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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
Gladman Developements
Gladman House Alexandria Way
Congleton Business Park
Congleton

Application no. HPK/2013/0648

Registered on 20/11/2013

Determined on 17/03/2014

Agent

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

Proposed residential developement of up to 150 dwellings, including 'affordable housing', highway works, associated works & infrastructure 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 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 unsustainable in ecological terms and contrary to the provisions of Policy OC8 of the High Peak Saved Local Plan Policies and Para's 7, 17 and Section 11 of the National Planning Policy Framework.
2. The proposal fails to secure an affordable housing scheme, highway mitigation works, contribution towards travel plan monitoring, open space and play space contrary to the requirements of adopted Saved High Peak Local Plan Policies H9, TR4, TR5 and H12 and the requirements of the Planning Obligations SPD and advice in the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

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
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
OC10 - Trees and Woodlands
TR5 - Access, parking and design

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application.

Plans

The plans to which this Notice refers are listed below:

5376-L-01 Rev A

5476-L-02 Rev R

5376-E-03 Ecology Plan, Figure 3.

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Michael Green
Planning Applications Manager