This block will contain retail space, retirement apartments and ancillary functions at ground floor level and retirement apartments at first, second and third floor levels. Block 3 will be located on Market Street immediately adjacent to 12 Market Street. This block will contain retail and leisure space.

- 7.5 The land between the retirement apartments and properties on Chapel Street and Market Street will be allocated for access, car parking, servicing and manoeuvring.

Scale

- 7.6 Block 1 and Block 2 will be two-storey and will complement the small scale nature of the area's existing vernacular residential and retail properties, whilst ensuring that the historical and architectural significance of grade II listed 12 Market Street remains legible within the streetscene.
- 7.7 Block 3 will be four-storey and will reflect the scale and massing of the town's traditional mill architecture, address the Glossop Brook frontage and reflect the strong built form and canyon-effect of the existing Old Glove Works building on George Street.

Landscaping

- 7.8 Landscaping details are reserved by this application.

Appearance

- 7.9 The appearance of the proposed development is reserved by this application, but will be influenced by the town's traditional architecture. Construction materials are likely to include local natural gritstone, blue slate roofing and some render.

Access

On Foot

- 7.10 The application site is within Glossop town centre and all of the town's essential services and key facilities are within walking distance.

- 7.11 A new access will be created off Chapel Street. A set of steps leading from the southeastern side of the site to Market Street adjacent to the bridge over Glossop Brook will increase the site's pedestrian permeability and accessibility.

Public Transport

- 7.12 The application site is highly accessible by public transport and is:
- Less than 130m from bus stops on High Street West (A57) which provide regular access to local and regional services, including to: Simmondley, Gamesley, Mottram, Ashton, Hayfield, Padfield, Shire Hill Hospital, Marple, New Mills, Manchester, Chapel en le Frith, Holmfirth and Huddersfield;
 - 250m from Glossop railway station which provides access to the local, regional and national rail network, and;
 - Less than 200m from the taxi rank adjacent to the junction of Norkfolk Street and High Street West (A57).

Private Transport

- 7.13 The site is located approximately 60m south of High Street West (A57) which provides access via the M67 to Manchester to the west and to Sheffield to the east. Vehicular access into the site will be via a new access off Chapel Street. This access will satisfy all width and visibility requirements.
- 7.14 Thirteen parking spaces will be provided within the scheme. The level of parking provision proposed is appropriate given the site's accessibility by public transport and the nature of the residential element of the scheme and anticipated car ownership. Adequate space will be provided within the site for the manoeuvring of vehicles and servicing.
- 7.15 Pay and display public car parking is available in the Municipal Buildings Car Park to the immediate east of the site. Some on-street car parking is permitted on Chapel Street.

8. Conclusion

8.1 It has been demonstrated that:

- The principle of the proposed mix of retail, leisure, commercial/office and residential uses has been established by the approval of the two previous outline applications for identical redevelopment schemes;
- The application site is in an extremely accessible and sustainable location;
- The proposed development will transform a neglected and long-term vacant brownfield site and will contribute towards the Council's aspirations of achieving the comprehensive redevelopment of this part of Glossop town centre.
- The proposed uses will add activity and vibrancy and enhance the environmental attractiveness of the Market Street and Chapel Street streetscenes;
- The proposed retirement apartments will help to meet the recognised need for such bespoke accommodation within Glossop and therefore potentially release family housing for reoccupation within the local area;
- The proposed scheme has significant regard to the historical form, scale and layout of this part of Glossop and to the significance of the heritage assets and their settings that are within close proximity, including Norfolk Square Conservation Area and grade II listed 12 Market Street;
- The proposed scheme has been carefully designed and sited to ensure that it will maintain a satisfactory level of amenity for existing neighbouring residents and ensure that future occupiers of the scheme will enjoy a satisfactory residential amenity levels;

- The proposed integration of sustainable design features combined with its highly accessible location within the heart of Glossop town centre will ensure that the proposed scheme will perform well against the principles of sustainability;
- The provision of affordable housing on-site or off-site in the form of a commuted sum would render the scheme unviable and therefore undeliverable to the detriment of the Council's regeneration objectives for the site;
- The proposed development can be constructed without putting the new uses or their occupants at risk of flooding from Glossop Brook, and;

8.2 The proposed scheme therefore fully accords with the NPPF's presumption in favour of sustainable development and all relevant regional and local planning policy guidance.

Appendix 1: Photographs of the Application Site and Surrounding Area

Appendix 1: Photographs of the Application Site and Surrounding Area



Photograph 1: Westerly view towards the eastern side of the site from the Municipal Buildings Car Park



Photograph 2: Eastern side of the site from Market Street



Photograph 3: 12 Mark Street adjacent to the site's northeastern corner



Photograph 4: Existing access into the site and Glossop Labour Club, Chapel Street



Photograph 5: Existing access into the site and the rear of 12 Market Street from Chapel Street



Photograph 6: View from the northern section of the site towards Chapel Street



Photograph 7: Southerly view into the site



Photograph 8: Easterly view into the site



Photograph 9: Glossop Primary Care Centre, George Street to the west of the site



Photograph 10: New dwelling on George Street, west of the site



Photograph 11: Northeasterly view from Old Glove Works building along Glossop Brook towards the southern side of the site



Photograph 12: Glossop Brook and the southern side of the site



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