

**Head of Planning  
High Peak Borough Council  
Buxton Town Hall  
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Derbyshire  
SK17 6EL**

By email – [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk)

Our ref: 2138.01.ND.JC.CC.A0

Date: 17 March 2015

Dear Sir/Madam,

**Land at Dinting Road/Dinting Lane, Glossop– Outline Planning Application for 65 dwellings  
The Town and Country Planning (Environmental Impact Assessment) Regulations 2011- Request for  
Screening Opinion**

Caulmert Ltd, on behalf of Messrs Dignan and Wood, seek a formal Screening Opinion from High Peak Borough Council under Paragraph 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 to determine whether or not the development herein detailed is a development that is listed by the aforementioned Regulations, and therefore whether an Environmental Impact Assessment is required.

As required by Paragraph 5 of the EIA Regulations, I am providing below and attached to this letter, the following information:

- a) a plan sufficient to identify the land;
- b) a brief description of the nature and purpose of the development and of its possible effects on the environment; and
- c) any other information or representations as the person making the request may wish to provide or make.

**Description of Development**

This EIA Screening Opinion is to support an Outline Planning Application for up to 65 dwellings on land at Dinting Road/Dinting Lane, Glossop, including means of access. All remaining matters will be reserved for subsequent approval.



Certificate Number 9113  
ISO 9001, ISO 14001

**Caulmert Limited**

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Company Registered No. 06716319  
Company Registered in Cardiff



The application site is generally rectangular in shape and measures approximately 2.1ha (5.2 acres). The site lies on the south side of Dinting Road, to the west of existing residential properties on Birchside Avenue, approximately 1km to the north west of Glossop Town Centre.

The proposed development would be served via a single access point off Dinting Road in the north-west of the site, linking to a new internal road layout.

A footpath/cycleway and emergency access link would be created to Birchside Avenue to allow access on foot/cycle to St Luke's C of E Primary School on Spire Hollin.

There is a public right of way (Footpath No 59) which runs from Dinting Lane to the north west of the site and then across the centre of the site to the eastern boundary and to the south of properties on Ten Foot Close. This public right of way will be retained as part of the proposed development.

The Outline Planning Application seeks to obtain the principle for housing development on the site and will be supported by an indicative layout. However, the precise details of the scheme in terms of layout, size and mix of units will be reserved for subsequent approval. Following a review of the relevant policies in the adopted High Peak Local Plan, the emerging Local Plan, and the housing needs of the local area, the following mix and size of units are considered to be appropriate and achievable on the site:

- Up to 65 dwellings including a mix of 1 bed apartments and 2, 3 and 4 bed houses.
- 30% affordable housing, with an 80% social rented and 20% shared ownership split.

Privacy and private amenity space standards will be provided in line with the adopted High Peak Residential Design Supplementary Planning Guidance 2.

### **EIA Regulations Assessment**

Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 identifies developments that require EIA and Schedule 2 identifies development types where, if the relevant criteria are exceeded a formal assessment must be undertaken against Schedule 3 in order to determine if an EIA is required. Whilst the Government are looking to revise thresholds for certain types of development proposed, as outlined in the recent response to the technical consultation on environmental impact assessment thresholds (January 2015), it is likely that the Government will implement the new requirements by May 2017. Therefore, in the meantime, the current thresholds are applicable.

The proposed development does not fall under Schedule 1, however it could be regarded as falling within Schedule 2, part 10 – an urban development project on land exceeding 0.5ha. As such, the project has been reviewed in line with the requirements of Schedule 3 below.

#### *Characteristics of the Development*

Schedule 3 states that the characteristics of the development must be considered having regard, in particular, to:

- a) The size of the development;
- b) The cumulating impact with other development;
- c) The use of natural resources;
- d) The production of waste;

- e) The risk of accidents, having regard in particular to substances or technologies used.

It is not considered that this proposal would have a significant effect on the environment with reference to these criteria, for the following reasons:

- The site size is approximately 2.1ha, which it is proposed will accommodate in the region of 65 houses, whilst maintaining adequate areas of landscaping and open space.
- Other than the existing established housing to the east of the site, the development proposed is not connected to any other new development and as such can be considered as a stand-alone form of development.
- The site comprises a sloping, rectangular and open rough grassed field which is bisected with a path running east – west. The proposed development has been designed and laid out so as to respond positively to the site gradient, thus maximising the use of the natural land form, without the need for major changes to the land levels. Important existing tree cover to the site boundaries will be retained and where appropriate, supplemented by appropriate new indigenous planting. The use of natural resources where possible will be encouraged.
- The production of waste is limited to the construction phases of the proposed development and thereafter, only general household waste.
- The risk of accidents is extremely low, given the proposed residential end use.

#### *Location of Development*

Schedule 3 states that the environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to:

- a) The existing land use;
  - b) The relative abundance, quality and regenerative capacity of natural resources in the area;
  - c) The absorption capacity of the natural environment with particular reference to certain defined areas.
  - d) The agricultural land classification.
- The land is currently vacant open rough grassland, having no use associated with it, other than the provision of a public right of way which runs through the site, which is to be relocated.
  - The site lies to the north-west of Glossop town centre and on the edge of open countryside. As such, there are numerous similar sites within easy reach which offer similar resources to this site. The proposed development will maintain and where possible supplement the majority of the existing tree and shrub planting along the Dinting Road boundary.
  - The site slopes down from Dinting Road to the south, which can be seen in long distance views from across the valley. The proposed development of circa 65 houses provides a reasonably low density housing development, which will ensure the site is capable of being adequately landscaped to ensure it can be appropriately absorbed into the natural environment.
  - From the Agricultural Land Classification Map East Midlands Region (ALC005) prepared by Natural England, the land is shown as being within category Grade 4 (Poor).

### *Characteristics of the Potential Impact*

Schedule 3 states the potential significant effects of development must be considered in relation to the criteria set out above, and having regard in particular to:

- (a) The extent of the impact (geographical area and size of the affected population);
  - (b) The trans-frontier nature of the impact;
  - (c) The magnitude and complexity of the impact;
  - (d) The probability of the impact;
  - (e) The duration, frequency and reversibility of the impact;
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- Given the 2.1ha site size and that up to 65 houses are proposed, its impact on the wider geographical area and the local population are considered to be negligible. It will however provide much needed additional housing and affordable housing.
  - As a result of the sites location on the edge of existing development in Glossop, the trans-frontier nature of impact of the proposed development is considered to be extremely low.
  - Given the proposed residential use for up to 65 houses, the magnitude and complexity of the impact is considered to be extremely low.
  - Given the proposed residential use, the probability of the impact is considered to be low.
  - The proposal seeks outline planning permission for residential development across the whole site. Once developed, the site is likely to be in use for residential purposes for the foreseeable future and it is therefore considered extremely unlikely, although not impossible, that the use would revert back to its existing use.

Consideration against the criteria in Schedule 3 has determined that a significant environmental impact is not likely to arise and as a result, an Environmental Impact Assessment is not necessary in this particular case.

### **Conclusion**

Consideration of the proposed development against the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 has determined that the proposal is unlikely to result in significant effects on the environment and consequently an Environment Impact Assessment is not required.

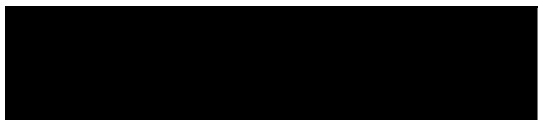
Notwithstanding the above, it is intended that the following supporting information be submitted alongside the Outline planning application:

- Planning Statement;
- Design and Access Statement;
- Transport Assessment;
- Flood Risk and Drainage Assessment;
- Extended Phase 1 Habitat Survey;
- Reptile Survey;
- Arboricultural Impact Assessment;
- Landscape Masterplan;
- Archaeological Desk Based Assessment;
- Sustainability Appraisal;
- Renewable Energy Statement;

The information contained within the above reports is considered necessary in order to provide sufficient environmental information and assessment so that the acceptability of the proposals can be properly determined.

I trust the above is satisfactory and therefore look forward to receiving the Council's Screening Opinion. Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,



Clive Cunio Dip TRP MRTPI  
**Associate Planner**  
On behalf of Caulmert Ltd

Enc. 1:1250 Site Location Plan