



Planning Statement

VC Site (Former Volcrepe Site), Milltown, Glossop

For: Lofthouse Property Developments Ltd

M2280_1_0814_Planning Statement_mw



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1. EXECUTIVE SUMMARY

Description of Development

- 1.1 The application seeks full planning permission for the erection of 58no. dwellings on the site of the former Volcrepe rubber factory “the VC site”, which is part of the wider Woods Mill complex. The proposed development will introduce a new vehicular access bridge from Shirebrook Drive, across Glossop Brook; see the conversion of the historic Eastern (VC) Mill building; provide new footpaths, shared surfaces and access points through the site linking it with the wider area; re-introduce a pond on site; create new areas of public open space; provide significant levels of tree planting, and will see ecological enhancements throughout the site.

Key Benefits of scheme

- 1.2 The following key benefits are identified:

- The application will deliver much-needed family housing to this previously-developed site.
- The site has been vacant since 2002 and will be brought back into use.
- The site will deliver housing on an identified proposed Allocated Development site for housing (Final Draft Publication Local Plan (April 2014))
- The existing Eastern (VC) Mill building will be retained and restored through conversion into apartments, thus responding to the heritage significance of the site.
- A new pond will be introduced on the upper level of the site to provide historic reference, habitat creation, water cleaning potential, water run-off retention capacity and an area of publicly accessible open space.
- Connectivity will be improved with the town centre and pedestrian linkages with the wider area achieved.
- A riverside walk/cycle route will be created
- The development will be delivered via the shared street principle to create a unique sense of place, safe for pedestrians and vehicles alike.
- This contaminated site will be remediated and brought back into use
- The site will be developed to reduce flood risk potential.
- The topography of the site is worked with and the proposed layout references historic settlement patterns in the High Peak.
- The site will connect with the wider Woods Mill proposed Allocated Development site (Regeneration Area).

Accordance with Policy

- 1.3 As the statement and appendices reveal, this proposal will be in complete accordance with both the thrust of existing National and Local planning policy and will be in line with the aspirations as set out in the Final Draft Publication Local Plan (April 2014). The scheme represents sustainable development on previously-developed land within the built-up area of Glossop.

Summary

- 1.4 The application accords with the NPPF and with the emerging Local Plan. The existing development policies, with particular reference to the allocation of this site as an employment site on the Proposals Map are reasonably considered to be out of

date. Nonetheless, the application site is a sustainable brownfield site in an urban location, and within an identified proposed Regeneration Area/Allocated Development site. The nature of development proposed (residential) is in accordance with the strategic long-term vision of the High Peak Borough Council, and will bring life back to this dilapidated former Mill site. Careful reference to Heritage and Ecology/Biodiversity has been made through the retention of Eastern (VC) Mill, as well as through the provision of a new pond and via a creative design, layout and the proposed landscape framework for the development. Permeability for pedestrians and cyclists is provided through the site linking it to the town centre via a riverside route.

- 1.5 In all, the scheme will deliver much needed housing in a sustainable location, and in a sensitive manner. There are no material considerations which would outweigh the benefits that this scheme would bring and as such, planning permission should be granted.

2. INTRODUCTION

- 2.1 This planning statement is submitted in support of a full planning application by Lofthouse Developments Ltd. for the erection of 58no. dwellings (including the conversion of Eastern (VC) Mill to 18no. residential apartments) on land to the east of Milltown in Glossop. For ease of distinguishing this application site from the remainder of the wider “Woods Mill” site, hereinafter, the application site is referred to as the “VC site”.
- 2.2 This statement should be read alongside the following submitted documents:
- Application Form and Certificates
 - Site Location Plan
 - Design and Access Statement
 - Layout (Site) Plan
 - Existing and Proposed Plans and Elevations
 - Street Scene Elevations
 - Visuals
 - Structural Survey by Clancy Consulting
 - Transport Assessment by Croft Transport Solutions
 - Ecological Assessment (Phase 1) by Chris Mahon Ecologist
 - Protected Species Survey (Bats) by Dr Elizabeth Barratt, Ecologically Bats
 - Arboricultural Report (Tree Survey) by Peter Murray
 - Geo-Environmental Appraisal Report (Clancy Consulting)
 - Flood Risk Assessment (FRA) & Drainage Strategy by Waterco. Consultants
 - Heritage Appraisal by Kathryn Sather & Associates
 - Statement of Community Involvement by Plan A Ltd.

Background

- 2.3 The application site is a former working mill/factory site lying to the east of Milltown, and is encompassed by Glossop Brook to the south and east and by High Street East to the north. It forms the eastern part of the wider Woods Mill Allocated Development Site (G16) as identified in the Final Draft Publication Local Plan (April 2014) and contains Eastern (VC) Mill, a former working mill building. .
- 2.4 Woods Mill (G16) is one of the last areas in the Glossop built-up area requiring extensive regeneration. It lies partly within the town centre and adjacent to the Howard Town Mill site, wherein work on a major redevelopment is nearing completion. The 4ha wider Woods Mill site extends from Howard Town Mill in the west to the northern arm of Glossop Brook and Easton House in the east, and includes two prominent multi-storey mill buildings, Woods Mill and Eastern (VC) Mill, both formerly in industrial use but now vacant.
- 2.5 The Strategic Housing Land Availability Assessment (SHLAA) 2009 (updated 2014), indicates that the Woods Mill site could accommodate 104 dwellings. The Final Draft Publication Local Plan suggests that “these dwellings are likely to be located on land to the east of the site, and as a result of conversion of existing buildings, such as Eastern (VC) Mill, to the east of Milltown” (i.e. within the application site). Provision of housing on this site will assist the Council in meeting its target of delivering 7,200 additional homes in the Borough up to 2031 (360 pa).

- 2.6 The proposal is being submitted, almost contemporaneously with a separate planning application, which includes housing and retail within the “Woods mill site”, part of the wider Woods Mill strategic site (G16). Cumulatively, 107no. dwellings are being proposed on 2no. application sites through 2no. planning applications, broken down as follows:

Site	No. of Dwellings
VC Site (this application)	58
Woods Mill Site (previously submitted)	49
TOTAL	107

3. THE APPLICATION

- 3.1 Planning permission is sought for 58no. dwellings on this VC site. This will be made up of 40no. new 2 and 3-bed semi-detached and terraced dwellings and includes the refurbishment and conversion of the existing Eastern (VC) Mill building to provide an additional 18no. apartments (comprising 3no. 1-bed and 15no. 2-bed).
- 3.2 A new vehicular access bridge would be provided to the east of the site, across Glossop Brook from Shirebrook Drive. Extensive landscape works would be carried out, including the provision of shared streets, the creation of open space (public square, ecological SUDs pond and general amenity space), new pedestrian and cycle links beyond the site, and the planting of a significant number of new trees. The wooded copse of goat willow to the east of Glossop Brook would also be managed and improved to facilitate public access and provide diversity and depth to the tree planting.
- 3.3 The site would be remediated to ensure that any contaminants from the previous industrial use are appropriately removed or capped, and works to reduce flood risk would be carried out through raising levels in appropriate locations and diverting the former Mill Pond feeding arm away from housing into a new pond, and thereafter on to Glossop Brook, via the former Mill Race.

4. CONTEXT

The Site

- 4.1 Measuring circa 1.5ha, the application site is part of a vacant former Mill complex in close proximity to the Glossop Town Centre boundary. The last user of the wider Woods Mill site (which includes the Eastern (VC) Mill and sheds within the application site) was the rubber manufacturer, Volcrepe Ltd and they ceased to trade from this site in 2002. Since that time, this vacant site has fallen into disrepair.
- 4.2 Bounded by Milltown to the West, by Glossop Brook to the south and east and by High Street East to the north, this site is set over two distinct levels with the upper level to the north being between 3 to 4m higher than the southern section. To the north of the site, there formerly existed a Mill Pond (and Mill Race), which was one of two ponds serving the wider Woods Mill complex. However, that has since dried up and has become overgrown with scrub and some young self-seeded trees.

- 4.3 The southern section of the site contains the Eastern (VC) Mill building (still in situ) and, until recently, a large industrial shed structure which spanned the full southern section to the perimeter with Glossop Brook. That shed was recently removed due to its structural integrity and dilapidated condition. Along with Eastern (VC) Mill, a small cluster of ancillary buildings and a large area of hardstanding remain across the entire southern section of the site.
- 4.4 The only current access to the site is from Milltown and this is a gated access at the south-western corner of the site. The application site is within the Built-up Area of Glossop and lies circa 200m east of the Town Centre boundary.

Relevant Planning History

- 4.5 The following represent the most recent planning applications on this application site (the VC site), which along with the Woods Mill building, formed part of the Volcrepe Rubber Mill complex:

HPK/0002/4140: Prefabricated Boilerhouse
Approved February 1986

HPK/0002/6696: Extension to Existing Warehouse
Approved July 1988

HPK/0003/5766: Replacement Fencing to Building and Adjoining Storage Yard
Perimeter
Refused, December 1996

HPK/0003/6067: Provision of Security Fencing
Approved March 1997

HPK/2007/0229: Retrospective conservation area consent application for removal of former Volcrepe Chimney and associated dilapidated structures.
Approved May 2007

- 4.6 The site has been vacant since 2002.

Pre-Application Meetings

- 4.7 A pre-application meeting has taken place with officers from High Peak Borough Council on Tuesday 11th March 2014. The meeting considered details of: the nature of development (housing); the layout; varied scale, design, form and types of housing; public realm and open spaces; connectivity; heritage issues and responsive design; highways issues; and, ecology. There was overwhelming general support for the proposals as set out in sketch form at those meetings, and agreement was reached in terms of the way forward for the development of this identified proposed Regeneration Area. Furthermore, work has been carried out in conjunction with the owner of the adjacent site (within the wider Woods Mill strategic site) to ensure that there is a relationship between the relative development proposals and to avoid intermittent and dis-associated regeneration. As such, these principles have been taken forward and introduced into the detailed plans and statements submitted with this application.

Community Consultation

- 4.8 The High Peak Borough Council Statement of Community Involvement (SCI) was formally adopted on 25th May 2006 and sets out the Council's approach to stakeholder engagement in relation to planning applications within the Borough.
- 4.9 A Statement of Community Involvement (SCI) has been submitted with this planning application. Initially, pre-application meetings were carried out with High Peak Borough Council (see above), which helped to shape the type and form of development. As part of the design process, engagement with other stakeholders was carried out (e.g. EA and Highways), which again ensured careful initial consideration of the salient issues on the site.
- 4.10 A public consultation event was held at Bradbury Community House on Market Street in Glossop Town centre on Monday 28 July between 2pm and 7pm, where information and visual boards were on display. The event was advertised by way of an informative leaflet drop to local residents and a press release. Further information in this regard is set out in the submitted SCI. High Peak Councillors were emailed on 22nd July 2014 inviting them to the same consultation event. A public questionnaire/survey was issued at the public consultation event and the feedback relative to the VC site was largely positive. Further details are set out within the submitted SCI.
- 4.11 Following this entire public consultation process, all comments were considered and were used, where possible, to inform the final proposed development design.

5. PLANNING POLICY CONTEXT

National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and has replaced the Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's) to represent relevant planning policy at a national level.
- 5.2 At the heart of the NPPF, there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking¹. For decision-taking this means approving development proposals that accord with the development plan without delay.
- 5.3 The proposals represent sustainable development which accords with the NPPF in terms of its high quality design; providing a wide choice of sustainable transport modes; delivering a wide choice of quality homes; meeting the challenge of climate change and flooding; and, conserving and enhancing the natural and historic environment.
- 5.4 Relevant sections of the NPPF are referred to, where relevant, later in this statement.

The Local Development Plan

High Peak Local Plan Saved Policies (30th March 2008)

- 5.5 This represents the current local plan and incorporates policies "saved" from the High Peak Local Plan (adopted 31 March 2005).
- 5.6 In time, emerging Local Development Framework DPD's will replace most Local Plan policies. Whilst the policies have been 'saved', the Local Plan policies were originally designed to apply to the period 2001 to 2011 and are therefore out of date. The proposals map is considered to be out of date given that the application site is identified thereon as an employment site. There has been a clear shift in policy emphasis and direction since the previous Local Plan. By reference to paragraph 215 of the NPPF the relevant 'saved' policies contained within the adopted Local Plan should be accorded due weight according to their degree of consistency with the Framework.
- 5.7 Nonetheless, with the exception of the previous allocation of this vacant site as an employment site, this planning application is considered to be in accordance with the Local Plan 'saved' policies. Of those saved policies, the following are of particular relevance to this planning application:

- Policy 1 : GD2 – Built-up Area Boundaries
- Policy 3 : GD4 – Character, Form and Design
- Policy 4 : GD5 – Amenity
- Policy 5 : GD6 – Landscaping
- Policy 6 : GD7 – Crime Prevention
- Policy 7 : GD12 – Unstable Land, Landfill and Contaminated Sites
- Policy 16 : OC10 – Trees and Woodlands
- Policy 17 : BC1 – External Materials

¹ National Planning Policy Framework (NPPF), paragraph 14.

Policy 20 : BC5 – Conservation Areas and their Settings
Policy 21 : BC6 – Demolition in Conservation Areas
Policy 22 : BC7 – Alterations and extensions to Listed Buildings
Policy 23 : BC8 – Settings of Listed Buildings
Policy 25 : BC10 - Archaeological and other Heritage Features
Policy 40 : H1- Principles of Housing Provision
Policy 43 : H5 – Housing within the Built-Up Area Boundaries
Policy 44 : H9 – Affordable Housing for Local Needs
Policy 46 : H11 – Layout and Design of Residential Development
Policy 47 : H12 – Public Local Open Space
Policy 78 : TR1 – Transport Implications of New Development
Policy 82 : TR5 – Access, Parking and Design

- 5.8 These policies are referred to where relevant in the text below and for completeness, a direct response to each individual policy is set out at Appendix 1 – Table 1 - Proposed Development Response to Individual relevant High Peak Local Plan 'Saved' Policies.

Other Material Considerations

Final Draft Publication Local Plan (April 2014)

- 5.9 High Peak Borough Council published its Final Draft Publication Local Plan (including Draft Policies Map) on 23rd April 2014. The latest timetable for the production of the local plan is as follows:

Publication Consultation – extended to 23rd June 2014
Submission to Secretary of State – July/August 2014 - *not submitted at the time of writing*
Examination Hearings – October 2014
Plan Adoption February 2015

- 5.10 Although this document can be afforded limited weight (in accordance with paragraph 216 Annex 1 of the NPPF), this Final Draft Local Plan and Draft Policies Map clearly demonstrate a proposed direction of travel for the High Peak Local Planning Authority, guiding the principles of envisaged development and the spatial vision for the authority up to 2031.
- 5.11 These documents can be used as a material consideration in the determination of planning applications and have been used to inform this planning statement.
- 5.12 Within the Draft Local Plan and Policies Map, the Council sets out its proposed Allocated Strategic Development Sites. Woods Mill in Glossop is one such strategic development site (see diagram 1). The site would deliver a mixed-use development within and adjacent to the town centre boundary (see diagram 2).

Map 10 G16 Woods Mill, High St East, Glossop (Policy H3, E5, CF1 and DS1)

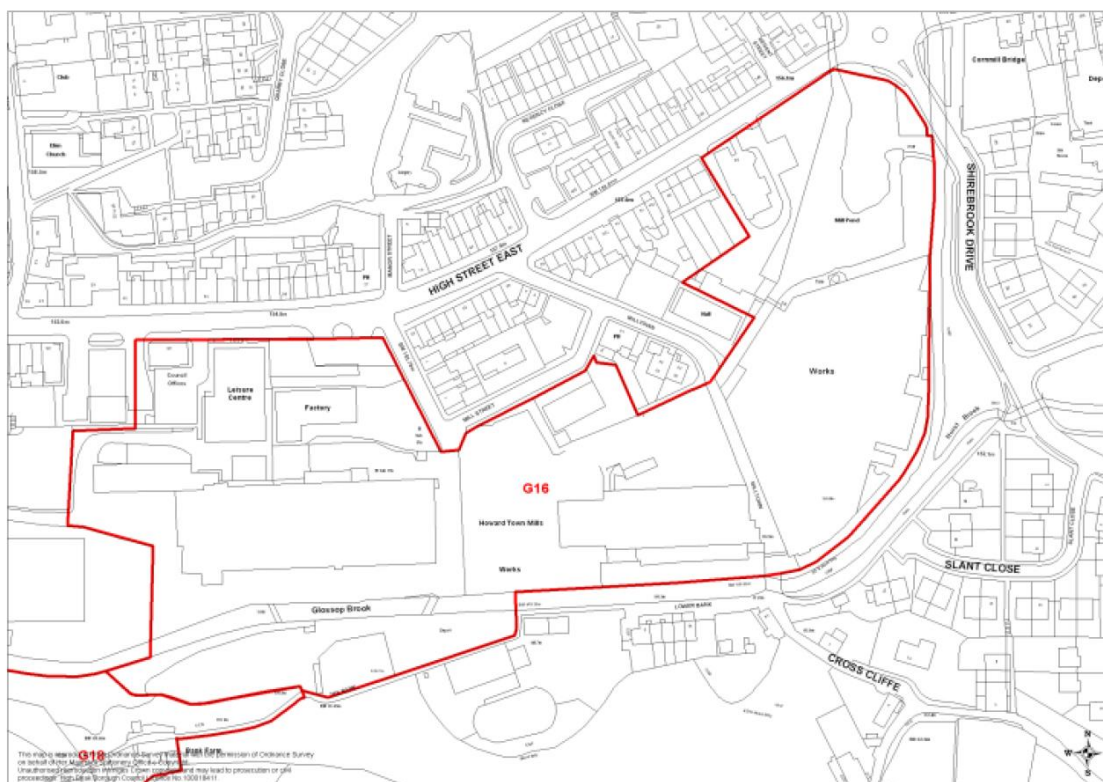


Diagram 1. Woods Mill (G16) proposed Allocated Development Site

Map 21 Glossop Town Centre boundary

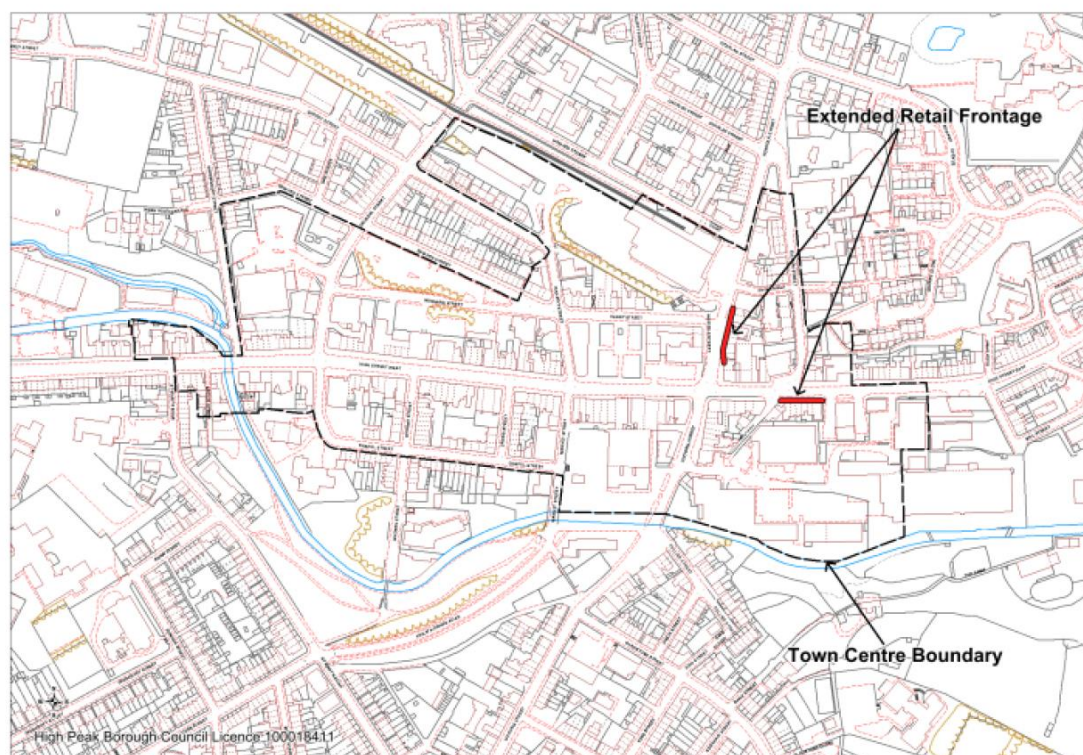


Diagram 2. Town Centre Boundary incorporating a small portion of the proposed Allocated Site.

5.13 Of particular relevance to this planning application are the following policies:

- E5 – Regenerating an Industrial Legacy
- DS1 – Woods Mill, Glossop
- S1 – Sustainable Development Principles
- S2 – Settlement Hierarchy
- S5 – Glossopdale Sub-area Strategy
- EQ1 – Climate Change
- EQ2 – Landscape Character
- EQ4 – Biodiversity
- EQ5 – Design and Place Making
- EQ6 – Built and Historic Environment
- EQ7 – Green Infrastructure
- EQ8 – Trees, Woodland and Hedgerows
- EQ9 – Pollution Control and Unstable Land
- EQ10 – Flood Risk Management
- H1 – Location of Housing Development
- H3 – Housing Allocations
- H4 – New Housing Development
- H5 – Affordable Housing
- CF4 – Open Space, Sports and Recreation Facilities
- CF6 – Accessibility and Transport

5.14 These policies are referred to where relevant in the text below and for completeness, a direct response to each individual policy is set out at Appendix 2 – Table 2 - Proposed Development Response to Individual relevant Emerging Local Plan Policies - *Final Draft Publication Local Plan (April 2014)*.

Woods Mill Interim Planning Statement

- 5.15 This Interim Planning Statement (IPS) has been prepared, following the formal withdrawal of the Woods Mill Area Action Plan (AAP) by High Peak Borough Council, in January 2008.
- 5.16 The document specifies the Council's vision and objectives for the site and outlines design principles and other criteria that will be used by us when assessing proposals for development.
- 5.17 The inset map (below) demonstrates that the application site falls within the geographical boundary of the IPS site.

Figure 1: Woods Mill Interim Planning Statement Area, Glossop

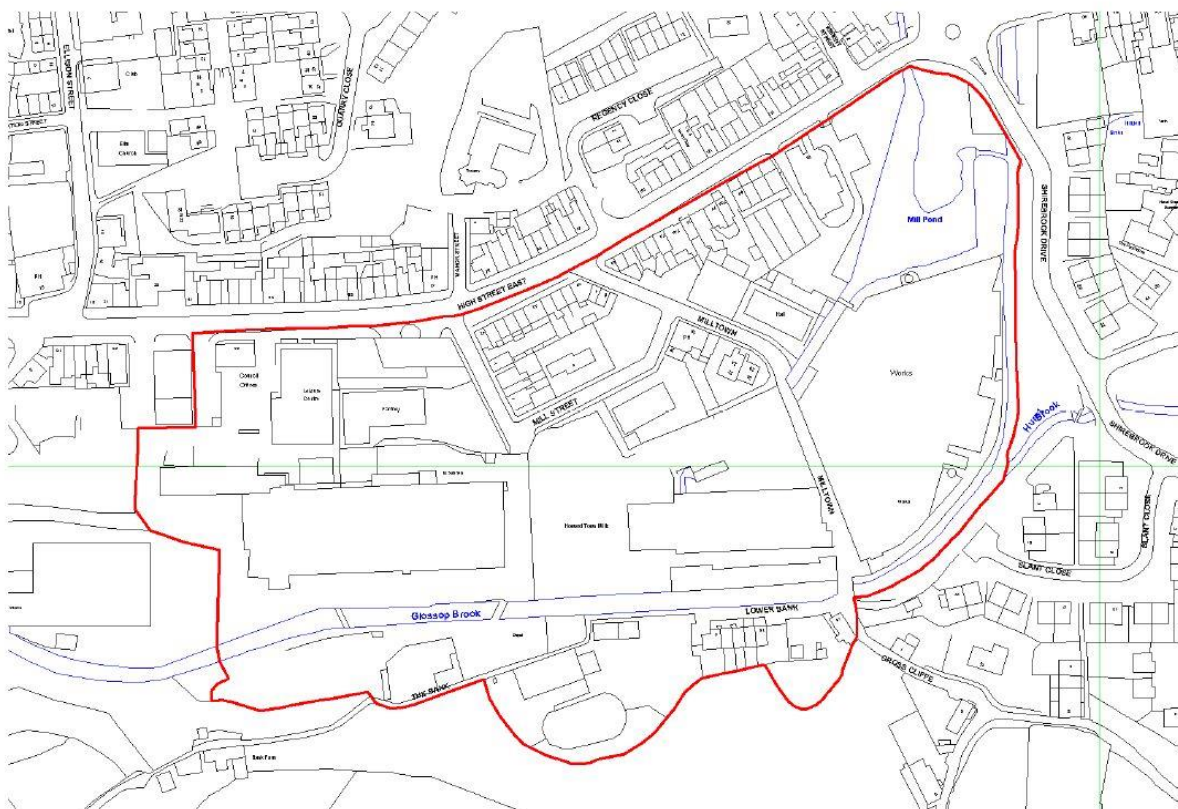


Diagram 3. Extract from Woods Mill Interim Planning Statement, January 2008

5.18 The IPS confirms that *“Whilst the IPS comprises a non-statutory document given that it ‘departs’ from the existing adopted Local Plan policy allocation for the site, the IPS will assist in the Council’s determination of any subsequent planning applications in the intervening period before the Core Strategy DPD can be adopted.”*

5.19 As such, although not a statutory document the objectives and aspirations contained therein are indicative of the type of development sought by the Council on this wider site. This application proposal responds positively to these objections and aspirations.

Objectives

Of specific relevance to this application, the following objectives were identified:

- To introduce a range of residential uses...and maximising the opportunity presented through the reuse of the period mill buildings with views to the open countryside.
- To raise the quality of the urban environment in line with its designation as a conservation area, improving movement and permeability across the site; raising the standard of the streetscape and public realm; improving access to the waterside and wider rural environment; and introducing innovative and sustainable design solutions to new development.

5.20 The submitted Landscape Layout plan, the Design and Access Statement and other planning documents clearly show a positive response to the objectives set out above.

The provision of a range of different house types; the retention, conversion and re-use of the VC Mill building; the creation of a quality urban environment in line with its Conservation Area designation; significant improved pedestrian links through the site, including a route adjacent to the bank of the Glossop Brook; and significant landscape improvement works.

- 5.21 Additionally, the proposals are sensitive to the historic environment in that the proposals retain, regenerate and re-use the dilapidated Mill Building on site, the dwellings will seek to use local historic materials on the elevations, and a SUDs/ecological pond will be created to reference the former Mill Pond on the site.

Glossop Conservation Area Character Appraisal Supplementary Planning Document LDF 3 (March 2006)

- 5.22 This document covers all of the central Glossop Conservation Areas, including the Howard Town Conservation Area, within which the application site lies. It was prepared with reference to Policy BC5 (Conservation Areas and Their Settings) of the Adopted High Peak Local Plan, March 2005. It was intended to provide certainty to developers, planners and the general public that development proposals will respect the characteristic features of the Conservation Area, therefore protecting its character.
- 5.23 Of particular note to the Howard Town Conservation Area, the Woods Mill Site is identified. It is acknowledged that the former working mill buildings were dilapidated and in a poor condition. However, it notes that the architectural style and character of the mill buildings are typical of their period and locality. They have been constructed from locally sourced gritstone from nearby quarries with Welsh blue slate roofs. By their very nature the elevations display a strong rhythmical pattern of window openings.
- 5.24 The proposed development responds positively to the identified historical characteristics of the site and references the architectural style, the symptomatic tight-knit feel of the development, and the local materiality, through the proposed design and layout.

High Peak Borough Council Supplementary Planning Document 2 (SPD2): Residential Design (Adopted December 2005)

- 5.25 This document provides guidance on characteristic settlement patterns in the High Peak; encourages residential layout informed by housing rather than road definitions; identifies characteristic building form, design and materials; seeks good urban design including a good movement structure linked with open space to create a network of hard and soft open spaces; identifies that housing should face out onto the public streets and with private areas to the rear; says development should utilise existing topography; and, offers guidance on traffic calming and movement priorities, putting pedestrians at the heart of new development. These considerations have informed the design of the VC site and this is further explored within the submitted plans and the Design and Access Statement. This is also discussed in more detail at section 6 below.

Strategic Housing Land Availability Assessment (SHLAA)

5.26 The application site is part of the wider Woods Mill Strategic Site, which is included in the High Peak Borough Council, Derbyshire Dales District Council and the Peak District National Park Authority SHLAA, (first published in 2009 and updated in April 2014), and is identified as site HP078 (deliverable in 11-15 years) – see diagram 4. The site is an identified EPZ/Regeneration Area and has been deemed by High Peak Borough Council to be developable and deliverable within the plan period with an estimated capacity of 104 units.

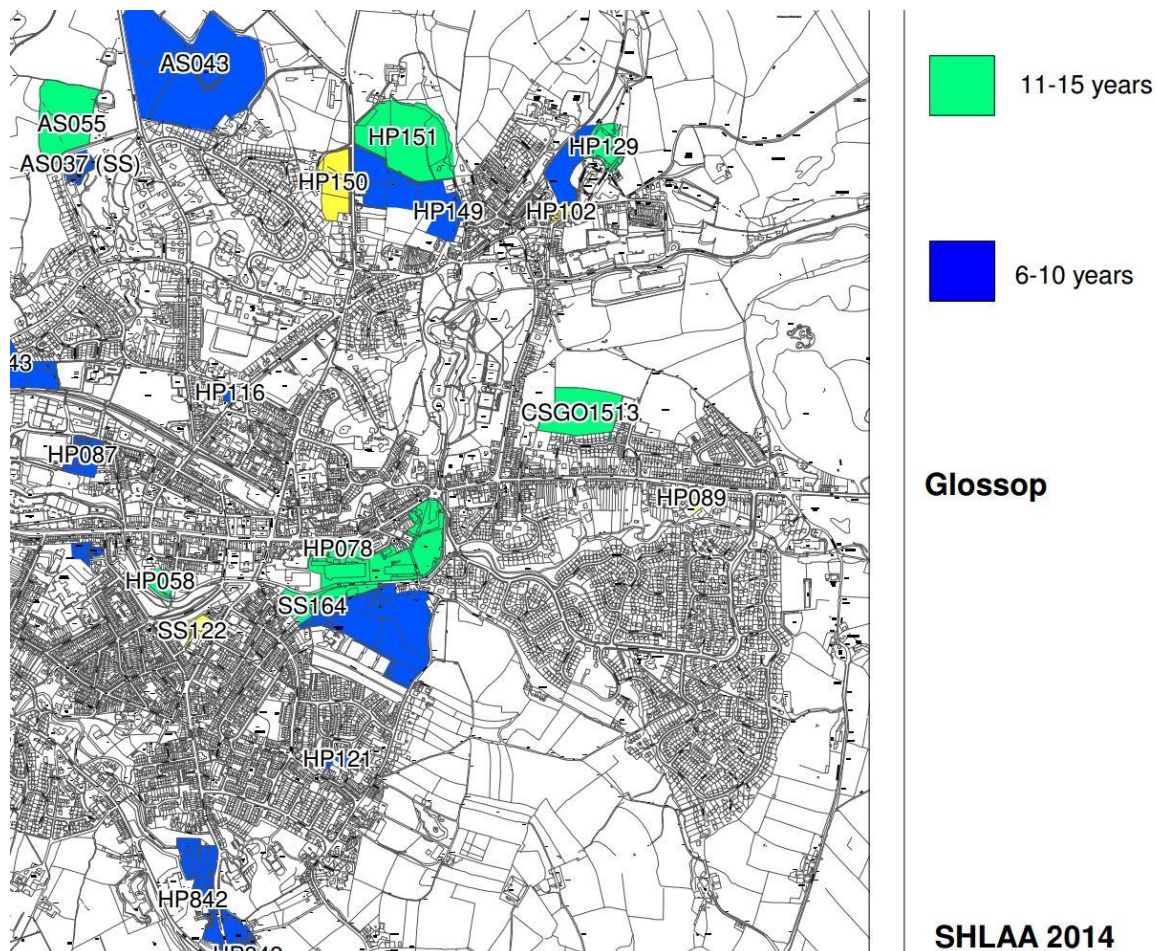


Diagram 4. Extract from High Peak Borough Council, Derbyshire Dales District Council and the Peak District National Park Authority SHLAA (2014), Glossop Area

6. THE DEVELOPMENT PROPOSALS

- 6.1 The proposals have been sensitively informed by:
- The historical significance of the site (Conservation Area);
 - High Peak's goal of introducing housing onto this previously developed site;
 - An aspiration to retain and re-use the notable Eastern (VC) Mill building;
 - An appraisal of the local vernacular and housing layout and form;
 - Achieving a design which works with the existing topographical challenges of the site;
 - A goal of increasing the publicly accessible open space and connectivity within and through the site;
 - Ensuring ecological mitigation and enhancement where possible; and,
 - A general adherence to the guiding principles of redevelopment of this site as set out in the *Glossop Conservation Area Character Appraisal Supplementary Planning Document*, the *Woods Mill Interim Planning Statement*, and existing and emerging local plan policies.
- 6.2 More specifically, the following sections examine how the proposals respond in planning terms.

Principle of Development

- 6.3 The site is currently allocated as an employment site within the Local Plan Proposals Map. However, that Local Plan is considered to be out-of-date and the Woods Mill Interim Planning Statement, along with the Final Draft Publication Local Plan (April 2014) identify the site for Housing. It is also identified as an allocated Housing site in the Council's SHLAA. It is a previously developed site in the built-up area of Glossop and the development is sustainable in terms of the economic, social and environmental aspects of the scheme. As such, the proposals for housing on this site are consistent with national and local planning policy and are therefore acceptable in principle, subject to the usual planning considerations, which are explored below.

Layout

- 6.4 The layout is functional yet unique, in that standard road widths and turning head dimensions are accommodated in an organic and interesting layout, defined by the buildings and not by the road itself. Buildings have been designed to face the street and dictate the layout where the roads follow. The development incorporates standard road design, "shared-street" principles, areas of private drives, and provides an attractive riverside route for pedestrians and cyclists. Connectivity within and beyond the site is significantly improved. The layout ensures that the proposals comply with existing national and local planning policy and responds to the final draft local publication plan and relevant supporting planning documents.
- 6.5 The Glossop Design & Place Making Strategy 2011 *Woods Mill Design Brief* has been carefully studied, and along with the observations and recommendations of Local Authority officers have been taken on board to ensure that the development embraces the aspirations for this site.

Policy compliance:

High Peak Local Plan 'Saved' Policies	GD4; H11; H12; TR5
Emerging Core Strategy	S5; EQ2; EQ5;

Design and Appearance

- 6.6 The proposed dwellings have been designed to provide a variety in form and scale, albeit with a discernible reference to the local vernacular. A combination of 2 and 3 storey dwellings have been set around a dense figure ground to respond to the previously dense industrial character and central urban setting of the site. Simple roof forms and elevations enlivened only with occasional balconies and gables, along with the proposed use of local quality materials (including gritstone and Welsh slate) are all positive features of the design of this scheme. In design terms, the proposals respond positively to the Conservation Area designation and the post-industrial, urban setting of the site.

Policy compliance:

High Peak Local Plan 'Saved' Policies	GD4; BC1; H11
Emerging Core Strategy	DS1; S1; EQ5

Housing Type and Mix

- 6.7 The proposal is to introduce a mixture of 2 and 3 bedroom houses over 2 and 3 stories, coupled with 1no. and 2no. bed apartments within the converted Mill and 2-bed apartments above garaging. It is considered that this provides a good mix of general market housing and apartments suitable for small families, couples or individuals in a highly sustainable location.
- 6.8 It marries the modern requirements for car ownership with a varied housing form and living style, whilst retaining a dense urban framework

Policy compliance:

High Peak Local Plan 'Saved' Policies	H1; H5
Emerging Core Strategy	H1; H3; H4; S1; EQ5

Heritage

- 6.9 The application is accompanied by a specific Heritage Appraisal by Kathryn Sather & Associates. Although the Eastern (VC) Mill is not listed, the site is within the Howard Town Conservation Area and the Mill building is considered to be a non-designated Heritage Asset. The submitted Structural Survey of Clancy Consulting has found that Eastern (VC) Mill is of robust construction. However, its condition has deteriorated significantly since previous inspections in 2007, due primarily to the removal of Georgian wired glazing from the roof allowing severe water ingress. Although the building will require "extensive repair of roof timbers and floors", the proposal seeks the retention, restoration and conversion of the Mill building into residential apartments. The setting of this building will be significantly enhanced through the public realm works to the frontage (eastern façade) of that Mill. The Mill will become a notable "destination" at the end of the southern access arms within the site and the gathering space and regular tree planting to the frontage will lift this building, thus improving the heritage value of the site.

- 6.10 The Mill will remain tight to the Milltown boundary to retain one side of the existing industrial tunnel perception of Milltown, north of Glossop Brook. This reference to the industrial past of the site is a further positive feature of the development proposals.
- 6.11 The former large Mill Pond once occupied the majority of the upper, northern section of the site although it has since dried up. It has not been possible in terms of viability to simply reproduce the Mill Pond in its former condition. However, the proposal to introduce a smaller pond on the upper level, adjacent to the former weir, responds to the heritage of the site and allows further development on the upper section.
- 6.12 The proposal will better reveal the significance of Eastern (VC) Mill and will enhance the character and appearance of the Howard Town Conservation Area.

Policy Compliance:

High Peak Local Plan 'Saved' Policies	BC5; BC6; BC7; BC8; BC10; GD4
Emerging Core Strategy	EQ6; S5; EQ5; DS1; S1

Residential Amenity

- 6.13 There are no residential properties in the immediate vicinity of the site which will be affected by the proposals. The properties on Shirebrook Drive are sited some 40m away from the nearest proposed dwellings east of the site. A minimum distance of 41m is retained to the properties on High Street East to the north of the proposed development and a minimum distance of 36m is retained across Glossop Brook to the nearest houses on Slant Close, south of the site. To the west, Easton House, is set at a circa 3m higher level than the application site with significant existing mature tree screening along the common boundary. Easton House has been vacant for some time, is located above the boundary retaining wall, and is sited 32m away from the nearest facing property at a higher level. The nearest residential properties on Milltown are sited some 22m away from the nearest proposed dwelling at an oblique angle.
- 6.14 Immediately to the west of the site, lies the existing Woods Mill building. An application for residential development involving the demolition of the Woods Mill building has also been submitted to the High Peak Local Authority for consideration independently, yet concurrently with this application. Although, there will be some substandard amenity distances in terms of overlooking/loss of privacy from the converted Eastern (VC) Mill building, into the rear garden areas of those proposed new properties, given the tight nature of development in this location; the proposed wall along the Milltown boundary; and, tree planting within those affected gardens, the privacy distance of 7m is considered to be acceptable, particularly as any potential first purchaser will be aware of the existing relationship (the "buyer beware" principle). In any event, the Eastern (VC) Mill building is an existing structure with existing windows facing west and whether occupied by for residential purposes or other purposes, this proximate overlooking relationship would exist.

Policy compliance:

High Peak Local Plan 'Saved' Policies	GD5; H11
Emerging Core Strategy	EQ5

Highways

- 6.15 A new vehicular/pedestrian access off Shirebrook Drive is proposed to serve this residential development. As a result, the potential cumulative highway pressure from this site and the adjacent Woods Mill site on Milltown has been avoided. The development has been designed with minimum highway width of 5.5m for access into the site with 2m pedestrian pavements.
- 6.16 Within the site itself, the development combines a standard highway access with standard pavements and takes on the “shared street” principle in that there is no road hierarchy and the street design is not typical, with no formal segregation of vehicle and pedestrian. This has been designed with narrowing areas and destination (turning) points to ensure slow vehicle speed. Sufficient width has been incorporated and ample turning areas provided to ensure manoeuvrability for all vehicles (including servicing and emergency vehicles) is possible in a safe manner.
- 6.17 Servicing is incorporated under the margins of the shared surfaces, as identified within the Design & Access Statement. The provision of a drainage channel to the shared space identifies the transition to areas where services are located. The drainage channel also indicates defensible pedestrian space when required.
- 6.18 A private drive serves the 5no. properties at the northernmost part of the site.
- 6.19 A Transport Assessment (Croft Transport Solutions) has been submitted with this application. This assessment covers the entire Wider Woods Mill strategic development site, including the proposed foodstore and residential dwellings.
- 6.20 The assessment has analysed Trip data, TRICS and PICADY data, comparing existing trip/traffic data with the proposed situation. It also acknowledges the current lawful use of the site and the potential which exists for traffic generation if that use were to be resumed on site. The assessment concludes that, in conjunction with the associated planning application for the redevelopment of the Wider Woods Mill Site that the proposals will not result in a severe impact on the local highway network.

Policy compliance:

High Peak Local Plan ‘Saved’ Policies	TR5; TR1; H11
Emerging Core Strategy	CF6; EQ5; H1

Car Parking

- 6.21 The car parking has been provided at a ratio of 2no. off-street parking spaces per 2/3 bed dwelling and in excess of 1no. parking space per apartment (i.e. 25no. spaces for 21no. apartments). This is a highly sustainable location, given that it is located less than 200m from the town centre boundary and is served by a regular bus service along High Street East to the north of the site and a bus service which runs along Shirebrook Drive. New access links with the Town Centre, the Howard Town complex and High Street East through the site have been provided which serve both pedestrians and cyclists alike. As such, it is considered that the proposed off-street parking provision more than meets the requirements of the future residents of the development.

- 6.22 It is important to note that much of the housing stock in the area pre-dates the mass use of cars and as such, off-street parking spaces are not typical relative to the historic housing stock north and west of Glossop Brook towards the town centre.

Policy compliance:

High Peak Local Plan 'Saved' Policies	TR5
Emerging Core Strategy	DS1; S1; EQ5; CF6

Landscape

- 6.23 More details regarding these proposals are set out in the Design and Access Statement and on the accompanying Landscape Layout & Site Plan (M2280.10).

Water

- 6.24 The proposed development incorporates high quality areas of landscaping including the creation of a new SUDs pond and the re-routing of the former Mill Pond feeding arm off Glossop Brook within the site. These water features will not only clean the run-off water, provide new habitat potential and assist in flood risk alleviation, they will also provide an invaluable amenity to the wider community.

Trees

- 6.25 There is minimal tree loss proposed, with those being lost concentrated to the northern section of the site in and around the old Mill Pond. Those existing trees to be removed to facilitate the development are generally self-seeded and are classed as either of class B (moderate – 9no.) or of class C (poor - 4no.). In addition, a central group of trees (G18) located in the northern section of the site will also be removed and those are classed generally of B2 class, defined as “Scrub” and consist of self-seeded Crack Willow, Alder and Goat Willow. Further details are set out in the accompanying Preliminary Tree Survey Report of Murray Tree Consultancy, and drawing numbers M2280.10. Significant clearance of the old Mill Pond area is required to assess and remediate the structural integrity of the land. It is likely to require specialist foundation work on that upper section, which would mean the unavoidable loss of a number of the existing self-seeded trees. In total, 13no. trees and 1no. tree group (G18) are being lost due to the development. The existing mature trees around the perimeter of the site will be retained and a comprehensive landscaping scheme, including significant levels of new tree planting on streets, alongside the riverbank and within newly created front and rear gardens will greatly enhance the structure of trees and provide ecological improvements. Improvements to the ecological value of the goat willow copse of trees on the eastern bank of the Glossop Brook will involve some selective thinning and re-planting of new mixed-native species of trees. Where possible, existing features (trees and watercourses) have been retained, improved and integrated into the scheme.

Hard Landscape

- 6.26 The hard landscaping will respond to the heritage of the site and the urban nature of 'Old Glossop' in general. A new public gathering space is created in front of the refurbished Mill and the streets are designed to include narrowing sections and wider destination areas to reflect historic elements of local street design, and to calm traffic. Shared surfaces and the use of different materials will differentiate this site from others and provide a unique sense of place.

Open Space

- 6.27 Significant levels of open space have been provided (1,815sqm total), including 602sqm of hard landscape gathering space and 1,213sqm of soft landscape amenity space (including the pond). This new amenity (including the pond) will adequately serve the proposed community as well as be of benefit to the wider existing community. This formal new publicly accessible open space constitutes approximately 14% of the overall site area. The above figures do not incorporate the existing wooded copse on the eastern bank of the Glossop Brook (1,010sqm), nor the wide pavement areas or the “shared street” areas within the site, which can all be considered to provide additional utilisable and valuable open space.

Landscape Management

- 6.28 The management of the areas of open space will be provided by a dedicated Management Company funded through a small service charge on the new residents.

Policy Compliance:

High Peak Local Plan ‘Saved’ Policies	GD6; OC10; H12
Emerging Core Strategy	CF4; EQ5; EQ7; EQ1; EQ2

Ecology

- 6.29 The application is accompanied by an Ecology Overview and Phase 1 Habitat Survey report by Chris Mahon Ecologist and a dedicated Bat Survey by Dr Elizabeth Barratt.
- 6.30 The Ecology Overview and Phase 1 Habitat Survey report has concluded that the site was generally of low value for biodiversity. Japanese Knotweed (an invasive species) was identified along Glossop Brook.
- 6.31 The former Mill Pond has been colonised by scrub grass and young self-seeded trees, but no longer has value as a standing pool of water.
- 6.32 The Bat Survey has revealed that during the summer of 2014 there was little bat activity on site and no evidence of roosting bats. The peripheral trees, along Glossop Brook and between the site and Easton House provide valuable foraging ground and should be retained if possible.
- 6.33 Although the site is performing relatively poorly in terms of its ecological value, these reports both identify mitigation measures and suggested enhancement works which would improve the ecological value of the site. The principles set out therein have informed the design of the scheme. The majority of the existing trees will be retained on site (particularly to the perimeter). The incorporation of new habitat potential through the new pond and significant levels of new tree planting, the proposed remediation work, and species improvement works to the goat willow copse on the eastern bank of Glossop Brook will all serve to enhance the ecological value of this former industrial site. Furthermore, bat boxes will be incorporated into the new development.
- 6.34 Overall, the ecological enhancements and mitigation measures put in place will improve the ecological value of the site.

Policy Compliance:

High Peak Local Plan 'Saved' Policies	GD6; OC10
Emerging Core Strategy	EQ4; EQ7; EQ8; DS1;

Flooding and Drainage

- 6.35 The entire site is within a Flood Zone 2, and the former Mill Pond and areas around the southern section of the site adjacent to the Glossop brook are in Flood Zone 3.
- 6.36 The Flood Risk Assessment and Drainage Strategy Report of Waterco Consultants reveals that 6no. proposed dwellings fall within the "1% AEP + CCA Flood Extent" area. Those dwellings are the southernmost within the site, in close proximity to Glossop Brook.
- 6.37 As such, remedial works will need to be carried out to build up surface levels in those areas (by circa 0.75m – 1m). Car parking (a less sensitive use) will be located at the lowest level of the existing Mill building when converted.
- 6.38 Areas of hardstanding have been supplemented with soft landscaping to ensure better water absorption than the existing concrete slab (in the southern section of the site), whilst responding to the largely "hard" streetscape character. The introduction of a SUD's pond will reduce run-off and can be utilised as a retention pond when required.

Policy Compliance:

High Peak Local Plan 'Saved' Policies	GD5
Emerging Core Strategy	EQ10; EQ1; EQ7; DS1

Ground Condition and Contamination

- 6.39 The application is accompanied by a Geo-Environmental Appraisal Report (Clancy Consulting). This report has ascertained that there are levels of contamination within this former industrial site, including levels of Barium and Asbestos. Gas monitoring identified the site as "Green" in accordance with the NHBC Traffic Light System and no specific protection measures are necessary for Gas. The ground condition was found to be appropriate in places for trench fill foundations. However, elsewhere, weak natural strata was encountered and this would require piled foundations.
- 6.40 Development will be carried out in accordance with the recommendations contained within that report to ensure that contaminants are either removed from the site or are "capped" in situ.

Policy Compliance:

High Peak Local Plan 'Saved' Policies	GD12
Emerging Core Strategy	EQ9; EQ1

Waste

- 6.41 Each dwelling has the capacity to house all the waste and recycling bins away from the street frontage. Storage is provided either within separate bin storage areas, within integral garages or to the rear of dwellings. Where waste/recycling bins are stored to the rear of dwellings, access is provided either through the garage or via alleyways where level access to the road assists collection.
- 6.42 All roads have sufficient turning heads for large waste collection vehicles to access the area with no concerns in terms of manoeuvrability and turning.

Policy Compliance:

High Peak Local Plan 'Saved' Policies	GD5; H11
Emerging Core Strategy	EQ1; EQ5; S1

Climate Change and Sustainability

- 6.43 The proposal seeks to help High Peak achieve its low carbon future aspirations Through the following measures:
- Utilising existing topography of the land.
 - Re-using appropriate material on site from any necessary "cut and fill"
 - Re-using building materials from the existing remaining structures on site where possible.
 - Providing sufficient space for recycling storage and composting within gardens.
 - Providing a pond within the upper-section of the site to retain run-off from the properties within that section of the site, thus increasing water efficiency and retention.
 - Utilising locally sourced materials and construction workers where possible
 - Planting a significant number of new street, garden and open space trees
 - Providing new habitat through on-site management of the wooded copse areas on the east and west banks of the Glossop Brook.
 - Aspiration to exceed current minimum building regulation requirements where possible.
- 6.44 As such, the proposal will meet the requirements of the NPPF and responds positively to policy EQ1 of the Final Draft Publication Local Plan (April 2014).

Economic Benefits

- 6.45 This site has been vacant since 2002. It represents a key part of the larger Woods Mill strategic site and is located centrally within the Glossop urban conurbation. As such, it has the potential to play a key role in delivering much needed housing on a sustainable previously-developed site. The economic activity associated with this development in terms of construction jobs, local supplier income and the local spend-potential of new residents will add significant economic value to this area of Glossop.
- 6.46 The regeneration of the site and the provision of additional public open space, improved linkage and a scheme which delivers aesthetically as well as functionally will bring significant levels of associated economic benefit to the wider area and an improved local labour force.

Development Viability

- 6.47 A Viability Study has been commissioned by the applicant and the Council were furnished with a copy of this appraisal prior to the submission of the planning application. This document set out the significant development costs associated with delivering development on this post-industrial legacy site, including remediation of the site, flood mitigation and drainage works, construction of a new bridge, highway improvement works, special foundation costs, refurbishment of the Eastern (VC) Mill building, retention wall provision and repair, and all anticipated construction costs. The statement clearly sets out that the scheme viability is marginal as it stands and the scheme is unable to sustain any affordable housing within the scheme, nor is it able to sustain any section 106 agreement costs. The Council will consider this Viability Study in due course and confirm whether or not it accepts the findings set out therein.

7. SUMMARY AND CONCLUSION

New Housing on Previously Developed Land

- 7.1 The proposals accord with the government's policies enshrined within the NPPF in so far that they will deliver sustainable development to meet the growth needs of Glossop and the High Peak and are sited on previously developed land in a sustainable urban location.
- 7.2 The development will provide significant associated economic benefits, which will reinforce the vitality and viability of the town and its community.
- 7.3 The proposals benefit from the presumption in favour of sustainable development.

Housing Land Supply

- 7.4 The Borough has experienced significant under delivery in terms of market and affordable housing during the last plan period.
- 7.5 This proposal will make an immediate and positive impact towards remediating the Borough-wide shortage of market housing.

Accessibility & Connectivity

- 7.6 The scheme will significantly increase accessibility to and through the site and will link the Howard Town Mill site and town centre in the west with High Street East and Manor Park in the north. Pedestrian and cycle routes permeate the site and a riverside route will make the journey an attractive experience.

Economic Benefit

- 7.7 This site has been vacant since 2002. The economic activity associated with this development in terms of construction jobs, local supplier income and the local spend-potential of new residents will add significant economic value to this area of Glossop.

Heritage Benefit

- 7.8 The restoration of the existing Eastern (VC) Mill, along with the forecourt landscape works will better reveal the significance of this local non-designated heritage asset. The creation of a new pond on the upper level is a symbolic reference to the former working Mill Pond of the past. The design, form, layout and materiality of the new dwellings respond positively to the sensitive setting in the Conservation Area and the industrial heritage of the site.

Ecological Benefit

- 7.9 The existing site is generally of low value for biodiversity. Japanese Knotweed (an invasive species) was identified along Glossop Brook. This will be comprehensively removed as part of the development proposals.
- 7.10 The existing pond has been filled and no longer offers the same levels of habitat potential. A new pond (with reed planting) will be provided creating additional habitat.

- 7.11 The vast majority of existing trees in and adjacent to the site are retained and significant levels of tree planting of new native public realm trees and ornamental garden trees will be carried out to far outweigh any loss. Furthermore, improvement works to the existing Goat Willow copse on the eastern side of Glossop Brook will introduce a richer species mix.
- 7.12 The Bat Survey has revealed that during the summer of 2014 there was little bat activity on site and no evidence of roosting bats. The peripheral trees, along Glossop Brook and between the site and Easton House provide valuable foraging ground and should be retained if possible.
- 7.13 The recommended mitigation measures set out in the submitted Phase 1 Habitat Survey and the Protected Species report will be adhered to and the overall site will be enhanced as a site for biodiversity.

New Publicly Accessible Green and Open Space

- 7.14 The development provides a new pond with accessible bank side and seating under the canopies of new and existing trees. New pedestrian and cycle routes through the site link the west, east, north and south sides of the site. The riverside route is legible, safe and attractive, supplemented by new tree planting along the banks of the Brook. The gathering space in front of Eastern (VC) Mill lifts the setting of the restored Mill. By removing hierarchy from the streets through the shared street principles, all areas of the public domain will be safer and utilisable by all. Furthermore, the wooded copse on the eastern bank of Glossop Brook will be enhanced through a wider mix of native tree species, better management and the creation of access to the general public.

Compliance with Planning Policy

- 7.15 As demonstrated in the previous sections and within the appendices, the proposals are firmly in adherence with current and future local planning policy, and with the NPPF. This sustainable site has been identified as part of the proposed Woods Mill Allocated Development Site. Housing has been specifically identified for this particular site. The design, layout, form, siting and materiality have been directly informed through a local contextual appraisal and by local policy, Supplementary Planning Documents and Supplementary Planning Guidance.

Viability

- 7.16 In this instance, a development viability appraisal has been submitted detailing the unusual development financial constraints associated with this strategic site. These additional costs include, but are not restricted to: remediation; flood protection measures; construction of vehicular new access bridge; retaining wall repair and construction; significant repair and refurbishment of Eastern (VC) Mill; diversion of former Mill Pond feeder stream and creation of new pond; foundation works to former Mill Pond area; ecological works to Glossop Brook and wooded goat willow copse. The submitted viability statement confirms that the scheme would not be viable/deliverable if it required s106 contributions.

Conclusion

- 7.17 In light of the above, it is considered that the proposals represent a significant and positive redevelopment of this vacant former industrial site. The proposals have been designed in a sensitive manner, responding to the historic significance of the site, the general aspirations of the Local Authority for this strategic site and would rejuvenate the site in terms of quality mixed housing, a robust landscape framework and notable ecological enhancements. The proposals are compliant with national and local planning policy and as such, it is considered that planning permission should be issued for this positive development.

Appendix 1 –

Table1 - Proposed Development Response to Individual relevant High Peak Local Plan
'Saved' Policies

Appendix 1

Table 1 - Proposed Development Response to Individual relevant High Peak Local Plan 'Saved' Policies

Policy	Development Proposal Response
<u>Policy 1: GD2</u> Built-up Area Boundaries	<p>The development proposals sit within the 'Built up Area Boundary' of Glossop. The policy states that <i>"Within the Built-up Area Boundary planning permission can be expected to be granted for development provided that it complies with other policies and proposals of the Local Plan"</i>.</p> <p>This proposal accords with policy GD2.</p>
<u>Policy 3: GD4</u> Character, Form and Design	<p>The policy states that; "planning permission will be granted for development, provided that: ... it will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape".</p> <p>The Design and Access Statement demonstrates that the scale, siting, layout, density, form, height, proportions, design, colour and materials are all appropriate and responsive, and that associated engineering, landscaping or other works will not cause undue detriment to the visual qualities of the locality nor the wider landscape.</p> <p>This proposal accords with policy GD4.</p>
<u>Policy 4 : GD5</u> Amenity	<p>The proposed development has been carefully designed, through the appropriate siting of dwellings, their relative orientation and the location of fenestration to avoid issues such as overlooking, overbearing, loss of light and loss of privacy. The site will be remediated and once established, is likely to benefit from good air and water quality through the regenerative landscape planting and watercourse improvements proposed.</p> <p>Drainage and flood risk have been considered (see report of Waterco.) and areas of hardstanding have been supplemented with soft landscaping to ensure better water absorption than existing, whilst responding to the largely "hard" streetscape character. The introduction of a SUD's pond will reduce run-off and can be utilised as a retention pond when required.</p> <p>Each dwelling has the capacity to house all the waste and recycling bins away from the street frontage. Storage is provided either within separate bin storage areas, within integral garages or to the rear of dwellings. Where waste/recycling bins are stored to the rear of dwellings, access is provided either through the garage or via alleyways where level access to the road assists collection.</p>

	<p>All roads have sufficient turning heads for large waste collection vehicles to access the area with no concerns in terms of manoeuvrability and turning.</p> <p>As such, this proposal accords with policy GD5.</p>
<u>Policy 5 : GD6</u> Landscaping	<p>The proposals accord with this policy in that they incorporate high quality areas of landscaping, enhancing the structure of trees and providing ecological improvements (watercourse improvement/new pond/habitat creation). Where possible, existing features (trees and watercourses) have been retained, improved and integrated into the scheme.</p> <p>As such, this proposal accords with policy GD6.</p>
<u>Policy 6 : GD7</u> Crime Prevention	<p>The site has been designed with reference to the principles of Secured by Design : Designing out Crime. There are no secluded alleyways, a strong built-form frontage and front boundaries separate the public from the private areas, and all of the public areas are well overlooked, providing natural surveillance. Footpaths are direct and sited to provide direct access through the site. Given the density of the housing, there will be a perception of being visible from properties either within or adjacent to the site. The planting layout has been designed to avoid any secluded and screened areas and will be maintained to ensure this is ongoing.</p> <p>As such, this proposal accords with policy GD7.</p>
<u>Policy 7 : GD12</u> Unstable Land, Landfill and Contaminated Sites	<p>The application is accompanied by a Geo-Environmental Appraisal Report (Clancy Consulting). This report has ascertained that there are levels of contamination within this former industrial site, including levels of Barium and Asbestos. Gas monitoring identified the site as “Green” in accordance with the NHBC Traffic Light System and no specific protection measures are necessary for Gas. The ground condition was found to be appropriate in places for trench fill foundations. However, elsewhere, weak natural strata was encountered and this would require piled foundations.</p> <p>Development will be carried out in accordance with the recommendations contained within that report to ensure that contaminants are either removed from the site or are “capped” in situ.</p> <p>As such, the proposal accords with policy GD12.</p>
<u>Policy 16 : OC10</u> Trees and Woodlands	<p>The policy states that: “planning permission will be granted for development, provided that; it will not result in the significant loss of, or materially injure the health of , a woodland or other significant individual, group or area of trees...; exceptionally, where loss of injury is accepted, adequate replacement planting...will be provided as part of the development.”</p> <p>The proposal preserves the vast majority of all the healthy trees (class B and above), which are capable of</p>

	<p>retention due to their siting. Those existing trees to be removed to facilitate the development are generally self-seeded and are classed as either of class B (moderate – 9no.) or of class C (poor - 4no.). In addition, a central group of trees (G18) located in the northern section of the site will also be removed and those are classed generally of B2 class, defined as “Scrub” and consist of self-seeded Crack Willow, Alder and Goat Willow. Further details are set out in the accompanying Preliminary Tree Survey Report of Murray Tree Consultancy.</p> <p>Significant numbers (60+) new native public realm trees and additional ornamental garden trees will be planted to more than mitigate the loss. The copse of trees on the eastern side of Glossop Brook will be retained and managed to improve the health and diversity of that copse.</p> <p>As such, the proposal accords with policy OC10.</p>
<u>Policy 17 : BC1</u> External Materials	<p>This policy states that “planning permission will be granted for development, provided that:</p> <ul style="list-style-type: none"> the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area <p>In particular, natural facing materials will be required in locations conspicuous from public viewpoints within:</p> <ul style="list-style-type: none"> areas conspicuous from the peak district national park and in conservation areas and their settings other areas where natural materials predominate.” <p>To the west and north of the site, local gritstone and welsh slate are prevalent. Whereas to the south and east of the site, there is a predominance of red brick, concrete roof tiles and other materials.</p> <p>The proposal is to utilise characteristic natural gritstone and welsh slate where possible and particularly on elevations of the principle properties on the main routes within the site.</p> <p>As such, the proposal accords with policy BC1.</p>
<u>Policy 20 : BC5</u> Conservation Areas and their Settings	<p>The proposals positively respond to this policy, in that:</p> <ul style="list-style-type: none"> the use (housing), refurbishment of the Eastern (VC) Mill building, siting (around a tight urban frame), scale (a mixture of 2 and 3 storey dwellings as specified by the High Peak Planners), detailed design (simple architectural form responding to the local vernacular), external appearance (small details to lift the development and proposed use of sympathetic materials) and landscape treatment (creation of pond, significant tree planting, and innovative street and hard area design) of the development will collectively preserve or enhance the special architectural or historic character or appearance of the area; and Layout opens up views of the significant Eastern (VC) Mill building, the layout creates interesting open spaces, trees are planted, existing retaining walls are retained and enhanced. All of these features

	<p>positively contribute to the special architectural or historic character or appearance of the area and are safeguarded from harmful development.</p> <p>As such, the proposal accords with policy BC6.</p>
<p><u>Policy 21 : BC6</u> Demolition in Conservation Areas</p>	<p>The only aspects of the site which are being demolished are the former industrial shed structure (previously attached to Eastern (VC) Mill and some small outbuildings associated with the former industrial use of the site. The structural survey confirms the poor integrity of these buildings and they do not have the same heritage value as the Eastern (VC) Mill building itself. This is further supported by the submitted Heritage Appraisal. Their removal is necessary to provide a meaningful layout and development to rejuvenate this long-vacant site. Furthermore:</p> <ul style="list-style-type: none"> • the demolition of these buildings and shed will not harm the special architectural or historic character or appearance of the Conservation Area; • the buildings to be demolished cannot be seen from outside the site, are in poor condition and do not currently make a positive contribution to the special architectural or historic character or appearance of the area; • as indicated in the supporting structural survey, the state of structural repair of the buildings is such that it is incapable of reasonable and economic re-use, and their siting means they are now dislocated from the Eastern (VC) Mill building and restrict the opportunity to provide a riverside route; • redevelopment will produce substantial benefits for the community which would materially outweigh the loss resulting from demolition; and • the development would involve a significant environmental improvement of the site <p>As such, the proposal accords with policy BC6.</p>
<p><u>Policy 22 : BC7</u> Alterations and extensions to Listed Buildings</p> <p>&</p> <p><u>Policy 23 : BC8</u> Settings of Listed Buildings</p>	<p>There are no listed buildings on this application site. The existing Eastern (VC) Mill building could be considered to be a non-designated heritage asset, and this is to be retained, repaired and brought back into use as residential apartments.</p> <p>The retention of the Eastern (VC) Mill will ensure that there is still reference to the former industrial Mill site and that the historic setting of the adjacent Listed Mill buildings will be respected. This setting is further respected by the siting, scale, design and materiality of the proposed new housing beyond (to the east and north of) the retained Eastern (VC) Mill building.</p> <p>Given the siting of the Eastern (VC) Mill immediately adjacent (built right up) to Milltown, the retention of this building, at four storey's high, will serve to retain the specific historic character of the application site and</p>

	<p>Milltown itself.</p> <p>As such, the proposal accords with policy BC7 and BC8.</p>
<p><u>Policy 25 : BC10</u> Archaeological and other Heritage Features</p>	<p>The Eastern (VC) Mill building and the former Mill pond are the most notable Heritage features of the site.</p> <p>The Mill building is in poor condition, although this will be restored and brought back into use as part of this application. The Mill frontage would be opened up as part of the proposals and views of the building from the east will be introduced.</p> <p>The former Mill Pond sat on the upper section of the site, and a replacement Pond is being introduced in a similar location on the higher part of the site, thus responding to the site's heritage. The channel from Glossop Brook which fed the former Mill Pond will be retained and a new swale/stream will feed any excess water away from houses and in to the new pond. The old Mill race will be kept and this will allow excess water to run down into Glossop Brook from the pond.</p> <p>Overall, the proposals will respond to and contribute positively to the character of the built and historic environment on this sensitive, former industrial site.</p> <p>As such, the proposal accords with policy BC10.</p>
<p><u>Policy 40 : H1</u> Principles of Housing Provision</p>	<p>The policy reveals that "planning permission will be given for new housing, giving priority to:</p> <ul style="list-style-type: none"> • the redevelopment of previously developed land in built up areas • conversions and sub division of existing urban buildings" <p>The application site is on brownfield land, is within the Built-up Area Boundary of Glossop and involves the conversion of the existing Eastern (VC) Mill building, in addition to the proposed new housing.</p> <p>As such, the proposal accords with policy H1.</p>
<p><u>Policy 43 : H5</u> Housing within the Built-Up Area Boundaries</p>	<p>The policy states that "planning permission will be granted for residential development ... on previously developed land within the Built-Up Area Boundary, provided that:</p> <ul style="list-style-type: none"> • a significant source of local employment would not be lost, unless its continued use would be inappropriate; and • the development will not unduly prejudice the continuation of an appropriate existing or proposed adjoining land use" <p>The site is currently derelict with no realistic prospect for re-use as an employment site in the short to medium,</p>

	<p>or indeed long term. Despite its current allocation on the Proposals Map as employment land, this site has been identified as a Regeneration Area in the pre-submission Local Plan document (April 2014). The site has also been identified as a deliverable and developable site in the 2014 SHLAA and as such, the nature of the change of use to residential is accepted in principle and there will be no significant source, or potential source, of local employment lost.</p> <p>Furthermore, Milltown, separates the application site from the wider Woods Mill site with only emergency (gated) access between the 2no. sites currently possible across Milltown. The proposals would not physically impact on the adjacent site to the west, although it is intended to connect with that site, given that it is also part of the Regeneration Area and is likely to be redeveloped in the short to medium term (through a separate planning application). As such, there would be no undue prejudice to the continuation of existing or proposed adjoining land uses.</p>
<u>Policy 44 : H9</u> Affordable Housing for Local Needs	<p>The Policy with regard to affordable housing states; “The Council will negotiate with developers to ensure the provision of a proportion of affordable housing for local needs in new residential development schemes...”</p> <p>Where the provision of affordable houses proposed is below the requirements set out above, the Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision. In this instance, a development viability appraisal has been submitted detailing the unusual development financial constraints associated with this strategic site. These additional costs include, but are not restricted to: remediation; flood protection measures; construction of vehicular new access bridge; retaining wall repair and construction; significant repair and refurbishment of Eastern (VC) Mill; diversion of former Mill Pond feeder stream and creation of new pond; foundation works to former Mill Pond area; ecological works to Glossop Brook and wooded goat willow copse. That viability statement confirms that the scheme would not be deliverable if it incorporated an element of affordable housing.</p>
<u>Policy 46 : H11</u> Layout and Design of Residential Development	<p>As detailed above, the proposal incorporates good design that reflects its setting and local distinctiveness; makes efficient use of the available land, promoting safe and accessible living environments which include a mix of housing types and sizes; and, safeguards amenity through considered design layouts and built form design.</p> <p>As such, the proposal accords with policy H11.</p>
<u>Policy 47 : H12</u> Public Local Open Space	<p>The policy states that; “planning permission will be granted for residential development, provided that: the development will provide or have access to sufficient area(s) of public open space to adequately serve residents of the site...”</p>

	<p>The proposals provide for circa 0.28 hectares of onsite public open space, including the ecological pond, the wooded path, the public square in front of Eastern (VC) Mill, and the retention, improvement and management of the copse of trees on the eastern bank of Glossop Brook adjacent to Shirebrook Drive. That figure does not include the Shared Streets or Generous pavement areas. The site is a former inaccessible industrial site and no existing publicly accessible open space is to be lost. For dwellings of this size and in this close proximity to the town centre, the provision of the identified open space is considered to represent ample provision.</p> <p>As such, the proposal accords with policy H12.</p>
<p><u>Policy 78 : TR1</u> Transport Implications of New Development</p>	<p>The policy states that; “planning permission will be granted for new development provided that it seeks to; reduce the need to travel, widen transport choice for people and goods, integrate transport and land use”.</p> <p>The submitted transport assessment produced by Croft Transport Solutions confirms that the site is in a highly sustainable location, thus helping to reduce the need to travel; is well linked to public transport; and, does not give rise to any unacceptable adverse traffic impacts as a result of the proposed new dwellings. The site is within walking distance of the town centre and there are bus stops (east and west) on High Street East (within 100m of the site area) and heading north on Shirebrook Drive (circa 25m from the proposed new access bridge) to the east of the site, and Glossop train station is circa 500m away offering a frequent service into Manchester.</p> <p>As such, the proposal accords with policy TR1.</p>
<p><u>Policy 82 : TR5</u> Access, Parking and Design</p>	<p>The policy states that: “planning permission will be granted for development provided that; it will make safe and appropriate provision for access and egress by pedestrians, cyclists, public transport users and the private car”.</p> <p>The proposals meet the standards set by the Council, and within Government guidance, regarding access via a range of means, these are outlined within the submitted Transport Assessment.</p> <p>A new vehicle and pedestrian bridge access will be built across Glossop Brook at the developer’s expense. This will facilitate access to and egress from the site. The parking areas have been designed to meet minimum standards from widths and lengths and have been designed to reduce the amount of on-street parking. 2no. spaces per dwellinghouse and in excess of 1no. parking space per apartment have been provided off-street within the development, which is ample for this sustainable site, and is well in excess of the local (historic) provision.</p> <p>Pedestrian and cycle access is introduced into the site at 3no. points (along Glossop Brook to the south; out onto High Street East to the north of the site and beyond to Manor Park; and, across the new bridge to the</p>

	<p>east). A further pedestrian access out onto Milltown on the west of the site is provided through the use of steps. Permeability within and through the site is created by simple routes and strong building frontages, which provide for legible and safe passage.</p> <p>Within the site itself, the development takes on the “shared street” principle in that there is no road hierarchy and the street design is not typical, with no formal segregation of vehicle and pedestrian. This has been designed with narrowing areas and destination (turning) points to ensure slow vehicle speed. Sufficient width has been incorporated and ample turning areas provided to ensure manoeuvrability for all vehicles (including servicing and emergency vehicles) is possible in a safe manner.</p> <p>As such, the proposal accords with policy TR5.</p>
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Appendix 2 –

Table 2 - Proposed Development Response to Individual relevant Emerging Local Plan Policies - *Final Draft Publication Local Plan (April 2014)*

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Policy	Development Proposal Response
<u>E5</u> Regenerating an Industrial Legacy	<p>The Council will seek to maximise the potential of constrained employment sites where their infrastructure and/or premises are no longer suited to meeting the needs of modern businesses in their present form.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> • Encouraging proposals for the redevelopment or reuse of the following sites which are no longer conducive to meeting the needs of modern businesses in their present form • Stimulating investment on constrained sites in order to encourage their beneficial re-use • Encouraging mixed-use developments, which retain or create employment opportunities on site, particularly those that support local economic growth sectors • Ensuring that any buildings or features of acknowledged heritage value are retained or reused where viable and feasible in accordance with Policy EQ6 and the National Planning Policy Framework • The regeneration of the following sites as identified on the Policies Map will be supported: <p><u>Glossopdale</u></p> <ul style="list-style-type: none"> • Woods Mill, Glossop [Policy DS1] <p>As an identified site for regeneration, the developer has been working closely with the Council to deliver much needed quality housing in a sensitive manner to this dilapidated site in the Built-up Area of Glossop. The Council are committed to deliver development on this long-standing vacant, post-industrial site and it is widely acknowledged that significant remedial and infrastructure works are required to bring this site to fruition. The retention and refurbishment of Eastern (VC) Mill will be of heritage value to the area and the opportunity to rejuvenate this site in collaboration with the other sites in the wider Woods Mill regeneration area has been fully embraced by the applicant.</p>
<u>DS1</u> Woods Mill, Glossop	<p>The application site forms an area at the eastern end of the overall DS1 Woods Mill strategic site.</p> <p>This strategic site should be regenerated to provide a mixed-use and residential development of up to 104 dwellings. This planning application for 58no. residential dwellings is consistent with the vision for the site, with</p>

	<p>the more commercial “town centre” uses (supermarket) proposed for the western section of the overall Woods Mill site (an independent planning application), where they would relate directly to the town centre boundary.</p> <p>This application would be consistent with policy DS1, as follows:</p> <ul style="list-style-type: none"> • As part of a comprehensive approach to the redevelopment of this site, the applicant has liaised with the developer of the adjacent site within the overall Woods Mill strategic site and this has ensured an approach avoiding incremental, dis-associated development. • Eastern (VC) Mill will be refurbished and brought back to beneficial use as residential accommodation; • Development and public realm will be of high quality enhancing the character of the Conservation Area; • No business uses proposed; • Pedestrian access is to be introduced from both the town centre via the riverside walk and from Milltown (to High Street East); Vehicular access is via a new bridge across Glossop Brook from the east; • A new ecological pond and open space are introduced, and are well linked to the town centre; • A Transport Assessment has been produced; • An archaeological desk-based assessment and buildings appraisal has been undertaken and submitted. Eastern (VC) Mill is to be retained; • Details of flood mitigation within the submitted Flood Risk Assessment and Drainage Strategy report of Waterco Consultants, and within the submitted Design and Access Statement. • Car parking within the site has been introduced at a ratio of 2no. spaces per (2 and 3 bed) dwelling and in excess of 1no. parking space per (1 and 2 bed) apartments. Given the sustainable central location, with good public transport links within 100m of the site, this is considered to be a generous provision, particularly when compared with the existing provision within the adjacent historic core of Glossop. <p>This proposal accords with the vision for the redevelopment of Woods Mill strategic site (DS1).</p>
<p>S1 Sustainable Development Principles</p>	<p>The proposal meets the principles set out in policy S1 in that it:</p> <ul style="list-style-type: none"> • is for a high quality mix of dwellings at an appropriate density in a sustainable location (an identified Regeneration Area on previously developed land within the urban settlement of Glossop); • responds sympathetically to the Conservation Area status and historic uses in and around the site; • reflects the distinctive character of the Glossop townscape; • responds positively to the natural environment by introducing areas of public open space, including a ecological SUDs pond, managed wood copse, and new footpath links to the wider community; and, • addresses flood risk and contamination issues with the site.

	As such, this proposal accords with policy S1.
<u>S2</u> Settlement Hierarchy	<p>The application site is within Glossop. Glossop is a Market town identified as one of the most sustainable locations where new housing, employment and service growth, consistent with maintaining and where possible enhancing their role, distinctive character, vitality and appearance will be focused. As such, the proposal is consistent with this policy.</p> <p>This proposal accords with policy S2.</p>
<u>S5</u> Glossopdale Sub-area Strategy	<p>This policy identifies the Woods Mill area as a key site in promoting and maintaining the distinct identity of the settlements which make up Glossopdale. The proposal will respond to the vision by:</p> <ul style="list-style-type: none"> • Protecting and enhancing the historic environment, and • Ensuring the redevelopment of this industrial legacy sites reflects their historic character (retention of mill, tight development, re-introduction of a pond on site). <p>Through this policy, the Council are aiming to provide for the housing needs of the community by allocating suitable, deliverable housing sites sufficient to meet the requirements of the Glossopdale sub-area.</p> <p>This application will be for new housing on a sustainable site within the built-up area boundary and it supports the development of new housing within the mixed-redevelopment of industrial legacy sites. The Eastern (VC) Mill is a non-designated heritage asset and is being retained, will undergo significant restoration and its appearance will be significantly enhanced. The proposed dwellings respond to the Conservation area and historic setting through their design, form, layout and materiality. As such, it meets the requirements of this policy.</p> <p>This proposal accords with policy S5.</p>
<u>EQ1</u> Climate Change	<p>The proposals are helping High Peak work towards a low carbon future through environmentally responsible design and construction. In particular, the development:</p> <ul style="list-style-type: none"> • Uses the existing land-form without the need for any material (other than any contaminated or toxic waste) to be removed from site. Cut and fill principles will be used on site to ensure flood risk is addressed and water channelled where necessary. • The layout, building orientation, significant levels of tree planting, massing and combination of increased soft and improved hard landscaping all serve to reduce likely energy consumption and resilience to increased temperatures. • The existing Mill building will be converted and retro-fitted with insulation and other energy efficient

	<p>devices to meet modern Building Regulations requirements</p> <ul style="list-style-type: none"> • The development provides space for sustainable waste storage, recycling bins, and composting within houses and/or garden areas. • Any materials which can be salvaged from buildings on site will be re-used in the construction of the new dwellings. Local labour and suppliers will be employed to reduce carbon-intensive travel and transportation in the construction process. • High water efficient design within the development will be achieved. The proposed pond will act as a water retention pond for part of the site in times of high rain. Water run-off from the houses on the upper level will be channelled through this storage pond and excess water on site will be channelled to this pond or will be allowed to dissipate within the site using swale principles. Each dwelling will be fitted with water saving devices to meet current requirements to minimise water consumption. <p>The development will at least meet or exceed the requirements of the current Building Regulations.</p> <p>As such, the proposal accords with policy EQ1.</p>
<u>EQ2</u> Landscape Character	<p>The Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.</p> <p>Of relevance, this proposal achieves that goal by:</p> <ul style="list-style-type: none"> • having particular regard to maintaining the aesthetic and biodiversity qualities of the natural and man-made features within the site, through: the retention of trees where possible; the retention of the Eastern (VC) Mill and a large historic retaining wall; the re-introduction of a stream and pond on site; and, improvements to the site in terms of remediation and subsequent tree planting. <p>As such, this proposal accords with policy EQ2.</p>
<u>EQ4</u> Biodiversity	<p>The application site is not an identified site of importance for biodiversity and until recently contained a large industrial shed structure covering the majority of the southern part of the site. The former mill pond to the north of the site has since dried up and scrub and self-seeded trees have populated the site. Nonetheless, the proposals satisfy the requirements of this policy through identified measures to mitigate and, in a number of respects, enhance the existing biodiversity within the site. This would be achieved as follows:</p> <ul style="list-style-type: none"> • Retaining as many existing trees as possible through careful layout design, particularly to the perimeters of the site, adjacent to the Glossop Brook and adjacent to Easton House (this will assist foraging ground for bats). • Replacing the removed trees (13no. individual and 1no. group) with (in excess of 60no. new native

	<p>public realm trees and additional garden trees and shrubs)</p> <ul style="list-style-type: none"> • Enhancing the watercourse through and adjacent to the site and reinstating a pond on site (introducing more naturalistic habitat planting in and around this). • Improving the management of, and access to the Goat Willow copse on the eastern back of Glossop Brook as part of the proposals – this is currently overgrown and with some litter therein. Selective pruning and new trees of different species will be planted to stimulate a better planting mix. • Remediating the site from contaminants • Removing Japanese Knotweed (invasive species) from the relevant parts of Glossop Brook in the vicinity of the site. • Introducing shrub, tree and hedgerow planting on previous hard areas of large shed roofing/hardstanding <p>The application is accompanied by an Ecological Assessment (Phase 1) by Chris Mahon Ecologist and a Protected Species Survey (Bats) by Dr Elizabeth Barratt, <i>Ecologically Bats</i>. The site is generally of low value for biodiversity. However, the recommendations and mitigation measures contained therein will be followed where possible to ensure that the development enhances provision for biodiversity.</p> <p>As such, this proposal accords with policy EQ4.</p>
<p><u>EQ5</u> Design and Place Making</p>	<p>The proposed development is well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.</p> <ul style="list-style-type: none"> • It respects the character, identity and context of the Milltown site • The robust site layout and the density and form of the proposed dwellings, enhances the landscape character of this dilapidated former industrial site. • A positive contribution is made to the area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features. • Residential amenity is safeguarded through careful design and layout to ensure there is no unacceptable effects in terms of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. • The public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees where the layout allows. • The routes are legible through the site for pedestrians and cyclists and the routes for cars are well

	<p>defined.</p> <ul style="list-style-type: none"> • The layout has been designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments through having public spaces well overlooked and routes clear and legible with careful planting arrangements to avoid dark and secluded areas. • The development would be accessible to all users • As set out elsewhere in the planning submission, the proposed new homes will meet environmental performance standards in accordance with Local Plan Policy EQ1; • The proposed development accords with national design guidance and Supplementary Planning Documents
<p><u>EQ6</u> Built and Historic Environment</p>	<p>The key aim of this policy is to ensure that development proposals contribute positively to the character of the built and historic environment and to safeguard the Council's Heritage Assets.</p> <p>A Heritage Appraisal (Kathryn Sather & Associates) has been submitted with this application, which explores the historical significance of the site and Mill Building. The development proposals respond positively to the context.</p> <p>The Eastern (VC) Mill building is in poor condition, although this will be restored and brought back into use as part of this application. The Mill frontage is opened up as part of the proposals and views of the building from the east will be introduced. The design, form, scale, siting, mass, use of traditional materials and detailing of the proposed new housing respond to the Mill building, the wider local vernacular and are of an appropriate scale and siting to ensure the Mill building remains a key foci within the site.</p> <p>The former Mill Pond sat on the upper section of the site, and a replacement Pond is being introduced in a similar location on the higher part of the site, thus responding to the site's heritage. The channel from Glossop Brook which fed the former Mill Pond will be retained and a new swale/stream will feed any excess water away from houses and in to the new pond. The old Mill race will be kept and this will allow excess water to run down into Glossop Brook from the pond.</p> <p>Overall, the proposals will respond to and contribute positively to the character of the built and historic environment on this sensitive, former industrial site.</p> <p>As such, this proposal accords with policy EQ6.</p>
<p><u>EQ7</u> Green Infrastructure</p>	<p>The application is supported by an Ecological Phase 1 survey and a Protected Species (Bat) survey. The development proposals will provide greater value than that lost through development, in line with this policy.</p>

	<p>Following decontamination works on site, water and soils will be improved. Areas of grass and shrubs within gardens and the public realm will be supplemented with a significant tree planting programme throughout the site, which will more than compensate for the loss of some self-seeded trees from the upper section of the site.</p> <p>The Goat Willow wooded glade on the opposite side of Glossop Brook (eastern side of site), will be managed, providing opportunity for public access, increasing tree species diversity. Invasive species, such as Japanese Knotweed will be removed completely from site.</p> <p>A pond will be introduced, the banks of which will be accessible and this will add to the habitat mix to be provided on site.</p> <p>The increased soft areas within the site will also assist in terms of water retention and run-off.</p> <p>The provided areas of increased green infrastructure will benefit the general public, wildlife and will have a positive wider environmental impact. As such, this proposal accords with policy EQ7.</p>
<p><u>EQ8</u> Trees, woodland and hedgerows</p>	<p>Where possible, the existing healthy mature trees have been retained on site.</p> <p>13 no. individual trees and 1no. tree group would be lost as a result of the proposals. However, as the submitted tree survey demonstrates, a number of these are self-seeded and are not of exceptional form, often inhibited by adjacent trees or retaining walls. In excess of 60no. new and replacement mixed native species trees will be planted within the public realm and additional trees within gardens, which more than mitigates the loss of existing trees. Furthermore, management of the Goat Willow glade on the eastern bank of the Glossop Brook will be carried out to provide a healthier mix of native trees and improve accessibility therein.</p> <p>As such, this proposal accords with policy EQ8.</p>
<p><u>EQ9</u> Pollution Control and Unstable Land</p>	<p>The application is accompanied by a Geo-Environmental Appraisal Report (Clancy Consulting). This report has ascertained that there are levels of contamination within this former industrial site, including levels of Barium and Asbestos. Gas monitoring identified the site as “Green” in accordance with the NHBC Traffic Light System and no specific protection measures are necessary for Gas. The ground condition was found to be appropriate in places for trench fill foundations. However elsewhere, weak natural strata was encountered and this would require piled foundations.</p> <p>Development will be carried out in accordance with the recommendations contained within that report to ensure that contaminants are either removed from the site or are “capped” in situ.</p>

	As such, this proposal accords with policy EQ9.
<u>EQ10</u> Flood Risk Management	<p>Pre-application meetings took place with the Environment Agency and the planning application is accompanied by a Flood Risk Assessment and Drainage Strategy, which confirms that certain level alterations should be carried out to safeguard a small number of the proposed residential dwellings at the south of the site, in the vicinity of Glossop Brook. Siting the dwellings off the retaining wall and introducing the shared street within the more sensitive area will further safeguard housing. The development will be carried out with reference to the recommendations and mitigation measures as set out in the submitted report, to ensure that development is safeguarded.</p> <p>Drainage and flood risk have been considered (see report of Waterco.) and areas of hardstanding have been supplemented with soft landscaping to ensure better water absorption than existing, whilst responding to the largely “hard” streetscape character. The introduction of a SUD’s pond will reduce run-off and can be utilised as a retention pond when required.</p> <p>As such, this proposal accords with policy EQ10.</p>
<u>H1</u> Location of Housing Development	<p>The Council will support new allocated sites. This application site falls within the Woods Mill allocated mixed use housing site. It is on previously developed land and involves the change of use and refurbishment of the Eastern (VC) Mill building for residential purposes. As discussed within this statement and as demonstrated on the submitted plan, drawing number M2280.10 and within the Design and Access Statement, the proposed housing can be accommodated in an acceptable manner without compromising other planning objectives.</p> <p>As such, the proposal accords with policy H1.</p>
<u>H3</u> Housing Allocations	<p>This policy confirms that a number of sites will be allocated for housing or mixed use development. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.</p> <p>Amongst those identified for Glossopdale are the “...<i>Woods Mill High Street East</i>...” site. This application site lies within that wider identified site. As such, the proposal for residential development is consistent with this policy.</p>
<u>H4</u> New Housing Development	<p>The development will provide a mix of 2 & 3 bed family housing and 1 & 3 bed apartments. The accommodation is flexible and is capable of future adaptation to meet the criteria in Lifetime Homes or successor documents.</p> <p>The proposals therefore accords with the principles of draft policy H4.</p>
<u>H5</u>	The Council will seek to maximise the delivery of affordable housing across the plan area by working in

Affordable Housing	<p>partnership with the Homes and Community Agency, Registered Providers, Developers and Local Communities.</p> <p>In order to address the need for affordable housing, residential developments should seek to achieve the following proportions of residential units are provided as affordable housing as follows:</p> <ul style="list-style-type: none"> • 30% affordable housing on sites of 25 units or more • 20% affordable housing on sites of 5-24 units (0.16ha or larger) <p>Where the provision of affordable houses proposed is below the requirements set out above, the Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision. In this instance, a development viability appraisal has been submitted detailing the unusual development financial constraints associated with this strategic site. These additional costs include, but are not restricted to: remediation; flood protection measures; construction of vehicular new access bridge; retaining wall repair and construction; significant repair and refurbishment of Eastern (VC) Mill; diversion of former Mill Pond feeder stream and creation of new pond; foundation works to former Mill Pond area; ecological works to Glossop Brook and wooded goat willow copse. That viability statement confirms that the scheme would not be deliverable if it incorporated an element of affordable housing.</p>
<u>CF4</u> Open Space, Sports and Recreation Facilities	<p>As part of the proposals, this currently inaccessible, privately owned site will be opened up to general public access. Areas of open space, including a gathering point to the southern end of the site and a pond and its surrounds to the north are proposed, in addition to improvements to the wooded copse on the eastern side of Glossop Brook, which is also within the application site area and ownership of the applicant. The riverside walk along a shared street will provide health benefits and access to nature for residents of the development and the wider community alike.</p> <p>To achieve the above, significant expenditure will need to be made towards decontamination of the site and the installation of flood prevention measures as well as surface and substrate remediation works where the former Mill Pond existed and repair/replacement of retaining walls.</p> <p>There will be no loss of any publicly accessible amenity space as part of this development proposal.</p> <p>The management of the areas of open space will be provided by a dedicated Management Company funded through a small service charge on the new residents.</p>

	As such, the proposal accords with policy CF4
<u>CF6</u> Accessibility and Transport	<p>The Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.</p> <p>This site is in a sustainable location, and is an identified proposed priority regeneration area within the Market Town of Glossop. The proposed development would be carefully integrated with existing development through the introduction of pedestrian and cycle paths through the development with access points at the south-west, north-west and north, in addition to a new pedestrian/cycle/vehicle bridge across Glossop Brook to the east.</p> <p>The site is well served by public transport with 3no. bus stops serving Stalybridge, Padfield, Ashton and Manchester within 100m of the site; and the town centre boundary within a 5 minute walk of the application site. Glossop rail station is within 500m of the site and has regular services to Manchester Piccadilly.</p> <p>A new vehicular access bridge is proposed off Shirebrook Drive, away from the Milltown/Town Centre entrance, which reduces the potential for combined vehicular impact from the development of the Wider Woods Mill site.</p> <p>The application is supported by the submission of a Transport Assessment (Croft Transport Solutions), which confirms that, in conjunction with the associated planning application for the redevelopment of the Wider Woods Mill Site that the proposals will not result in a severe impact on the local highway network.</p> <p>As such, the proposal accords with policy CF6.</p>