**Management**

- **In order to ensure that home owners/occupants can understand and operate their home efficiently and to make best use of local facilities, each dwelling will be provided with a Home User Guide. This will contain information contained in the checklist contained with Category 8 for Sustainable Homes Technical Guide.**
- **In respect of construction, in order to ensure that the site is managed in an environmentally and socially considerate and accountable manner, the site will meet best practice under a nationally or locally recognised scheme such as the Considerate Construction Scheme.**
- **The site will also be managed in a manner that mitigates environmental impacts. Consideration will be given to managing the carbon dioxide production from the site and from commercial transport to and from the site. Water consumption will also be managed. Best practice will be used in respect of air pollution and water pollution from the site.**
- **In respect of the security of the residents the site has been designed in order to ensure that people feel safe and secure and to ensure that crime does not undermine the quality of life or community cohesion.**

**Ecology**

- **The site is surrounded by a mixture of uses, and it is located within a large development area the impact of the development will have on the surrounding area is thought to be minimal**
- **The application proposals have been designed enhance natural habitats.**

**The applicants recognise and acknowledge that they have a responsibility to ensure that the environmental impacts of their development are minimised and well managed. Not only does the process of building houses have an impact on the environment in terms of the construction process, the materials used and the local surroundings and habitats but also once occupied, the homes will continue to have an environmental impact in terms of energy use etc. It is therefore important to incorporate facilities that enable habitants to live in a sustainable way and building the houses to high environmental standards.**

- **Minimising the amount of waste produced though effective design and on-site management**
- **Making efficient use of materials during the house building process, including the use of recycled and existing materials on-site when appropriate**
- **Protecting and enhancing the natural habitat and local surroundings throughout the development process.**
- **Making the most efficient use of land**
- **Designing homes and developments to incorporate features, when practicable and cost effective, that minimise the impact on the environment during their habitation**
- **Preventing pollution occurring on the site**

**Sustainable Factors: Services and Community Facilities**

**7.01 A sustainable appraisal of the proposed development has been carried out. The position with regard to key factors is as follow:**

**Public Transport**

**7.02 The site is located such that the new residents would be able to take advantage of the bus services that pass near the site. There are several bus stops along Charlestown Road, bus services along these road include:**

- **The No: 61, 236 & 237 provide services to the surrounding areas hourly, Monday – Friday with a reduced service throughout the weekend.**

**Walking and Cycling**

**7.03 The proposed development will include a new footpath link within the development site this will link up with the existing footpath network off site providing a more permeable route for pedestrians and cyclists.**

**Shops and Services**

**7.04 The site is within easy reach of the existing shops and services in Glossop town centre, and immediately adjacent to the permitted retail and employment led town centre expansion scheme.**

**Schools**

**7.05 There are a number of schools within the area to suit all age groups**

**Employment**

**7.06 There are employment opportunities within Glossop itself, and immediate areas will offers job opportunities for future residents.**

**Summary**

**7.07 In view of the above factors, the application site is regarded as performing well in sustainable terms, and particularly so with regard to public transport services and access by foot and cycle This will encourage alternative forms of transport and discourage car use. There are a number of existing facilities within the town which the additional residents of the proposed development will further support.**

**Sustainable Factors: Design of Development**

**Reducing Energy**

**7.08 The specification of the house types will include insulation and construction techniques, which will satisfy current building regulations and therefore will be efficient in energy terms. Each property also has a garden to promote the natural drying of clothing reducing the need for mechanical dryers. Possible introduction of small scale hydro water power.**

**Water Conservation and Re-Use**

**7.09 Water meters will be installed to each property and the applicant may consider fitting flow restrictors to showers, taps and dual flush toilets. In addition the use of water butts, attached to the detached garages (where properties have them) will provide a separate source of water for the proposed garden. All of the above will reduce the water used by the development**

**Sustainable Drainage**

**7.10 The applicant has advised that percolation tests have not been conducted to date. However, the PH1 Non Intrusive Site Investigation Report states that "Soakaways may be feasible" if this is the case, soakaways will be used to reduce the surface water runoff from the development.**

**7.11 We are aware that a requirement for attenuation of surface water on site to reduce the probability of flooding in accordance to the requirements of PPS25 will be dealt with at detailed design stage.**

**Material Use**

**7.12 A proportion of the basic timber building elements and timber finishes will be from manufacturers who source their timber from responsibly managed forests.**

**Waste Recycling**

**7.13 The proposed development comprises of a mix of properties and therefore adequate storage space will be available for the standard and recycling bins, which will be provided by the Council**

**8.01** The landscape principles for the development site have taken in account existing landscape features on the site the community's requirements for green space.

**8.02** The main landscape feature of the site is the existing woodland banking along the eastern boundaries. It is intend that this woodland is be enhanced and maintain by a management scheme to enable its future retention.

**8.03** A key landscape feature will be the provision of open space around the existing Mill Pond, although this is present dry, it is intended to reinstate as a feature to encourage wild life habitat. It is also proposed to open up sections of the Brook that has been culverted by the existing Mill buildings and to create green space either side of the Brook and onto the Charlestown Road frontage.

**8.04** New native tree and shrub planting will be implemented along the green space corridor either side of the brook to integrate with the existing woodland trees to be retained.

**8.05** The new landscaping within the urban setting will be kept simple employing walls or hedging to delineate ownership boundaries and provide separation from the open space areas. Trees and shrub planting will be located at focal points and where sufficient space allows in and amongst the house. To the rear of houses, the areas will be subdivided to form private garden areas. Tree, shrub and hedge planting will be implemented to screen parking areas and along communal pedestrian links to provide for privacy and security.

Environment and Community:

9.01 The proposed development by nature of its location in close proximity to the town centre of Glossop will provide excellent access to all community facilities by way of good pedestrian local transport.

9.02 The suggested housing mix will reflect the needs and aspirations of the local community by giving choice of accommodation and by providing affordable housing and a tenure mix that reflects the needs of the local community.

9.03 Public transport is easily accessible along Charlestown Road into Glossop and beyond.

904 Other areas can be accessed by the local railway network.

905 The development site will be constructed to conform to code for sustainable homes and consider alternative energy sources and sustainable water management.

Character:

9.06 The proposed design will take into consideration and exploit existing landscaping and topographical features. A character assessment has been carried to ensure that the building design will integrate with the existing local character.

9.07 The buildings along Charlestown Road frontage have been designed specifically for the development and the existing office building has been retained to reflex the historic Mill buildings.

9.08 The buildings and layout have been design specifically to find your way around.

Streets Parking and Pedestrians

9.09 The proposed scheme has taken into account the existing streets and definitive footpaths surrounding the development and the new footpath net work will improve the permeability of the existing routes. All open space and pedestrian links have been design so that they will be overlooked for security and safety.

9.10 By keeping the roads as informal as possible the buildings will take priority over the streets and car parking.

9.11 We consider the parking to be well integrated and varied by nature of mixture of parking arrangements.

Design and Construction:

9.12 The public space is considered to be well designed and will have suitable management arrangement in place for its future maintenance. We consider the buildings to exhibit architectural quality in particular the Charlestown Road frontage. As this is an outline no detailed house plans have been designed but the internal spaces can be adapted or extended depending on purchases requirements.

9.13 It is intended where possible to utilise the existing stone from the Mill buildings and the buildings will be designed to out perform current building regulation standards.

**The statement provides illustrative principles for the proposed development site for a mixed use development scheme.**

**The statement has evolved through consultation with Glossop Community, High Peak District Council Planning Department and input from various Consultant Reports as part of the submission.**

**The illustrative 'Site Plan' demonstrates that the proposed mixed use development will integrate with the existing and proposed uses within Glossop.**

**The proposed development also offers an opportunity to improve the existing pedestrian links in and around the development site.**

**The proposal will respond to the strengths and weakness within the area, promote and encourage employment, safer places to live, a good mix of housing to facilitate and safe guard the community for the future.**

**The improved access will allow ease of movement to the local communities and adjacent towns.**