

SUPPORTING PLANNING STATEMENT

DECEMBER 2014

**OUTLINE APPLICATION FOR RESIDENTIAL
DEVELOPMENT (CLASS C3)**

WREN NEST ROAD, GLOSSOP

on behalf of:

SDG (GLOSSOP) LIMITED



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Appendix 1 Site Location Plan

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the applicant, SDG (Glossop) Limited in support of an Outline Planning Application. SDG (Glossop) Limited is effectively a subsidiary vehicle of Scarborough International and other partners. As a result, pre application dialogue with the Council has been under the 'Scarborough' name and references to that company may be made in this and other documents.
- 1.2 The application concerns land at Wren Nest Road, Glossop. Residential redevelopment of the site is proposed. Outline permission is sought for the principle of such development with all matters reserved.
- 1.3 This Statement describes the proposals and examines the planning issues which they raise. In promoting the proposed use our client appreciates that due regard must be given to a number of relevant up-to-date policy considerations as well as other material planning considerations. In developing these proposals, full regard has been given to the provision of Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 1.4 The general approach to, and content of, this application has been discussed with Senior Officers of High Peak Borough Council (HPBC) prior to its submission. These discussions have influenced the evolution of the scheme into its final form and the supporting information accompanying the application.
- 1.5 Our pre-application dialogue has enabled us to agree a full list of documents which accompany this application. These include:
- Design & Access Statement, prepared by NW Architects;
 - Phase 1 Habitat Survey, prepared by Cascade Consulting;
 - Flood Risk Assessment, prepared by Goodson Associates;
 - Phase 1 Site Investigation Report, prepared by Goodson Associates;
 - Transport Statement, prepared by Peter Bretts,
 - Employment Land Report, prepared by Nolan Redshaw;
 - Environmental Noise Assessment, prepared by BDP; and
 - Planning Statement, prepared by Zerum.

1.6 The application is also supported by a Site Location Plan, a Proposed Site Plan and a Proposed Site Section, prepared by the scheme architects, NW Architects.

1.7 The remainder of this statement:

- Provides context and describes the site and its surroundings;
- Describes the development proposals;
- Outlines the Development Plan framework and relevant national policy guidance;
- Provides a detailed analysis of the main planning considerations;
- Concludes by summarising the main points raised in this document.

2. DEVELOPMENT CONTEXT

- 2.1 This section briefly describes the site, its surroundings and local setting, and outlines the relevant planning history of the site.

Site Description

- 2.2 The application concerns a site located to the east of Glossop town centre. The site measures approximately 2.67 hectares in size and is roughly rectangular in shape. The site is located within the built-up area of Glossop and is generally characterised as open scrubland, bounded to the east by industrial units, to the south by Wren Nest Road, and to the north by the railway line. To the west of the site is an area of open farmland which has been identified by HPBC for future development in their emerging Local Plan. The site slopes substantially upwards from the southern boundary to the north by approximately 22m. Figure 2.1 below illustrates the location site and its surroundings. For information a Site Location Plan is provided at Appendix 1.



Figure 2.1

- 2.3 Beyond the site are a mixture of land uses. To the north, on the other side of the railway line, is the small residential settlement of Higher Dinting which opens onto open countryside. On the other side of Wren Nest Road is a large Tesco's superstore and some further industrial uses which are accessed from the High Street (A57). Further to the east are a variety of employment uses and a football pitch.

Planning History

- 2.4 A review of the planning history has confirmed that there are no recent applications that are relevant to the application site.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The preliminary sub-sections of this Statement have already touched upon the context and content of the application. More detail is provided as part of the submitted Design and Access Statement (D&AS) (prepared by NW Architects).
- 3.2 The application seeks to secure the principle of redeveloping this sustainable site for up to 72 dwellings. All matters are reserved at this stage. The proposed Site Layout Plan (Appendix 2) shows the extent of the proposed development in relation to the nearest road and surrounding land uses. Careful thought has been given to ensure that the proposed scheme conforms to the surrounding land uses (both current and future) and respects both wider views of the development and its more immediate surroundings.

PROPOSED RESIDENTIAL DWELLINGS

- 3.3 The Design & Access Statement explains the proposal in detail, however, in summary, the application is for 72 No. new family homes with designated parking, gardens, pedestrian footpaths and open green space. The anticipated housing mix is as follows:
- 2 bedroom – 32 no.
 - 3 bedroom – 29 no.
 - 4 bedroom – 11 no.
- 3.4 The proposed density, approx. 30 dwellings per hectare, is appropriate for the local character and context and ensures that the development will provide sufficient quality of space for the residents, in the form of public and private amenity space and make efficient use of the land.
- 3.5 The proposal seeks to create a modern and well considered residential development with a mix of house types. Each property has external amenity space consisting of hard and soft landscaping and associated parking spaces. The development also provides ample recreational play areas and shared green open space linked via a pedestrian footpath which dissects the site.
- 3.6 The proposed density, approx. 30 dwellings per hectare, is appropriate for the local character and context and ensures that the development will provide sufficient

quality of space for the residents, in the form of public and private amenity space and make efficient use of the land.

LAYOUT

- 3.7 As outlined in the D&AS, the site's orientation, topography and existing constraints such as the railway line to the north and gas easement to the south have informed the configuration of the dwellings, streetscape and green space located throughout the site. A series of green open spaces, linked via a continuous pedestrian footpath (following a similar path to the existing informal pedestrian route) dissects the site linking Wren Nest Road to Dinting Road and the existing public footpath to the north.
- 3.8 A large section of public amenity space is located at the entrance to the site with buildings in this location addressing the entrance to provide an open and welcoming gateway to the development. The general housing layout has been designed to ensure good privacy distances between buildings with ample back gardens creating pleasant, private amenity space.
- 3.9 A clear separation of public and private space has been created by having buildings front onto the street. Buildings with a clearly defined front and back provide better security and privacy, animate the public realm and help people orientate themselves. Entrances to buildings are therefore designed to be from the street and easily recognised as such by visitors. All private enclosed areas such as rear gardens are therefore secure.

SCALE

- 3.10 The development provides a mix of different house styles and sizes and consists of 2 storey and 2 ½ storey town houses and detached dwellings to ensure visual interest throughout the site.

APPEARANCE

- 3.11 The scheme has been carefully crafted to create a high quality contemporary development whilst retaining the character of the local area. Although the development is made up of different types of dwellings, to ensure continuity throughout the site the houses have been designed to have a similar architectural language through the use of a complimentary palette of materials.

LANDSCAPING

- 3.12 The scheme includes hard and soft landscaping in and around the perimeter of the site. Proposed new landscaping for the site will create a clear, visual identity for the site and complement the architectural language of the buildings to ensure a holistic approach to the whole development.
- 3.13 The scheme recognises that pedestrian 'through movement' is an essential characteristic of a successful residential development. Where people pass through an area they provide activity and security through natural surveillance. The continuity of the existing informal pedestrian route through the site from Wren Nest Road to Dinting Road is retained creating a 'Green Corridor' enhanced through a series of green open spaces providing ample public amenity space within the development. The creation of a clear network of defined spaces through the development provides a focus for the development and creates a sense of ownership for the local residents.
- 3.14 The overall design and detailing of the proposal represents a high quality statement which will make a positive contribution to the local environment. The landscaping proposals for the site will be the subject of a detailed landscape strategy to be developed in conjunction with HPBC. Further details are outlined in the accompanying Design & Access Statement.

ACCESS

- 3.15 Currently there is no vehicular access into the site. However, there are existing vehicular routes around the site. There are therefore potential access routes via a number of location points around the site. Wren Nest Road runs along the southern boundary of the site and divides the site from the Tesco superstore further to the south, providing an ideal main entrance route into the site. There is also a further possible secondary entrance into the site via Dinting Road to the North although this is not adopted highway. A further link between the site and the possible future development plot to the west could be formed to provide access within the two sites.
- 3.16 Access to the proposed residential development will be via the new priority controlled junction on Wren Nest Road. New roads have been well considered to ensure vehicle access is provided to each dwelling. Long stretches of road have been designed out where possible whilst table top arrangements and narrower

private roads have been strategically located throughout the development to ensure vehicles are limited in terms of speed throughout the site.

- 3.17 In terms of pedestrian access, there is currently a pedestrian access point along Wren Nest Road to the southern boundary of the site, and an informal footpath which dissects the site from the south east corner at the lowest part of the site, up to the north west corner at the uppermost point. This route links to a further existing public footpath which runs along the northern boundary of the site and links the adjacent development plot to the west. The pedestrian route continues to the north and links to Dinting Road via a vehicle and pedestrian bridge across the railway line.
- 3.18 It is proposed that the main pedestrian access into the site will be alongside the new vehicular road accessed off Wren Nest Road. A new dedicated pedestrian and cycle route has also been provided to the south east corner of the site, following a similar route to the existing public footpath that dissects the site and linked by a series of green open spaces providing ample public amenity space.

STATEMENT OF CONSULTATION

- 3.19 As outlined within the Council's Adopted Statement of Community Involvement (Adopted May 2006), the applicant has undertaken pre-application discussions with Senior Officers of the local planning authority. Two meetings were held with Council Officers where the Application Site, the proposed scheme and supporting documentation were discussed (5th November and 2nd December 2014). That process enabled the required supporting documentation to be agreed (summarised earlier).
- 3.20 In determining the appropriate approach to pre-application consultation, both the Applicant and their main professional advisors have sought to adopt a 'best practice' approach to both design and delivery. Pre-application discussions with High Peak Borough Council commenced in advance of the submission of the application.
- 3.21 In addition, the Applicant has also held direct discussions with adjacent landowners (Kingspan) and the Application Sites current landowners (various members of the Dignan Trust).
- 3.22 The Application Site was also promoted through the Local Plan process for a variety of land uses on behalf of the Ashbank Property Company Ltd.

3.23 We believe that an appropriately comprehensive process of pre-application community consultation has been undertaken.

4. PLANNING POLICY

- 4.1 As you will be aware, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Given this obligation, this chapter therefore considers national planning policy guidance relevant to the application, which is a material consideration in the determination of this application, as well as reviewing the development plan for the site which, until the adoption of the new Local Plan, currently consists of the saved policies of the High Peak Local Plan.

NATIONAL PLANNING GUIDANCE

- 4.3 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and is the Government's attempt to put in place a clearer, more consistent National Planning Policy Framework which consolidates more than 1,000 pages of national planning policy, in 47 documents, into 1 document. This Framework has replaced all the other national planning policy documents.
- 4.4 The document has a clear presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-making. The Ministerial Foreword sets the tone of the document when it states that,
- 'Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.'
- 4.5 The Framework reinforces the Government's commitment to securing economic growth in order to create jobs and prosperity and is committed to ensuring the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

- 4.6 Section 6 of the NPPF deals with the delivery of a wide choice of high quality homes. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 4.7 The NPPF requires councils to plan for a significant increase in the supply of deliverable housing land where there has been a record of persistent under-delivery.
- 4.8 Paragraph 49 of the NPPF advises that, 'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.'
- 4.9 Paragraph 14 of the NPPF then advises that, where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted for development proposals unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed in this Framework taken as a whole' or where specific policies in the NPPF indicate that development should be restricted.
- 4.10 Paragraph 22 of the NPPF notes 'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings

should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities'.

- 4.11 Section 4 of the NPPF relates to the promotion of sustainable transport. Paragraph 32 states that, 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.'
- 4.12 The Framework is the latest in a sequence of similar policy statements recording successive Government's growing commitment to removing obstacles to investment, development and the creation of jobs. It is therefore an important consideration in the context of this proposal.

DEVELOPMENT PLAN

- 4.13 The Local Plan is an older-style plan document, having been adopted in 2005 and prepared in accordance with the Town and Country Planning Act 1990. Until the emerging High Peak Local Plan is adopted a number of saved Local Plan Policies remain in place as part of the Development Plan for the area.
- 4.14 Whilst a number of policies within the High Peak Local Plan have been 'saved', Paragraph 215 of the National Planning Policy Framework (NPPF) sets out that due weight should be given only to those policies in existing plans according to their degree of consistency with the Framework. With this in mind, it is now a held principle by the Planning Inspectorate on behalf of the Secretary of State that whilst some policies may be classed as 'saved', they would only hold material weight if they are up-to-date in respect of the requirements of the NPPF.
- 4.15 There are a number of reasons why the adopted Saved High Peak Local Plan is not up-to-date, these include:
- The Local Plan policies were originally designed to apply to the period 2001 to 2011 and are therefore noticeably out of date.
 - The 'General Framework' cited at the outset of the local plan confirms that; "The Council has, for many years, successfully pursued a policy of restricting development outside the existing built-up areas", which is inconsistent with the Government's objective of significantly boosting housing growth.
 - The Local Plan housing need figure was predicated on the now obsolete Derbyshire Structure Plan (1991-2011) which specified 275 dwellings per annum for High Peak Borough.

- The RSS increased that annualised housing delivery target to 300 dwellings per annum.
- Despite the saving of the Local Plan policies, the Local Plan housing target was not reviewed to account for the increased housing target as set out in RSS.
- The housing target has not been reviewed in light of paragraph 47 and 152 of NPPF which requires Local Authorities to derive their housing target via a full, objective assessment of housing need and demand, which has been produced by means of a December 2013 Objective Assessment of Housing Need Report, and subsequent February 2014 update.

4.16 It is therefore evident that the 'due weight' to be accorded to the Local Plan is 'extremely limited' and its policies cannot be regarded as decisive in the determination of this application.

4.17 Whilst having regard to the above, for completeness, the relevant development plan policies material to the determination of this planning application are summarised below.

HIGH PEAK LOCAL PLAN – SAVED POLICIES

4.18 The High Peak Local Plan was adopted in March 2005, and within the Plan the site is allocated under Policy EMP1. The Application Site is identified within the Local Plan as 'Wren Nest Road', with the supporting text identifying that,

'This sloping, greenfield site of 2.5 ha close to the town centre and the railway can be serviced by extending existing infrastructure from the adjacent Wren Nest employment area. A watercourse in a culvert is believed to run under the site, and development may affect the high risk flood area to the south. The developer will be required to take appropriate measures (see Policy GD10 - Flood Prevention). The developer will also be required to provide a landscaping strip along the north boundary to screen the site from housing at Lower Dinting.'

4.19 Policy EMP1 states that planning permission will be granted on the sites identified for B1, B2 and B8 Uses, subject to meeting certain requirements and all other relevant provisions of the plan. In respect of the land at Wren Nest Road, the developer will be required to provide a landscaping strip along the northern site boundary.

4.20 Policy EMP9 is also relevant in the context of the application. It states that:

Planning Permission will be granted for the change of use of industrial or business land or premises provided that:

In the case of change of use of a whole site

- the continued employment use of the land or premises for industry would perpetuate significant traffic or environmental problems; and
- these problems could not be satisfactorily resolved by a mixed use development; and
- the developer can clearly show that there is no market demand for the site for employment use; and
- the proposed development will be compatible with adjoining uses.

In all cases:

- the development does not conflict with the principles of sustainability or the green belt; and
- the development achieves a strategic aim of the plan, which brings a greater benefit to the area than the retention of the existing use

4.21 These criteria outlined above are considered in detail in Section 5 of this Planning Statement, however, in summary, the proposal for the redevelopment of the Application Site fully accords with the aspirations of Policy EMP9. The site has remained vacant despite being marketed for lengthy periods of time. The lack of interest demonstrates there is no market demand for the site for employment uses. The proposed residential redevelopment of this site will complement the proposed residential development adjacent to the Application Site.

4.22 Furthermore the proposal does not encroach into the Green Belt or open countryside, nor does it conflict with the principles of sustainability. The site will also help High Peak Borough Council achieve the strategic aims of the Plan, as the site is suitable for providing much needed housing to allow the Council to demonstrate a healthy housing supply. The proposed redevelopment will provide far greater benefits for the local area than retaining the site in an employment allocation where there is minimal likelihood of it coming forward for that use.

4.23 Also of relevance are Policies H1, and H9 of the Local Plan. Policy H1 addresses the delivery of housing in the Borough and H9 seeks the provision of affordable housing within new residential development schemes.

4.24 Other relevant policies are identified below:

- GD2 – Built Up Area Boundaries
- GD4 – Character, Form and Design
- GD5 – Amenity
- GD6 – Landscaping
- GD7 – Crime Prevention
- BC1 – External Materials
- H11 – Layout and Design of Residential Development
- H12 – Public Local Open Space
- TR1 – Transport Implications of New Development
- TR4 – Traffic Management
- TR5 – Access, Parking and Design

EMERGING LOCAL PLAN

4.25 The High Peak Local Plan was submitted to the Secretary of State on 28th August 2014. The examination hearing sessions will commence on Tuesday 13 January 2015.

4.26 The Application Site is identified under Policy E2 as being located within an area allocated for employment (Use Class B1b, B1c, B2 & B8) and other economic development in order to support business. Proposals for town centres uses, including B1a (office) will be required to comply with the sequential site and impact tests specified in Policy CF1. The policy highlights that, 'the developer will be required to provide a landscaping strip along the northern site boundary'.

4.27 The merging Plan notes that, the Council will seek to retain employment land and premises that are required to support the local economy. However, it also recognises that there will be circumstances during the plan period that will require the redevelopment of some employment land for other beneficial uses. Such circumstances may include changes to the financial or commercial viability of the employment use or premises that indicate that the continued employment use of the site by any business is no longer feasible. In such instances, applicants will be required

to demonstrate that there no market demand for the land or premises for employment use by conducting a comprehensive marketing exercise.

4.28 Policy E4 states that, development proposals involving the redevelopment or change of use of existing business or industrial land or premises (falling within Use Classes B1, B2 or B8) for non-employment uses will only be permitted where:

1. The continuation of the land or premises in industrial or business use is constrained to the extent that it is no longer suitable or commercially viable for industrial or business use as demonstrated by marketing evidence commensurate with the size and scale of development; and the proposed use is compatible with neighbouring uses, or
2. An appropriate level of enabling development is required to support improvements to employment premises or supporting infrastructure. In such cases, a viability appraisal should be submitted to demonstrate that a change of use or redevelopment of the site is required to fund the improvements. Mixed-use proposals should not create any environmental, amenity or safety issues.

Proposals that would result in an under-supply of suitable employment land in relation to identified needs will not be permitted.

4.29 In response to this policy an Employment Land and Marketing Report is submitted in support of the Application.

4.30 Other relevant policies include:

- Policy S 1 - Sustainable Development Principles
- Policy S 1a - Presumption in Favour of Sustainable Development
- Policy S 2 - Settlement Hierarchy
- Policy S 3 - Strategic Housing Development
- Policy S 4 - Maintaining and Enhancing an Economic Base
- Policy S 5 - Glossopdale Sub-area Strategy
- Policy EQ 1 - Climate Change
- Policy EQ 4 - Biodiversity
- Policy EQ 5 - Design and Place Making
- Policy EQ 10 - Flood Risk Management
- Policy H 1 - Location of Housing Development

- Policy H 2 - Phasing Housing Development
- Policy H 4 - New Housing Development
- Policy H 5 - Affordable Housing
- Policy CF 4 - Open Space, Sports and Recreation Facilities
- Policy CF 6 - Accessibility and Transport
- Policy CF 7 - Planning Obligations and Community Infrastructure Levy
- Policy DS 2 - Former Railway Museum and land off Dinting Road, Glossop

OTHER MATERIAL CONSIDERATIONS

4.31 The Supplementary Planning Documents of relevance are:

- Glossop Design and Place Making Strategy SPD 2012
- Housing Needs in the High Peak SPD 2007
- Housing Restraint SPD 2006
- Residential Design Guide SPD 2005
- Planning Obligations SPD 2005

5. PLANNING ASSESSMENT

5.1 Having set out the policy background this chapter considers the principal issues that are considered relevant in the context of this application:

- The principle of development
- Housing Provision
- Affordable Housing
- Traffic and Highways
- Design/Layout
- Landscaping
- Open Space
- Ecology
- Flood Risk/Drainage
- Sustainability
- S.106

PRINCIPLE OF DEVELOPMENT

5.2 Having regard to the relevant policy framework it is evident that the proposed development accords with local and national policy objectives to support sustainable development and regeneration.

5.3 At the national policy level paragraph 22 of the NPPF makes it clear that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for the purpose. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support local communities.

5.4 As identified previously the site is allocated in the current Local Plan and the emerging Local Plan for employment use (Policies EMP1 and E2 and the loss of the employment allocation needs to be fully justified.

5.5 Policies EMP9 and E4 of the current and forthcoming Local Plan both seek to retain employment land and outline a set of criteria against which any development

proposals involving the redevelopment of business or industrial land for non-employment uses should be assessed.

- 5.6 As part of the Applicants assessment of these policies an Employment Land and Marketing Report is submitted. Nolan Redshaw was instructed to provide an Employment Land Study and Marketing Summary in relation to the Application Site. Paul Nolan of Nolan Redshaw has considerable experience in dealing with industrial property and land in High Peak Borough.
- 5.7 The Report clearly outlines the strengths and weaknesses of the Application Site. One of the major issues is the site's topography. The latest Peak Sub-Region Employment Land Review undertaken by Nathaniel Lichfield and Partners (August 2014) identifies that, 'Although located at the edge of a well-established industrial area, Sumners Fields, Wren Nest Road (1.5 ha) is significantly constrained, most notably with respect to topography'. It also notes that the site is unlikely to be in high market demand. Construction of employment accommodation for a single occupier on the site would therefore, be extremely difficult and for multiple occupiers, would be extremely expensive.
- 5.8 Further information on viability can be provided by the Applicant should this be required during the Application process.
- 5.9 Whilst the site is greenfield, which usually means that there are fewer abnormal costs associated with its development, this is not true in this case. As highlighted in the report the site adjacent to the Application Site suffered from a confined aquifer and it is likely that this issue will affect the Application Site also. This would not be as much of an issue for lighter residential buildings.
- 5.10 With regard to demand the site has been marketed for development, with very little interest. Knight Frank have provided a marketing statement (Appended to the Employment Land Report) which illustrates the marketing employed and the interest received. Knight Frank was appointed by the Applicant in March 2014 and undertook a marketing campaign as described in their Statement. No fixed sale price has been advertised, instead offers have been sought. Price is therefore not a factor in the lack of interested parties.
- 5.11 In summary, the Nolan Redshaw report finds that:

- The site suffers from a massive difference in levels from front to back and also sub ground artesian water.
- There are still significant amounts of employment land available within the Borough of High Peak and, the common factor in the schemes that have been developed, would appear to be proximity to the M67 motorway and/or the A6. It would appear that the secondary located sites, are much less likely to see development and, as such, therefore, the site is unlikely to ever find favour as a site suitable for speculative development.
- Viability is also a key issue. There has been hardly any speculative development of industrial accommodation in the last 6 years and it is still not viable to do so in most areas, especially High Peak.
- The proposals for the Mottram By-Pass are, again, being furthered by the Local Authority and Central Government. Locations close to the By-Pass are likely to be much more attractive for on-going development, rather than areas such as the Application Site, with the problems the site has. It would seem sensible, therefore, for the Council to look at designating further employment generating land close to the proposed By-Pass route.

5.12 In summary, the site has significant issues with viability and development of the site and the Report contends that there is more than sufficient employment land to meet current and future needs i.e. between 32 – 16 years supply and, therefore, release of the Application Site would have negligible effect on overall employment land supply.

5.13 Based on the above evidence, the only viable and suitable redevelopment option for the site is for housing development.

HOUSING PROVISION

5.14 The NPPF sets out the Government's key housing objective, which is; 'to boost significantly the supply of housing'. Paragraph 47 sets out how LPAs should achieve this increase in the supply of housing, including a requirement to use their evidence base to ensure their Local Plan meets the full, objectively assessed housing needs. Local Planning Authorities should identify a supply of specific deliverable sites to provide 5 years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there is a persistent record of under delivery of housing the Local Planning Authority should increase the buffer to 20%.

- 5.15 Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date where the Local Planning Authority cannot demonstrate a 5 year supply of deliverable housing.
- 5.16 It has been accepted by the Council and by Inspectors through recent appeal decisions (for example Land off North Road ref. APP/H1033/A/13/2205644 and Land at Dinting Road and Shaw Lane ref. APP/H1033/A/13/2204114) that a five year supply of deliverable housing land cannot be demonstrated by the Council.
- 5.17 Policy H1 of the adopted Local Plan addresses the delivery of housing in the Borough. In the context of the NPPF, relevant housing supply policies should be considered out of date where a Local Authority cannot demonstrate a 5 year supply of deliverable housing sites. In this regard Policy H1 of the adopted Local Plan is out of date.
- 5.18 Accordingly, the presumption in favour of sustainable development as set out in paragraph 14 of the NPPF should apply to decision making. Where relevant policies, including housing policies, are out of date, the Framework advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.19 The key issue is therefore whether there are any significant adverse impacts arising from the proposal that would weigh against the presumption in favour of sustainable development. These are assessed later in this Section. The Applicant considers the site to be a 'deliverable' housing opportunity, sustainably located in close proximity to Glossop town centre which has various services, amenities and transport links.
- 5.20 The NPPF has a stated aim for local authorities to 'to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'. The proposed development will boost the supply of new homes within Glossop, whilst also making a full 30% affordable housing contribution.
- 5.21 The proposals entirely accord with national policy in so far as the application will deliver new housing development, which will assist High Peak Borough Council by contributing towards the central government objective of significantly boosting the

supply of both market and affordable housing from a starting position of significant deficit.

- 5.22 In terms of the emerging Local Plan, Policy S2 – Settlement Hierarchy, confirms that Glossop is identified as one of the five 'Market Towns' which will be; 'the main focus for housing'. The proposals therefore accord with HPBC's spatial preference for development at Glossop.
- 5.23 Emerging Policy S3 – Strategic Housing Development, outlines that, provision will be made for at least 7,200 dwellings over the period 2011-2031 at an overall average annual development rate of 360 dwellings. This is based on consideration of the findings of a recent NLP Objective Assessment of Housing Need document (February 2014), which states the objectively assessed need within the Borough as between 420 and 470 per annum.
- 5.24 According to High Peak Borough Council, the potential to deliver the full objectively assessed need, as required by the Framework, is limited by Green Belt, landscape character and infrastructure constraints. However, this assertion has not yet been verified by an Inspector at Examination and the figure of 360, at this stage is therefore unsupportable.
- 5.25 The Huntston Appeal judgement is relevant to the determination of planning applications where the determining Authority are continuing to use the Regional Strategy (now revoked) as a means of calculating the supply position, such as this one. This judgement has implications in the determination of this application, in that it found that:
- It is not appropriate to use the revoked RS housing requirement figure in order to determine a planning application, where there is an up-to-date evidence figure available.
 - It is not appropriate to use an un-adopted Local Plan figure which falls lower than the objectively assessed need as identified within an up-to-date evidence base.
 - This is due to the fact that the requirement to demonstrate constraints that limit to delivery of the objectively assessed need within the Borough have not yet been verified by an Inspector.

- 5.26 In short, the circumstances surrounding the present status of the land supply in the High Peak are comparable with the Hunston Judgement in so far as the RS figure cannot be the correct figure nor can 360 as this is untested against any constraints which presently are have not been fully investigated in their own right.
- 5.27 The principles established by the Huntston Appeal judgement were then applied by the Inspector when dealing with the Offenham Appeal (APP/H1840/A/13/2203924). In this case the LPA had sought to suppress the Objectively Assessed Housing Need figure by referring to land based constraints.
- 5.28 This appeal decision is relevant to the determination of this application as the emerging High Peak Local Plan has not been scrutinised by an Inspector. HPBC's assertion that a housing requirement figure of 360 dwellings per annum should be applied to the Borough in light of perceived constraints is against the findings of the Inspector, in the Offenham case.
- 5.29 The case clearly demonstrates that until such a time that reliable evidence is produced and verified by an Inspector at Examination, High Peak Borough Council should use the full Objectively Assessed Need figures in order to inform housing requirements and the consequential housing land supply.
- 5.30 Given this, the current land supply position is properly derived by using the Full Objectively Assessed Need figure as the basis of the requirement. These proposals will make a positive contribution toward meeting this housing delivery target.
- 5.31 Emerging Policy S5 - Glossopdale Sub-area, supports the development of new housing on sustainable sites within the built-up area boundary. The supporting text also states that, the need for new homes in Glossopdale is necessary to meet future population and household changes and affordable housing needs.
- 5.32 The proposal represents a positive contribution towards sustainable development within Glossop and an opportunity to make a contribution to the housing needs of the area whilst according with the key principle of the NPPF. In the local context the Application Site cannot be considered of a scale that is of strategic significance to the future development of Glossop and would not therefore pre-empt any local strategic planning process. This is supported by the recent appeal decision(Manchester Road, Chapel-en-le-Frith reference APP/H1033/A/11/2159038)

where the inspector concluded that the development for 105 residential units 'would not be so substantial as to prejudice the emerging local plan.'

- 5.33 Emerging Local Plan Policy H 2 - Phasing Housing Development, seeks to deliver an annual quantum of housing broadly in accordance with the annualised target of delivery. The purpose of this is to ensure that infrastructure is delivered in a timely manner and that new development does not cause undue pressure as a consequence of being delivered ahead of such infrastructure.
- 5.34 Delivery of the application site is not contingent upon the delivery of any strategic infrastructure and therefore can proceed without delay.
- 5.35 Emerging Local Plan Policy H 3 - Housing Allocations, identifies a number of sites that will be allocated for housing or mixed use development within the Plan. A site at Dinting Lane (G20), which is also covered by emerging Policy DS2, is identified. This site is located immediately adjacent to the Application Site. It is capable of accommodating circa 50 dwellings and is identified as being a 'Middle' (2021-2026) phase of development. The Dinting Lane site is identified in Figure 5.1 below.

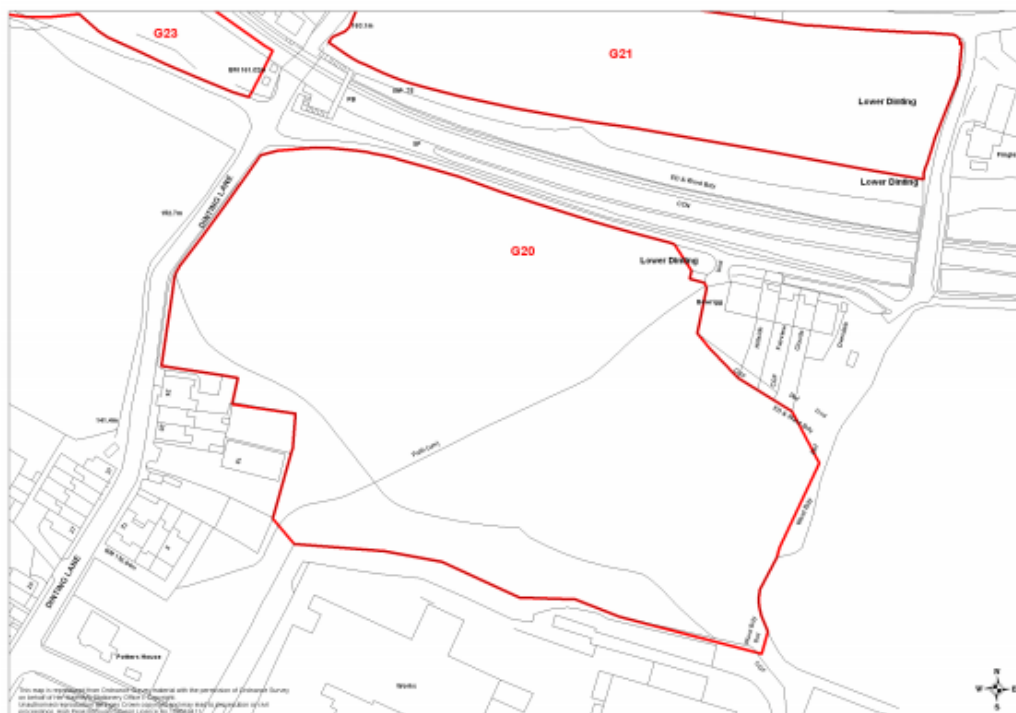


Figure 5.1

- 5.36 It should be noted that, as identified within the emerging Local Plan (Policy DS2), the main constraint to development of this site is access. Access to the site is via Dinting Lane, which is inadequate to serve this development. The only other viable access is

through the current Application Site. The indicative Masterplan for the Application Site shows how access could be achieved through the Wren Nest Road site to the Dinting Lane site. Development of the Wren Nest site therefore helps facilitate residential development at Dinting Lane.

- 5.37 Emerging Local Plan Policy H 4 - New Housing Development, seeks to provide housing to meet local need. It is considered that the indicative housing mix addresses the types of new homes needed to support the growth of the community during the plan period. The proposals therefore accord with draft policy H4.

AFFORDABLE HOUSING

- 5.38 Policy H9 'Affordable Housing for Local Needs' outlines that, 'The Council will negotiate with developers to ensure the provision of a proportion of affordable housing for local needs, within new residential development.' Paragraph 54 of the NPPF also recognises the potential benefits of affordable housing. This provision of affordable housing within a development proposal is a material consideration when determining a planning application.
- 5.39 Emerging Local Plan Policy H5 specifies that; 'In order to address the need for affordable housing, residential developments should ensure that at least the following proportions of residential units are provided as affordable housing as follows... 30% affordable housing on sites of 25 units or more.'
- 5.40 The proposed development makes a 30% contribution to the affordable housing supply. The proposals fully accord with Policy H9 and emerging Policy H5.

TRAFFIC & HIGHWAYS

- 5.41 Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.
- 5.42 Local Plan Policy TR1 seeks to, reduce the need to travel, widen transport choice for people and goods, and, integrate transport and land use. Policy TR4, states that, proposed development will be successfully designed to ensure that the capacity and design of the transport network serving the site will reasonably accommodate the

anticipated increase in travel without materially harming highway safety or local amenity. Policy TR5 relates to access, parking and design and states that, new development should, make safe and appropriate provision for access and egress by pedestrians, cyclists, public transport users and the private car and, include a high standard of design and layout having regard to the parking, access, manoeuvring, servicing and highway guidelines.

- 5.43 In accordance with the NPPF and above policies, this application is supported by a Transport Statement (TS), prepared by Peter Brett, which outlines the opportunities for sustainable transport modes and the safe and suitable access for all associated with the proposal.
- 5.44 The TS confirms that, access to the proposed residential development will be via the new priority controlled junction on Wren Nest Road. Site visits have shown that there is on-street parking on Wren Nest Road, however it has been demonstrated that there is sufficient room to enable safe passage of vehicles including the Tesco delivery vehicle.
- 5.45 There is a good level of pedestrian facilities in the vicinity of the site, with more than 10 schools within the 2km maximum walking distance for education journeys stated by IHT guidance. The nearest primary schools to the site are the Dinting Church of England Voluntary Aided Primary and St Luke's' Church of England Primary, which are located within 600 metres of the site access. The nearest secondary school is the St Phillip Howard Catholic School, which is located approximately 500 metres from the site access. All of these are considered to be within a reasonable walking distance.
- 5.46 In addition, National Cycle Routes 62 and 68 are accessible via Cottage Lane, approximately 2km from the site access. The A57, despite having no dedicated cycle infrastructure, provides an attractive and well connected road to accommodate cyclists utilising the Trans Pennine routes.
- 5.47 Key facilities are also accessible by bus from the site, with the nearest bus stop being located within 400m of the site access. This stop is served by the 236 bus, which operates with a frequency of 20 minutes during weekdays and Saturdays and 30 minutes on a Sunday. The 236 bus provides access to a range of key facilities within Glossop and Ashton-under-Lyne, including supermarkets, post offices, pharmacies, a

GP surgery, as well as access to primary shopping areas within Glossop. Thus the site is well served by public transport.

- 5.48 Accident data available from the Crashmap website indicates that there are no existing safety issues in the vicinity of the site, based on a 5-year period from 2008 to 2013.
- 5.49 Based on 72 dwellings, the proposed site would generate up to a total of 35 two-way trips during the AM peak and 37 two-way trips during the PM peak. Based on this low trip generation and taking into account the principles set out in the National Planning Policy Framework, PBA is of the opinion that this would not have a severe impact on the local highway network.
- 5.50 This Transport Statement demonstrates that development is in a sustainable location; existing sustainable transport in the vicinity of the site includes nearby frequent bus services which run throughout the week. There are also several local facilities within walking and cycling distance. Furthermore, the trip generation from the development is considered not to have a severe impact on the local highway network.
- 5.51 Taking the above into consideration, it is concluded that there are no traffic or transportation grounds on which to refuse this application.

DESIGN AND LAYOUT

- 5.52 As this application is for Outline consent with all matters reserved, limited information is available at this stage, however, the following policy assessments have been made.
- 5.53 Policy GD2 of the Local Plan confirms that; 'The Council has, for many years, successfully pursued a policy of restricting development outside the existing built-up areas.' The Application Site is located within the Built Up Area Boundary and therefore the proposals comply with Policy GD2.
- 5.54 Local Plan Policy GD4 relates to character, form and design. It 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.'

- 5.55 Policy GD7 relates to crime and states that, 'Planning permission will be granted for development provided that, its design, layout and landscaping will help create a safe and secure environment and minimise the opportunities for crime to be committed.'
- 5.56 High Peak Borough Council Adopted Residential Design Guide SPD 2, states that, 'The undulating nature of the land in High Peak is such that building methods have evolved to cope with the low availability of flat ground. This distinct topography has resulted in the varied and interesting roofscape of many High Peak settlements and designers will be expected to further contribute to this.'
- 5.57 The site's orientation, topography and existing constraints such as the railway line to the north and gas easement to the south have informed the configuration of the dwellings, streetscape and green space located throughout the site. A series of green open spaces, linked via a continuous pedestrian footpath (following a similar path to the existing informal pedestrian route) dissects the site linking Wren Nest Road to Dinting Road and the existing public footpath to the north.
- 5.58 The site layout has been developed following a detailed analysis of the site and the local context whilst taking into consideration the national and local requirements for residential developments.
- 5.59 Streets are laid out to address the sloping nature of the site and to ensure that level terraces can be provided to the main residential housing areas. The general housing layout has been designed to ensure good privacy distances between buildings with ample back gardens creating pleasant, private amenity space.
- 5.60 A clear separation of public and private space has been created by having buildings front onto the street. Buildings with a clearly defined front and back provide better security and privacy, animate the public realm and help people orientate themselves. Entrances to buildings are therefore designed to be from the street and easily recognised as such by visitors. All private enclosed areas such as rear gardens are therefore secure.
- 5.61 The Design and Access Statement demonstrates that the development of the site will be sympathetic to the character of the existing area and will not cause undue detriment to the visual qualities of the locality nor the wider landscape.

- 5.62 In terms of materials, Local Plan Policy BC1 states that, for any new development the type, colour and specification of all external materials and the way they are applied should be sympathetic to the character and appearance of the immediate surroundings and the wider area.
- 5.63 In response to the above policy the scheme has been carefully crafted to create a high quality contemporary development whilst retaining the character of the local area. Although the development is made up of different types of dwellings, to ensure continuity throughout the site the houses have been designed to have a similar architectural language through the use of a complimentary palate of materials.
- 5.64 As such the proposed development would comply with Local Plan policies GD2, GD4, GD5, GD7 and BC1.

LANDSCAPING

- 5.65 Policy GD6 – Landscaping, states that, 'Planning Permission will be granted for development provided that: where appropriate, it will contain a high standard of hard and/or soft landscape treatment in keeping with the character of the area, including the integration of existing features and the use of native species suitable to the location.'
- 5.66 In response to this requirement indicative landscaping is shown on the Proposed Masterplan submitted in support of the application with the final detailed proposals subject to condition.
- 5.67 The scheme recognises that pedestrian 'through movement' is an essential characteristic of a successful residential development. The continuity of the existing informal pedestrian route through the site from Wren Nest Road to Dinting Road is retained creating a 'Green Corridor' enhanced through a series of green open spaces providing ample public amenity space within the development. The creation of a clear network of defined spaces through the development provides a focus for the development and creates a sense of ownership for the local residents.
- 5.68 It is considered that the proposed development, subject to any relevant planning conditions to secure landscaping would not conflict with Policy GD6.

OPEN SPACE

- 5.69 The NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- 5.70 Policy H12 – Public Local Open Space 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...'
- 5.71 Emerging Local Plan Policy CF 4 - Provision of Open Space and Recreation Facilities, states that, 'the Council will seek to protect, maintain and where possible enhance existing open spaces and recreation facilities in order to ensure their continued contribution to the health and well-being of local communities'.
- 5.72 A scheme of hard and soft landscaping has been carefully considered to adhere to Appendix 3 of the 'Local Open Space in Residential Development' guidance. A large open plot to the South East corner of the site has been allocated at approx. 0.2ha, with the overall green space totalling 0.3ha. The proposals are therefore policy compliant in this regard.

ECOLOGY

- 5.73 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimise impacts on biodiversity and providing net gains where possible. It also advises that Local Planning Authorities should refuse developments where significant harm to biodiversity would be caused, but that opportunities to incorporate biodiversity in and around developments should be encouraged. Emerging Local Plan Policy EQ 4 – Biodiversity, states that, the biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.
- 5.74 In response to this, Cascade Consulting was commissioned to undertake an Extended Phase 1 survey of the Application Site. The Report is submitted in support of the

Application. The Report finds that the potential ecological constraints to the development are limited to common breeding birds and reptiles. It therefore recommends the following:

- Vegetation clearance, if required, on the site should be undertaken prior to the breeding bird season (March to August inclusive) to avoid the constraint posed by common breeding birds.
- Should vegetation clearance outside of the breeding bird season be unavoidable, then vegetation should be checked prior to removal by a suitably qualified ecologist and an appropriate buffer maintained around any vegetation found to support breeding birds until the young have fledged.
- If possible, begin the construction work during the winter while the reptiles are hibernating.
- If clearance cannot be undertaken during winter, clearance should be undertaken in a precautionary manner starting in the south-east corner. This should allow any reptiles present to disperse to other suitable habitats in adjacent sites including the railway line.

5.75 The proposed development therefore would not conflict with Emerging Local Plan Policy EQ 4 or the NPPF.

FLOOD RISK/DRAINAGE

5.76 Paragraph 100 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

5.77 Emerging Local Plan Policy EQ10 – Flood Risk Management, states that the Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere. When considering planning applications the Council will also have regard to all relevant Catchment Flood Management Plans and the Local Flood Risk Management Strategy. Development should promote the reduction of flood risk by seeking to reinstate the natural floodplain, the deculverting of watercourses and the limiting of surface water runoff to Greenfield rates via the use of sustainable drainage techniques. Wherever possible

SuDS will be expected to contribute towards wider sustainability considerations, including amenity, recreation, conservation of biodiversity and landscape character, making use of the role that trees, woodland and other green infrastructure can play in flood alleviation and water quality control.

- 5.78 In response to this policy requirement, Weetwood Services Ltd was instructed by Goodson Associates on behalf of the Applicant to undertake a Flood Risk Assessment (FRA) for the proposed development of the Application Site.
- 5.79 The submitted FRA outlines that, according to the EA Flood Map for Planning (Rivers and Sea) the proposed development is located outside of the 1 in 1,000 annual probability flood outline and is therefore defined by the NPPF as being situated within Flood Zone 1. As the site is in Flood Zone 1, the flood risk Sequential Test is deemed to have been addressed and the Exception Test need not be addressed.
- 5.80 A measure has been proposed to mitigate flood risk from all sources in order to ensure that the development is resilient to flooding and safe throughout its lifetime.
- 5.81 The FRA also demonstrates that a surface water drainage strategy is feasible for the site given the development proposals and the land available. Various surface water storage options exist and ample land is available, providing flexibility for the final drainage solution. The proposals provide the opportunity for the inclusion of SuDS elements, ensuring that there will be no increase in surface water runoff from the proposed development. A final decision on the types of storage to be provided will be made at the detailed drainage design stage. In conclusion, surface water runoff from the developed site can be sustainably managed in accordance with the NPPF and local policy.

SUSTAINABILITY

- 5.82 The NPPF sets the principle 'every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth'. 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.

- 5.83 Emerging Local Plan Policy S1, states that, the Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area. The policy also specifies a number of criteria against which these proposals demonstrably accord but notably; 'Meeting most development needs within or adjacent to existing communities'.
- 5.84 The development proposals accord with draft Policy S1 in so far as they deliver sustainable development within the built up area boundary of Glossop, which is identified within the Local Plan as a spatially preferable location that should accommodate new housing growth.
- 5.85 It is also relevant that draft policy S1 states that; 'When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.'
- 5.86 The proposed development can be considered sustainable for the following reasons:
- As the Design & Access Statement explains buildings will be designed to ensure that the thermal performance of all elements meet or surpass Part L of the Building Regulations. This will be further refined at Reserved Matters stage.
 - There are no statutorily designated or non-statutory designed ecological sites within the site;
 - No statutory protected species including bats, water voles, otters, great crested newts, bird species, reptiles, or badgers have been recorded at the site;
 - There is scope to incorporate biodiversity in and around the site, thereby achieving a '*net gain for nature*' as advocated by paragraph 9 of the NPPF.
 - The application site is not within or adjacent to any locally or nationally designated landscapes.
 - The site does not contain any trees that are protected by TPO.
 - The site is located in a highly sustainable location. Glossop train station is approx. 0.7 miles from Wren Nest Road, a journey of approximately 12 minutes by foot. The nearest bus stop is located on the corner of Glossop Brook Road and the A57 so provides similarly convenient public transport links. The rail

station provides a good service to Manchester and bus stops are conveniently located around the town centre. The central location is also extremely well served by public transport, in particular bus services, ensuring that this is a highly sustainable location for new development.

- 5.87 For the reasons above, that are detailed elsewhere in the application submission, the proposed scheme is sustainable development and is supported by the policies within the NPPF.

S.106 AGREEMENT

- 5.88 The Applicant will seek to enter into constructive dialogue with High Peak Borough Council to agree obligations for any necessary and reasonable on and off site provisions which are related in scale and kind to the proposed development and which meet the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010.

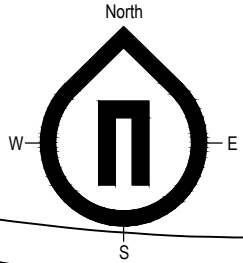
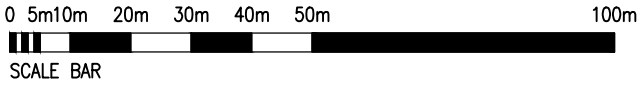
6. SUMMARY AND CONCLUSIONS

- 6.1 This document seeks to touch upon the main elements of the application proposal and to provide a brief overview of the planning policy framework against which the application will be assessed. This section summarises a number of general and site-specific arguments in favour of the proposed development.
- 6.2 Pre-application discussions have taken place with Officers of the Council prior to submission of the application. The comments received have helped develop and shape the scheme into the form as presented by this application.
- 6.3 The application has been considered against the policies of the current and emerging development plan, and national government guidance. However, the NPPF sets out that due weight should only be given to those policies in existing plans according to their degree of consistency with the Framework. The Statement outlines a number of reasons why the adopted High Peak Local Plan is considered to be not up-to-date. Limited weight can be placed on the adopted Local Plan policies and they cannot be considered decisive in the determination of this application.
- 6.4 The site is allocated for employment use as defined in the High Peak Borough Local Plan. Policies contained within the High Peak Local Plan (Saved Policies) seek to retain employment use, however, there are exceptions to this outlined within Policy EMP9.
- 6.5 Evidence has been provided that illustrates that there is no demand for an employment use on the Application Site. In addition, the submitted Employment Land Study and Marketing Report shows that employment use is not viable given the site's topography. Residential use is the only viable option.
- 6.6 It has been illustrated that the proposal conforms to the criteria set out in emerging Policy EMP9 and that the principle of development is acceptable. This report clearly demonstrates that the proposed development has policy support and is aligned with national policy.
- 6.7 The proposal positively responds to its physical context and respects the character of the local area in which it is situated.
- 6.8 It has been accepted by High Peak Borough Council that they do not have a 5 year supply of housing land and therefore in accordance with paragraph 49 the relevant

policies for the supply of housing i.e. Policy H1 of the adopted Local Plan, cannot be considered up-to-date. In these circumstances, paragraph 14 of the NPPF advises that planning permission should be granted, unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed in this Framework taken as a whole'* or where specified policies in the NPPF indicate that development should be restricted.

- 6.9 As High Peak do not have a 5 year supply of deliverable housing land, it would need to be demonstrated that the effects of granting permission for the proposed scheme significantly outweigh the benefits. As outlined within this Statement it is clear that the scheme will deliver a wide range of significant benefits which substantially outweigh any negative effects.
- 6.10 We have also demonstrated that the proposed residential development accords with the strategic objectives and relevant policies of the development plan, both adopted and emerging.
- 6.11 The emerging Local Plan identifies a potential housing site at Dinting Lane, however, this site lacks an access point. Provision of housing on the Application Site would provide the Dinting Lane development site with an appropriate access point.
- 6.12 In summary, the proposed development will provide a high quality residential scheme including affordable housing, in a sustainable location. We have illustrated that the application site is entirely suitable and appropriate for residential development and that there are no physical, ecological, landscape or other constraints to development. In addition, the application also demonstrates that the scheme is acceptable in highways terms.
- 6.13 Statute requires that this application be determined in accordance with the development plan unless material considerations dictate otherwise. This proposal satisfies all relevant national and local policy considerations. In these circumstances, this application should be welcomed and planning permission granted accordingly.

APPENDIX 1



NOTES
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DRAWING STATUS/TITLE KEY

F Feasibility	SK Sketch	L Landscape	C Construction
P Planning	M Marketing	S Survey	AB As Built
T Tender	TNT Tenant	OS Ordnance Survey	

A	Red line added	NW	08-12-14	RS	08-12-14
REV	DESCRIPTION	DRAWN	DATE	CHECKED	DATE

REVISIONS

NW-ARCHITECTS

27 York Place · Leeds · LS1 2EY
leeds@nw-architects.co.uk · Tel: 0113 880 0510 · Fax: 0113 880 0511
www.nw-architects.co.uk

CLIENT
Scarborough Development Group

PROJECT
Wren Nest Road
Glossop

DRAWING TITLE
Site Location Plan

Scale	Drawn By	Date Drawn
1:1250@A3	NW	25-11-14
	Checked By	Date Checked
	RAP	25-11-14

Drawing No.	Revision
14068-S200	A

APPENDIX 2

