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High Peak Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

REFUSAL

Applicant Mr Sam Gladman
Gladman Developments
Gladman House Alexandria Way
Congleton
CW12 1LB

Application no. HPK/2013/0327

Registered on 24/06/2013

Determined on 10/09/2013

Agent

High Peak Borough Council hereby **REFUSE** this application for **FULL PLANNING PERMISSION** for

Outline permission for proposed residential development of up to 150 dwellings including affordable housing, highways works, public open space & associated works, at Land Off North Road, Glossop.

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Reasons

1. The Flood Risk Assessment submitted with this application does not comply with the requirements set out in paragraph 9 of the Technical Guide to the National Planning Policy Framework and does not therefore provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development.
2. The proposal fails to secure any provision for affordable housing contrary to the requirements of Saved High Peak Local Plan Policy H9, the requirements of the Adopted High Peak Planning Obligations SPD and advice set out in Section 6 of the National Planning Policy Framework.
3. The proposal would result in a net loss of biodiversity. The proposed compensation does very little to protect the most valuable grassland and the current proposals do not adequately compensate for the features to be lost. The development is considered to be

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Michael Green
Planning Applications Manager

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unsustainable in ecological terms and contrary to the provisions Policy OC8 of the High Peak Saved Local Plan Policies 2008 and Para's 7, 17 and Section 11 of the National Planning Policy Framework.

Policies relevant to this decision

BC10 - Archaeological and Other Heritage Features
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
H1 - Principles of Housing Provision
H9 - Affordable Housing for Local Needs
H11 - Layout and Design of residential development
OC1 - Countryside Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

Informative

The applicant sought no pre application discussions with the Council and the application does not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, however such solutions have not been possible at this time.

Plans

The plans to which this Notice refers are listed below:

5376-L-01 Rev A
5376-L-03 Rev J

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Michael Green
Planning Applications Manager