

Former Bridge Mills, New Road, Tintwistle

Planning Statement

Including Statement of Community Involvement

on behalf of BXB Tintwistle Limited

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1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of BXB Tintwistle Limited to support an outline application for residential development on the site of the former Bridge Mills in Tintwistle.

The Proposed Development

- 1.2 The proposed development is for:

“Outline planning permission for up to 165 dwellings with associated works, public open space and vehicular and pedestrian access off New Road.”

- 1.3 The application is submitted in outline form. All matters except for access are reserved for consideration at a later date.
- 1.4 Whilst layout is a reserved matter, an Indicative Layout (ref: 3806 301) is submitted to demonstrate how the proposed development can be accommodated on the site in a manner which responds appropriately to the surrounding area and site constraints.
- 1.5 More detail about the proposed development is contained in the submitted Design and Access Statement, plans and accompanying documents. The key aspects of the proposed scheme can be summarised as follows:
- Up to 165 dwellings;
 - Vehicular and pedestrian access to the site off New Road;
 - A high quality design with areas of landscaping, new tree planting and open space integrated throughout the layout;
 - Provision for a strategic section of the Trans Pennine Trail along the southern boundary of the site, opening this section of the River frontage for the enjoyment of the wider community;
 - New pedestrian links to the existing footpath to the north of the site;
 - Retention of an ecological corridor adjacent to the River Etherow and opportunities to enhance ecological habitat on the site;

- Sustainable Urban Drainage Systems (SuDS) will be utilised on site, with a detention basin in the south-west corner of the site to provide surface water attenuation.

Application Documentation

1.6 This Planning Statement has been prepared as part of the following suite of plans and documents that form the planning application submission:

- Application Form
- Design and Access Statement
- Parameters Plan
- Indicative Layout
- Indicative Sections
- Landscape Strategy
- Marketing Summary Report
- Flood Risk Assessment and Drainage Strategy
- Preliminary Ecological Appraisal
- Protected Species Surveys
- Land Contamination Assessment and Remediation Strategy
- Tree Survey and Constraints Plan
- Transport Statement
- Travel Plan Framework
- Utilities Plan
- Site Waste Management Plan
- Viability Appraisal

Overview

1.7 This Statement goes on to assess the proposals in the context of the relevant local and national planning policies and demonstrates that the site represents a wholly appropriate location for residential development, with regard to the following key points:

- The principle of residential development on this site has already been accepted through the granting of a mixed-use permission for new business floorspace and up to 81 new dwellings in 2011 (HPK/2011/0493);
- The application site comprises previously developed land within the settlement envelope of Tintwistle. Its proposed redevelopment therefore accords with local and national policy to maximise the efficient use of brownfield land;
- The site is in a highly sustainable location, within walking distance of a range of services and facilities within Tintwistle and Hadfield town centre;
- The Local Plan 2016 identifies Tintwistle as a 'Larger Village' and therefore one of the most sustainable settlements in High Peak and an appropriate location to focus new development to help meet local needs;
- The site has been vacant for at least 10 years, despite a long history of marketing. Due to the location and physical constraints of the site, it is no longer suitable or commercially viable for employment uses. The limited suitability of the site for employment uses has been recognised in the Peak Sub Region Employment Land Review (2014) and the fact the historic allocation of the site as employment land was not carried forward into the recently adopted Local Plan (2016). This was also accepted through the granting of the previous mixed use permission. In light of this context, the redevelopment of the site for a fully residential scheme is considered appropriate and in accordance with local and national planning policies;
- The accompanying application documents demonstrate how the application proposals have taken account of the physical constraints of the site to achieve a scheme which is achievable and deliverable and entirely in accordance with local and national planning policies.

1.8 The application proposals would bring the following significant material benefits;

- The remediation and redevelopment of a long-standing, derelict and highly contaminated site in the heart of Tintwistle back into beneficial use;
- Bringing significant environmental improvements to the immediately surrounding area when compared to the current situation. The high quality, residential scheme will provide an attractive gateway to Tintwistle and be designed with sensitive regard to the existing character of the village and surrounding landscaping;
- New housing also represents a more compatible use for the site than the previously approved employment uses. The application proposals will better respect the amenity of the existing surrounding residents and will not result in regular extra Heavy Goods Vehicles (HGV) using local roads;
- Contributing to improving the choice of housing in Tintwistle/ Hadfield and towards the overall housing land supply in High Peak Borough;
- The development will bring investment to the local area throughout construction and increased Council Tax and New Homes Bonus revenue for High Peak Borough Council;
- New residents will boost the local economy, helping to sustain local services and facilities;
- Depending on the agreement reached with the Council, it is anticipated the development will make contributions towards local community facilities;
- As part of the scheme, provision will be made for a strategic section of the Trans Pennine Trail to be implemented adjacent to the River Etherow in accordance with the West Derbyshire and High Peak Greenway Strategy (2008). This will improve linkages with the Peak District National Park and the open countryside to the west of the site;
- It is also proposed to explore any opportunities to improve the existing Public Right of Way to the north of the site to improve pedestrian links between New Road and the northern part of the village, in particular Tintwistle Primary School and the Football Club.

1.9 Overall, this Statement and the supporting application documents demonstrate that the application proposals represent sustainable development which complies with the

development plan. Accordingly, and in line with the presumption in favour of sustainable development and paragraph 14 of the National Planning Policy Framework, the proposals should be approved without delay.

Report Structure

1.10 The remainder of this Statement is structured as follows:

- A Description of the Site and its Surroundings;
- Statement of Community Involvement;
- Consideration of any Relevant Planning Policy Considerations;
- Planning Appraisal; and
- Conclusions

2.0 Application Site and Surrounding Area

The Application Site

- 2.1 The application site ("the site") comprises approximately 4.01 hectares (ha) of previously developed land within the Parish of Tintwistle. The site was previously occupied by the Bridge Mill, a former textile mill. The mill was demolished in the 1980s, after which the site was used as a landfill for inert and commercial waste and then a contractors' haulage yard. S.C.C. acquired the site in 2006 for the manufacture and storage of pre-case concrete modular units. However, the site became surplus to S.C.C. requirements and has been vacant ever since. The planning history of the site is considered in further detail below.
- 2.2 The site is an irregularly shaped, predominantly flat parcel of land, comprising areas of hardstanding and rubble, with scattered vegetation and trees. Access to the site is via New Road which borders the site to the east and connects to the A628 Woodhead Road to the north. The north-eastern boundary of the site borders the rear gardens of two properties fronting onto New Road on its western side and an area of existing allotments. To the immediate north west of the site, an area of woodland separates the site from residential dwellings of Woodlands Close and beyond.
- 2.3 To the immediate west of the site is a Waste Water Treatment Works and beyond that open space. The treatment works and open area to the west is separated from the site by a change in levels, with the site being raised approximately 6 metres along this boundary.
- 2.4 The River Etherow runs along the southern boundary of the site which again is raised up from the River by approximately 6 metres. To the south of the site access, New Road crosses the River Etherow via a one-way bridge. Rossington and Waterside Business Parks are located approximately 50 m to the immediate south of the site, on the other side of the River Etherow, and include a series of industrial units and storage operations.
- 2.5 The northern and western boundaries of the site are well-landscaped with areas of existing trees. The strip of the site immediately adjacent to the River is also covered in dense landscaping.
- 2.6 The Trans Pennine Trail runs adjacent to the river, within the southern boundary of the site. An existing Public Right of Way (TINT2) runs immediately adjacent to but outside of the northern boundary of the site connecting New Road and Woodlands Close/ Bramah Edge Court and Tintwistle CE Primary School.

Surrounding Area

- 2.7 The site is located within the existing settlement envelope, in the southern edge of the Parish boundary of Tintwistle. It is a brownfield site surrounded by urban, man-made features on all sides. To the immediate north are allotments, the two storey predominantly terraced properties running along either side of New Road and the more suburban semi-detached properties of Woodlands Close. To the west is an existing Waste Water Treatment Works albeit this is separated from the site by virtue of a change in levels and a strip of mature landscaping. To the south of the site, on the other side of the River Etherow are the existing industrial estates of Rossington and Waterside Business Parks. To the east of the site is New Road, beyond which is Bottoms Reservoir.
- 2.8 The site is located approximately 400 m to the south-east of the centre of the village of Tintwistle. Woodhead Road (the A628) runs through the centre of the village and links Hollingworth to the west with the hamlets of Crowden and Woodhead to the east. The town of Hadfield lies approximately 800 m to the south-west of the application site. The village of Hollingworth is located approximately 1.5km to the west of the site.

Local Facilities

- 2.9 Given the sites location within the existing urban areas formed by Tintwistle and Hadfield, it is readily accessible to a range of local facilities.

Community Facilities

- 2.10 A number of community facilities are located within Tintwistle and are easily accessible via foot. Tintwistle Village Hall is located on Sexton Street, 250 m north of the site. The Old Oak and Bull's Head Public Houses, Christ Church and Tintwistle Liberal Working Mens Club are all located along Manchester Road (the A628).

Retail

- 2.11 The site is located within walking distance of a range of retail outlets. Tintwistle Village Store, located on New Road, is only 250 m to the north of the site. A Tesco Express, Post Office, pharmacy, bakery and barber shop are all located within Hadfield Town Centre, accompanied by a number of additional retail stores.

Education

Tintwistle CofE Primary School is located on South Close, 200 m north-west of the proposed site, and is easily accessible via the existing Public Right of Way to the north of the site.

Three additional primary schools are located in nearby Hadfield and all are within 1.5 km of the site. Longdendale High School is located in Hollingworth, 1.8 km to the west of the site, and is well connected to the application site via the regular 236 and 237 bus services.

Play Areas/ Open Space

- 2.12 Two large areas of open space are located within walking distance of the proposed site, both accessed via New Road. A large children's play area is located on Conduit Street, 200 m to the north of the proposed site, whilst a further area of open space, accompanied by a full-sized football pitch is located off Sexton Street, 250 m to the north of the application site. Immediately to the east of the proposed site, across New Road, lies a series of footpaths and trails leading into the Peak District National Park. Tintwistle Cricket, Football and Bowling Green Clubs are also located within 500 m of the application site, providing additional recreational facilities within the local vicinity.

Employment

- 2.13 Rossington and Waterside Business Parks, located 50 m to the south of the application site, provide a series of employment opportunities. Hadfield Town Centre also offers a number of local employment opportunities given the array of services that the town provides. Hadfield Train Station also provides regular services to Manchester Piccadilly, Glossop and other employment destinations.

Health

- 2.14 Lambgates Health Centre is located in the centre of Hadfield Town Centre and provides GP services within a short distance of the application site. Two health clinics are also present in nearby Hollingworth, with both easily accessible via local bus services.

Summary

- 2.15 The surrounding area is primarily residential in nature but there is a mix of other retail, commercial, employment and leisure uses within a walkable distance of the site. The application site is therefore within a highly sustainable location with access to a wide range of local facilities and services, and is well served by modes of public transport, which provide regular daily access to destinations including Glossop and Manchester.

Planning History

- 2.16 There have been several proposals for redevelopment of the application site which form a relevant material consideration.
- 2.17 In 2008, permission was granted on the site for the erection of 2no. industrial units (B2) with ancillary open storage and alterations to vehicular access (ref: HPK/2007/0805). This consent has been implemented through completion of the agreed access improvements but the industrial units were never built out as they became surplus to S.C.C's business requirements.
- 2.18 Following this, in 2011 the site was granted outline planning permission for 1,394 sq m of new business floorspace (B1 office use class) and up to 81 dwellings with all associated engineering operations, vehicle parking and landscaping (ref: HPK/2011/0493). At the time the application was determined, the site was allocated for employment land under Policy EMP1 in the old Local Plan (adopted 2005)(now superseded). In granting permission for residential development on the site, the Council accepted the evidence that the site was unlikely to support employment development and its release for some residential development was justified.
- 2.19 This mixed use permission is now expired. Nonetheless it remains a significant material consideration in the determination of the current application that the principle of residential use of the site has previously been accepted by the Local Planning Authority.

3.0 Statement of Community Involvement

- 3.1 Prior to the submission of this planning application, the project team have engaged with key stakeholders, in line with the High Peak Borough Council Statement of Community Involvement (2006).
- 3.2 This pre-application engagement has comprised the following:
- Meeting and on-going discussions with planning officers at High Peak Borough Council about the proposals and content of the application;
 - Engagement with other key stakeholders (eg. Derbyshire County Council; United Utilities; High Peak EHO);
 - Meeting with Chair of Tintwistle Parish Council, Bill Clarke, and Ward Councillor, Pat Jenner, on 16th November 2016 to discuss the key issues surrounding the emerging proposals;
 - Leaflet to immediately surrounding properties to inform them of the proposals and forthcoming planning application. This included an email and postal address to send any comments or questions to.

Local Planning Authority

- 3.3 BXB Tintwistle Limited and Nexus Planning met with Senior Planning Officer Rachael Simpkin and Planning Policy Officer Pippa Home on the 11th August to discuss the emerging proposals. An overview of the key points discussed is provided below, as well as summary of how the submitted scheme has taken account of these comments, where relevant.
- Officers confirmed that the designation of the site for employment uses has not been carried forward in the recently adopted 2016 High Peak Local Plan. In 2011, the site was granted permission for a mixed residential/ employment use on the site (HPK/2011/0493). This planning history is an important material consideration in the determination of a wholly residential application on the site.
 - Officers consider that proposals for residential development on the site should be assessed against Policy E4 in the 2016 High Peak Local Plan and evidence of the marketing of the site for employment uses should be submitted with the application.

Response: This Statement goes on to demonstrate that the application proposals are wholly in accordance with relevant national and local planning policies. Agents Nolan

Redshaw have prepared a Marketing Report to summarise the extensive, long-term marketing campaign the site has been subject to. This is now submitted with the application and demonstrates that the site is no longer suitable or viable for employment uses and it represents an eminently suitable location for housing development in accordance with Policy E4.

- Officers advised the Council would be requesting Section 106 contributions towards affordable housing, off-site Public Open Space, education and improvements to the adjacent Trans Pennine Trail. An independent viability appraisal would need to be submitted with the application in order to justify a reduction in contributions.

Response: The application is submitted with a Residential Viability Appraisal and it is anticipated the level of contributions will be a matter for discussion with the Council during the course of the application.

- Whilst layout is to be a reserved matter, Officers advised the application should be supported by an Indicative Masterplan to demonstrate that the proposed number of dwellings can be accommodated on the site with appropriate regard to site constraints. Policy H3 and CF6 of the High Peak Local Plan provides advice regarding mix, density, parking provision and design standards.

Response: An Indicative Layout has been prepared by ABW Architects (ref: 3806 303) and is submitted for illustrative purposes only. The Layout has been informed by a full understanding of the constraints and opportunities of the site. It shows how the proposals will achieve a high quality, attractive residential development which responds positively to the specific context of the site. The Indicative Layout shows how the proposed dwellings can be accommodated in a manner which preserves the privacy and amenity of surrounding neighbours and will be in keeping with the existing rural character of Tintwistle. The design responds sensitively to the location of the site on the edge of the Peak District National Park and takes the opportunity afforded to enhance the adjacent Trans Pennine Trail for the benefit of the wider community.

The Design and Access Statement and Section 5 of this Planning Statement consider the design of the scheme in further detail and demonstrate how the proposals are in accordance with Policy H3 and CF6 of the High Peak Local Plan.

- Officers confirmed it would be a requirement of the planning application to provide space for a section of the Trans Pennine Trail along the River Etherow, in accordance with Policy EQ8 of the Local Plan.

- *This is included within the proposals and is a key benefit to be brought forward by the application.*

Tintwistle Parish Council

3.4 BXB Tintwistle Limited and Nexus Planning met with the Chair of Tintwistle Parish Council, Bill Clarke, and Ward Councillor, Pat Jenner, on the 16th November 2016 to discuss the proposals and the forthcoming application. The key points of the discussion were as follows:

- The Parish Council were concerned with the previously approved industrial use on the site and consider residential development to be a more suitable use for the site and more compatible with the surrounding uses;
- There is a need for smaller, more affordable properties in Tintwistle/ Hadfield, rather than large detached houses. In particular, there is a need for 1 and 2 bedroom dwellings;
 - *The mix of dwellings will be a matter for determination at a later date. However, the proposed indicative mix provides a range of dwelling types and sizes including a proportion of 1 and 2 bedroom dwellings. This can be secured at Reserved Matters stage.*
- Councillors advised that the access to the site and the implications of the development on local traffic were key concerns with the proposals. New Road is already busy, and used as a rat-run to avoid the A628. Whilst the Parish Council are likely to be supportive of the principle of developing the site for housing, there are concerns that the scale of the proposed development should not have an unacceptable impact on safety or congestion of the local road network;
 - *Highways safety and the impact of the development on the local highway network has been a key consideration when working up the proposed scheme. The application is submitted with a Transport Assessment prepared by SK Transport Consultants. This demonstrates the likely additional traffic to be generated from the proposal and demonstrates the development can be accommodated on the local highway network without any adverse impact in terms of safety or levels of congestion on local roads. The Transport Statement demonstrates that the net change in total traffic as a result of the development is forecast to be less than that previously consented as acceptable for the site under the extant industrial scheme.*

- The development will need to have careful regard to the adjacent properties along New Road to ensure the amenity of existing residents is respected;
 - *The Indicative Layout shows how the proposed dwellings can be designed to ensure the privacy and amenity of the existing surrounding residents it preserved.*
- The Parish Council are supportive of seeing the site cleaned up and remediated. Also keen to see the removal of the knotweed;
 - *A Remediation Strategy for the site has been discussed with the Environmental Health Team at the Council and is now submitted to support the application. The proposals present the opportunity to remediate this long-standing, heavily contaminated site in the heart of Tintwistle.*
- The scope for the development to make contributions towards local community infrastructure was discussed. The Parish Council advised of their aspirations to get new equipment for the Conduit Road play area;
- The Parish Council would welcome upgrades to the existing footpath to the north of the site to improve links to the Primary School, as currently part of this route is unpaved.
 - *As set out above, it is anticipated the level of contributions towards local facilities will be a matter for further discussion with the Local Planning Authority during the course of the application. The Indicative Layout provides for a footpath link from the site to the public right of way and opportunities to improve this link will be explored through the course of the application.*

Local Residents

- 3.5 An information leaflet has been distributed to the residents immediately surrounding the site to inform them of the key aspects of the proposals and the intention to submit a planning statement. Residents were also invited to submit any comments to Nexus Planning, with the contact details provided. The leaflet is now contained within Appendix 1. It was distributed to approximately 70 properties along New Road, Bank Lane and Bramah Edge Court/Woodlands Close on the 9th December 2016.

4.0 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise. One such material consideration is the **National Planning Policy Framework (“Framework”)**. Paragraph 14 of the Framework, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development plan without delay.
- 4.2 The adopted development plan for the application site area comprises the **High Peak Local Plan**, which was adopted in April 2016.
- 4.3 Other material considerations relevant to the determination of the application are:
- **National Planning Policy Framework (NPPF ‘The Framework’);**
 - **The Planning Practice Guidance (PPG)**
 - **High Peak Borough Council evidence base documents;**
 - **Other relevant planning documents.**

High Peak Local Plan (2016)

- 4.4 The application site is within the designated settlement boundary of Tintwistle and is not allocated or designated for any particular purpose within the adopted High Peak Local Plan (2016)
- 4.5 The following policies of the adopted Development Plan are of relevance to the application proposals.
- 4.6 **Policy S1 Sustainable Development Principles** states that the Council will expect that all new development makes a positive contribution towards the sustainability of community and to protecting, and where possible enhancing, the environment and mitigating the process of climate change. This will be achieved by meeting most development needs within or adjacent to existing community, making effective use of land (including the remediation of contaminated land and reuse of brownfield land) and providing for a mix of types and tenures of quality homes in sustainable locations.

- 4.7 **Policy S1a Presumption in Favour of Sustainable Development** 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 Framework and will work pro-actively with developers to find solutions. Planning applications that accord with policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.
- 4.8 **Policy S2 Settlement Hierarchy** states that development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:
1. Market Towns (Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge)
 2. Larger Villages (Charlesworth, Chinley, Dove Holes, Furness Vale, Hadfield, Hayfield, Peak Dale and Tintwistle)
 3. Smaller Villages (Buxworth, Chapel Milton, Combs, Birch Vale, Padfield, Smalldale, Sterndale Moor, Thornsett and Turnstead Milton)
 4. Other Rural Areas
- 4.9 Tintwistle is defined as a 'Larger Village' where the policy states that a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services.
- 4.10 **Policy S3 Strategic Housing Development** states that provision will be made for at least 7,000 dwellings over the period 2011-2031. The Policy sets out the broad amount and distribution of housing across the Borough. The application site is located in Glossopdale, where the Local Plan anticipates around 958 – 1,242 dwellings on new sites will need to be identified to meet the overall housing requirement.
- 4.11 **Policy S5 Glossopdale Sub-area Strategy** sets out how the Council will seek to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlement. In section 2, the Policy states how this will be achieved by supporting the development of new housing on sustainable sites within the built-up area boundary.
- 4.12 **Policy EQ1 Climate Change** requires new developments to be designed to reduce their greenhouse gas emissions, via measures such as layout, tree planting, massing and landscaping to reduce likely energy consumption. The policy further outlines the need for new developments to support sustainable waste management by provision of space for

recycling and composting and supporting high water efficiency standards and measures to recycle and minimise water consumption.

4.13 **Policy EQ2 Landscape Character** outlines the need for any development proposal to protect, enhance and restore the character of the local landscape. This will be achieved through maintaining natural and man-made features such as trees and woodland, hedgerows, rivers and ecological networks and resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement.

4.14 **Policy EQ5 Biodiversity** establishes that the biodiversity and geological resources of the Plan Area and its surroundings should be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.

4.15 **Policy EQ6 Design and Place Making** is concerned with ensure all new development is of high quality design. It states that:

- *Development is required to be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes*
- *Development on the edge of a settlement is of high quality design that protects, enhances and/or restores landscape character, particularly in relation to the setting and character of the Peak District National Park"*
- *Developments should contribute positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and the landscape features*
- *Development should achieve a satisfactory relationship to adjacent development in terms of amenity and pollution*
- *Development should be easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities.*

4.16 **Policy EQ7 Built and Historic Environment** sets out that the Council will conserve heritage assets in a manner appropriate to their significance.

4.17 **Policy EQ8 Green Infrastructure** states that development will not have a detrimental effect on the amount or function of existing green infrastructure unless replacement provision is

made that is considered to be of equal or greater value than that lost through development. Development should seek to contribute towards the creation of new or enhancement of existing green infrastructure and respond appropriate to exiting green infrastructure and ecological networks, through layout and design.

4.18 **Policy EQ9 Trees, woodland and hedgerows** sets out how the Council will seek to protect existing trees by requiring that existing woodlands, healthy, mature trees and hedgerows are to be maintained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss. New developments, where appropriate, to provide tree planting and soft landscaping, including where possible the replacement of any trees that are removed.

4.19 **Policy EQ10 Pollution Control and Unstable Land** states that all new developments should have regard to the actions and objectives of the Humber and North West River Basin Management Plans, which includes protecting and improving the quality of water bodies, such as the River Etherow. Development must also ensure sites are suitable for their proposed use taking account of ground conditions.

4.20 **Policy EQ11 Flood Risk Management** supports development proposals that avoid areas of current or future flood risk, and do not increase the risk of flooding elsewhere. Wherever possible, development should adhere to sustainable drainage techniques.

4.21 **Policy E4 Change of Use of Existing Business Land and Premises** states that a change of use of existing business or industrial land 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 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”.

- 4.22 Under **Policy H1 Location of Housing Development**, the Council will promote the effective reuse of land by encouraging residential development on previously developed land or premises, and support housing development on unallocated sites within defined built up area boundaries of the larger towns and larger villages.
- 4.23 **Policy H3 New Housing Development** states that new residential developments should provide a range of market and affordable housing types and sizes that can meet local requirements and contributes positively to the promotion of a sustainable and inclusive community.
- 4.24 **Policy H4 Affordable Housing** states that in order to address the need for affordable housing, residential developments should seek to achieve 30% affordable housing on sites of 25 units or more. Where the provision of affordable houses proposed is below the requirement set above, the Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.
- 4.25 **Policy CF3 Local Infrastructure Provision** seeks to ensure local infrastructure is able to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services and community facilities where necessary. This will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission.
- 4.26 **Policy CF4 Open Space, Sports and Recreation Facilities** states that the Council will seek to protect, maintain and enhance recreational space whilst new developments will be required to provide or contribute towards public open space and sports facilities.
- 4.27 **Policy CF6 Accessibility and Transport** states that developments should seek to minimise the need for travel by unsustainable modes and help deliver the priorities of the Derbyshire Local Transport Plan. The Policy requires that new development is located where the highway network can satisfactorily accommodate the additional traffic generated and is well related to public transport infrastructure. The policy also sets out how the Council will promote the maintenance and introduction of appropriate facilities to support cyclists, pedestrians and horse riders, ensuring that development supports the use of local cycleway and pathway networks.
- 4.28 **Policy CF7 Planning Obligations and Community Infrastructure Levy** states that the development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure. In implementing this policy, regard will be had to economic viability considerations consistent with meeting the Local Plan objectives.

The National Planning Policy Framework

4.29 The Framework sets out the Governments planning policies and how these are expected to be applied. It confirms at **paragraph 6** that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies at **paragraph 7** that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **An economic role** – contributing to building a strong, responsive and competitive economy;
- **A social role** – supporting strong, vibrant and healthy communities; and
- **An environmental role** – contributing to protecting and enhancing our natural and built historic environment.

4.30 **Paragraph 14** of the Framework sets out that at the heart of the Framework is a **presumption in favour of sustainable development**, which should be seen as golden thread running through both plan making and decision taking. For decision taking this means:

- *“Approving development proposals that accord with the development plan without delay; and,*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - i. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - ii. Specific policies in this Framework indicate development should be restricted.”*

4.31 **Paragraph 17** of the Framework sets out 12 core land-use principles. A number of these are directly relevant to the application proposals, namely that planning should:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; and
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

4.32 The specific policies and considerations that relate to the core land use principles are outlined in the 13 Chapters of the Framework. The Chapters relevant to the application proposals are:

- Chapter 1 Building a strong, competitive economy;
- Chapter 3: Supporting a prosperous rural economy;
- Chapter 4 Promoting Sustainable Transport;
- Chapter 6 Delivering a wide choice of high quality homes;
- Chapter 7 Requiring good design;
- Chapter 8 Promoting healthy communities;
- Chapter 10 Meeting the challenge of climate change, flooding and coastal change; and
- Chapter 11 Conserving and enhancing the natural environment.

4.33 **Paragraph 22** states 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 that purpose. It states that 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.

- 4.34 **Paragraph 32** states that plans and developments should take account of whether the opportunities for sustainable transport modes have been taken up, safe and suitable access to the site can be achieved for all people and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Paragraph 32 states that *“development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*
- 4.35 The Framework places an emphasis on delivering homes through both plan making and decision taking. **Paragraph 47** states that Local Authorities should be seeking to *“boost significantly the supply of housing”* by ensuring their Local Plan meets the full, objectively assessed need for market and affordable housing in the housing market area, and identifying a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.
- 4.36 **Paragraph 49** goes on to state that residential application 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 if the LPA cannot demonstrate a 5 year supply of deliverable housing sites.
- 4.37 **Paragraph 50** states that a wide choice of high quality homes to create sustainable, inclusive and mixed communities should be delivered. In order to achieve this, local planning authorities should:
- *“Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different grounds in the community;*
 - *Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
 - *Where an affordable housing need is identified, set policies to meet this on site unless off-site provision or a financial contribution is made. Such policies should be flexible to take account of changing market conditions over time.”*
- 4.38 **Paragraph 75** states that planning policies should seek to protect and enhance public rights of way and where possible, seek opportunities to provide better facilities for users, such as by adding links to existing rights of way networks including National Trails.
- 4.39 In order to foster the delivery of sustainable development, local planning authorities are encouraged with **paragraphs 186 and 187** to approach decision-taking in a positive way. Solutions should be sought, rather than problems, and decision-takers at every level should

seek to approve applications for sustainable development where possible through working proactively with applicants to secure developments which improve the economic, social and environmental conditions of an area.

Other Relevant Material Considerations

High Peak Residential Design Supplementary Planning Document (2005)

- 4.40 This document seeks to provide more detailed and practical design advice for residential development and promote high quality design across the Borough.

Peak Sub Region Employment Land Review (July 2014)

- 4.41 The application site was assessed in the Employment Land Review (ELR) (July 2014) (site reference HPBC 33) as available, undeveloped land. The ELR assesses the site as being flat and well located but with access and infrastructure required to support development. Land contamination issues are also noted. The site was given the following scoring in relation to key site criteria:

- Site Access – Amber
- Location – Amber
- Quality of Site/ constraints – Red
- Likely market demand – Amber
- Status of Site – Green
- Availability of Site - Red

- 4.42 The application site therefore scored poorly against key criteria assessing its suitability for employment land when compared with other sites in Glossopdale. As set out above, despite its designation as employment land in the old Local Plan (adopted 2005), based on the up-to-date evidence, this designation for employment use was not carried forward in the recently adopted 2016 Local Plan. The assessment of the site in the Employment Land Review is contained in Appendix 2.

Employment Land Requirement Study (July 2014)

- 4.43 The Employment Land Requirement Study (July 2014) prepared to inform the Local Plan identified that in basic quantitative terms, the Borough appears to have a low level of

employment land. Policy S4 of the adopted Local Plan (2016) identifies a requirement a 35.555 hectares of employment land over the remainder of the plan period. The Local Plan anticipates this supply will come forward from new allocations, land made available within Primary Employment Zones, industrial legacy sites, town/ local centres and from existing planning commitments.

- 4.44 Whilst Bridge Mills is not an allocated employment site, it is identified as contributing 0.5 hectares of employment land by virtue of the previous planning permission.

High Peak Borough Council Strategic Housing Market Assessment (SHMA) (April 2014)

- 4.45 The recently adopted 2016 High Peak Local Plan was informed by the 2014 SHMA which established the Borough's objectively assessed housing need to be between 420 – 470 dwellings per annum. The 2015 High Peak Housing Needs Study 2012-based SNHP Update was prepared to take account of the 2012-based household projections and recommended a new range of 310-350 new dwellings per year over the plan period. The adopted 2016 Local Plan sets a housing requirement of 350 dwellings per annum.

Strategic Housing Land Availability Assessment (SHLAA)

- 4.46 The application site was not identified in the 2014 SHLAA update.

5.0 Planning Appraisal

5.1 This section considers the application proposals against the provisions of the development plan and other material considerations and covers the following:

- **Basis for Decision Taking**
- **Principle of Development**
 - **Loss of Employment Use**
 - **Suitability for Residential Development**
- **Other Material Considerations:**
 - **Highways and Access**
 - **Ecology**
 - **Trees and Landscaping**
 - **Layout and Design**
 - **Housing Mix**
 - **Flood Risk and Drainage**
 - **Ground Conditions**
 - **Utilities**
 - **Heritage**
 - **Sustainability**

Basis for Decision Taking

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise.

5.3 The currently adopted development plan for the application site comprises the **High Peak Local Plan**, which was adopted in April 2016.

- 5.4 The Framework is an important material consideration in determining the application. Running through the Framework is a presumption in favour of sustainable development and the call for planning authorities to 'boost significantly the supply of housing' and meet the full objectively assessed housing needs for their area. Paragraph 14 requires local planning authorities to approve development proposals that accord with the development plan without delay. This presumption in favour of sustainable development is re-iterated in **Policy S1a** of the High Peak Local Plan.

Principle of Development

Loss of Employment Use

- 5.5 The last use of the application site was for employment uses and the site was previously allocated for employment land under Policy EMP1 of the old High Peak Local Plan (adopted 2005)(now superseded).
- 5.6 As set out above, the limited suitability of the site for modern day employment uses was recognised in the most recent evidence informing the new High Peak Local Plan. This was with regard to its location, site constraints (in particular land contamination) and market demand. The Council also accepted that the site was unlikely to come forward for employment development in its entirety when approving the mixed-use scheme in 2011 (HPK/2011/0493).
- 5.7 It is in light of the above context that its previous allocation of the site for employment uses has not been carried forward in the recently adopted Local Plan (2016). As such, the site is 'white land' on the newly adopted Proposals Map, within the settlement boundary and not designated for any particular purpose.
- 5.8 Notwithstanding this, Planning Officers have advised during pre-application discussions that that any proposals for a wholly residential scheme on the site should still have regard to **Policy E4** of the Local Plan which 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:

*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**....*

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

- 5.9 The poor suitability of the site for employment uses has already been considered above with reference to the Council’s own evidence base. In accordance with the requirements of **Policy E4**, the application is also accompanied by a Marketing Summary Report prepared by Nolan Redshaw. This report provides a summary of the history of the site and the comprehensive marketing that has been undertaken since 2011.
- 5.10 The Marketing Summary Report demonstrates the limited interest in the site from potential occupiers despite these marketing efforts and despite the benefit of planning permission for both the two industrial units (HPK/2007/0805) and mixed-use development (HPK/2011/0493). The details provided of the nature and progress of the enquiries reveal repeated concerns that in particular, the level of remediation works required make the site an unviable prospect for employment uses.
- 5.11 The challenging ground conditions on the site are set out in the submitted Geo-Environmental Ground Investigations Report and Remediation Strategy which has been agreed in discussion with the Environmental Health department at High Peak. The application is also supported by a Viability Appraisal which demonstrates the high abnormal costs involved with remediating and implementing the required bespoke foundation solution for the site. The Viability Appraisal shows that the site faces marginal viability even based upon higher residential land values.
- 5.12 Together, the information submitted demonstrates that the site is not commercially viable for industrial or business use and there has been a long-term lack of interest from the market in line with the requirements of **Policy E4**. The Policy also requires the proposed alternative use to be compatible with neighbouring uses. The suitability of the site for residential development and the compatibility of this use with the surrounding uses is demonstrated in further detail below and in the supporting application documents. Accordingly, it has been demonstrated that the relevant criteria of **Policy E4** of the Local Plan are met and the residential use of the site can be considered favourably.
- 5.13 It is evident that the retention of the site for employment use in the face of limited demand and unviable prospects would be inappropriate and that the positive regeneration benefits the application proposals will bring, as well as their important contribution to meeting local housing needs, would significantly outweigh any harm arising from the loss of the site for employment use. This is in accordance with Local Plan **Policy E4** and **Paragraph 22** of the

Framework which urges local planning authorities to avoid the long term protection of employment sites.

Suitability for Residential Development

- 5.14 The principle of new housing on the application site has already been established by the previous mixed-use permission (HPK/2011/0493). Under **Policy S2** of the Local Plan, Tintwistle is identified as a 'Larger Village', second in the settlement hierarchy below only the 'Market Towns' of Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge. It is therefore identified as among the most sustainable villages in the rural areas and an acceptable location for new development which will help meet local rural needs, maintain the role of the settlement and the existing facilities and services. The spatial strategy of the Local Plan focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres.
- 5.15 Tintwistle falls within the 'Glossopdale' sub-area, where **Policy S3** seeks to direct between 27 and 35% of the Borough's overall growth in the plan period (958 – 1,242 dwellings). In considering the Glossopdale sub-area, **Policy S5** of the Local Plan states that the plan will provide for the housing needs of the community by supporting the development of new housing on sustainable sites within the built-up area boundary.
- 5.16 The application site itself is well related to the existing settlement form of Tintwistle and is surrounded by urban development on all sides. Given the proximity of the site to existing residential development to the north, the proposals for new dwellings represent a suitable use for the site and one that is considered more compatible than the previously approved industrial and business uses.
- 5.17 The site is in a highly sustainable location, within walking distance to a range of key facilities and services in Tintwistle and Hadfield Town Centre. This includes access to public transport with bus stops within 400 metres of the site on New Road providing regular services to Glossop and Ashton-Under-Lyne. Hadfield Train Station also provides regular services to Glossop and Manchester.
- 5.18 The principle of residential development at the application site is therefore wholly in accordance with policies within the High Peak Local Plan 2016 and the Framework which seek to direct development towards previously developed land within the built-up area and in sustainable and accessible locations.

Other Material Considerations:

Highways and Access

- 5.19 Paragraph 32 of the Framework states that plans and developments should take account of whether the opportunities for sustainable transport modes have been taken up, safe and suitable access to the site can be achieved for all people and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Paragraph 32 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are 'severe'.
- 5.20 SK Transport Consultants have advised on the highways implications and considerations of the proposed development. The Transport Statement now submitted assesses the traffic, transport, parking and accessibility impact of the proposal. The scope of the assessment has been agreed with Derbyshire County Council, the highway authority.

Access

- 5.21 It is proposed that access to the site will be gained from the existing access point off New Road. This has been part implemented under the consented industrial scheme. Whilst the access has so far been constructed to an industrial estate road standard, the proposed access scheme has been designed to provide access to internal roads of a residential standard. The Proposed Access Drawing (SK21664-001) is contained in Appendix F of the Transport Statement.
- 5.22 Pedestrian access to the site is provided from the main vehicular entrance and dropped kerbs and tactile paving are present.
- 5.23 The proposed site access junction scheme also incorporates elements of signal control for pedestrians, cyclists and equestrians in line with the partially completed access scheme. There is an aspiration in the Greenway Strategy (2008) to reroute the trail to follow the alignment of the River and the Indicative Layout has been designed to incorporate space to deliver this strategic section of the Trail.
- 5.24 The Indicative Layout also provides a potential connection to the existing Public Right of Way that runs east-west along the northern boundary of the site.

Internal Layout and Parking

- 5.25 Whilst layout is not a matter for determination at this stage, the internal layout of the development will be prepared in accordance with the guidance set out in 'The 6 Cs Design Guide'. The residential parking levels on site will be provided in line with the adopted

standards in the High Peak Local Plan. The Indicative Layout has been designed with regard to the relevant standards to demonstrate they can be achieved on site.

Traffic Generation

- 5.26 The Transport Statement sets out the estimated number of trip rates to be generated from the development, in line with the latest good practice guidance, using the latest version of the TRICS database. The final accommodation type and tenure mix is still to be determined, so the assessment models a worst-case scenario that assumes the site will be developed to provide 165 market houses.
- 5.27 The Transport Statement demonstrates that the net change in total traffic as a result of the development is forecast to be less than that previously consented as acceptable for the site under the extant industrial scheme. Notwithstanding this a forecast of the operation of the site access junction and shuttle working signals has been undertaken to ensure that the traffic generation does not cause an unacceptable impact on the local highway network.

Accessibility

- 5.28 The Transport Statement demonstrates how the majority of the village of Tintwistle and the town centre of Hadfield are within a reasonable 2km walking distance and the site is therefore well located to local facilities and amenities.
- 5.29 The nearest bus stops to the site are located to the north on New Road or to the South on Waterside. Both are within the ideal 400 metre walking distance. This bus route is served by the 237 service between Glossop and Ashton-Under-Lyne. The service typically provide two buses per hour (in each direction) during the day, reducing to one per hour (in each direction) in the evening and on Sundays. The site also benefits from good proximity to Hadfield station, approximately 1.2 km to the south of the site.
- 5.30 The application is also supported by a Framework Travel Plan as a measure to promote the use of sustainable modes of transport.
- 5.31 In conclusion, the submitted Transport Statement demonstrates that the proposals will not result in unacceptable effects on the local highways network and therefore in accordance with paragraph 32 of the Framework, there are not highways grounds which should prevent the site coming forward for housing. The proposals are in accordance with **Policy CF6** of the Local Plan which states developments should minimise the need to travel by unsustainable modes and should ensure appropriate facilities to support cyclists, pedestrians and horse riders.

Ecology

- 5.32 Enzygo Consultants have been commissioned to undertake ecological surveys of the application site to inform the proposals and ensure any potential impacts of the development are avoided, mitigated or compensated for. The Preliminary Ecological Appraisal of the site, and any subsequent protected species surveys are now submitted.
- 5.33 The desk-study identified that the application site lies within the zone of influence of the following statutory designated sites: South Pennine Moors Special Area of Conservation (SAC), Peak District Moors (South Pennine Moors Phase 1) Special Protection Area (SPA), Dark Peak Site of Special Scientific Interest (SSSI), Deciduous Woodland Habitat of Principal Importance (HPI) off-site and Lowland Heathland HPI. To avoid impact on these designated sites and habitats, dust pollution impacts will be avoided during construction activities through incorporation of dust suppression methods in accordance with Pollution Prevention Guidelines or similar.
- 5.34 The habitats present on the application site itself include bare ground, ephemeral/short perennial, poor semi-improved grassland, tall ruderal, scattered scrub, semi-natural broad-leaved woodland and the running water of the River Etherow outside of the southern site boundary. The surveys identified the following ecological considerations for the site:
- 5.35 *Peak District Moors (South Pennine Moors Phase 1) SPA, Dark Peak SSSI, and Birds (Specially Protected and SPI/ Local BAP).* - There is potential for bird species to utilise the site as secondary feeding habitat, and for ground nesting. Due to the need to clear at least some of the site for development, complete avoidance of impacts to specially protected/ SPI/ Local BAP bird species is not likely to be possible. As such, a Breeding Birds Survey is recommended during Spring/ early Summer to determine specific impacts and to inform the specific design of mitigation. Due to survey timings, this information will not be available during the determination of the application and therefore an area of green space suitable for use by ground nesting birds has been incorporated along the southern boundary and south-west corner of the site to demonstrate that mitigation can be provided and the favourable conservation status of the species maintained. This is in line with one of the 3 derogations tests set out in the EC Habitats Directive when determining applications affecting European Species ("the favourable conservation status of the species concerned will be maintained and/or enhanced"). The other 2 derogations tests ("the development is for reasons of overriding public interest" and that "there is no satisfactory alternative") are established elsewhere in this Planning Statement in the consideration of the proposals against local and national planning policies. It is in the public interest to maintain an adequate supply of housing and to encourage development in sustainable locations. The recently adopted High

Peak Local Plan (2016) identifies a need for an average of 350 dwellings per annum over the plan period. Tintwistle is identified as a 'Larger Village' and therefore one of the most sustainable settlements in High Peak and an appropriate location to focus new development to help meet local needs. The application site is brownfield land within the settlement boundary and in a highly sustainable location. It therefore represents an important opportunity to meet some of the housing need identified in accordance with local and national planning policies. The Local Plan sets out the challenges of meeting the housing requirement having regard to the natural, landscape and infrastructure constraints across the plan area. There are limited alternative brownfield sites within the settlement boundary where housing development can be accommodated. The only alternative to developing the site would be to leave it as derelict, contaminated land. It is considered that this Statement, alongside the ecological reports submitted, and the further control of planning conditions and a reserved matters application, are sufficient for the LPA to make an informed decision with regards to breeding birds and their conservation status and to grant planning permission on this basis.

- 5.36 *Open Mosaic Habitats on Previously Development Land HPI* – A Botanical Survey of the site has been undertaken. Due to the need to redevelop the site, it will not be possible to avoid the loss of some of the Open Mosaic Habitat on site. This loss will be partially compensated for by the retention/ recreation of a matrix of habitats along the southern boundary, to the south-western corner, and to the north-western corner of the site. This habitat will include open ground and be approximately 0.5 ha in size. To provide additional compensation for the loss, additional habitats are to be created across the site as described below.

- 5.37 *Deciduous Woodland HPI (on-site), and Green Infrastructure* – Several trees along the northern and western boundaries need to be felled to undertake necessary ground remediation and remodelling work and allow treatment of invasive flora (knotweed). To mitigate for the loss of woodland bands, new trees will be planted along the northern and western boundary. This will consist of native species such as Oak, Hazel and Willow.

- 5.38 *Running Water HPI (River Etherow), Blue Infrastructure, Otter, Water Vole, White-clawed Crayfish and Fish* – A River Corridor Survey was undertaken of the full stretch of the River Etherow which passes along the southern boundary of the site, plus 50m up and downstream. Impacts to this habitat will be avoided by not undertaking any construction works where possible (only new pipe and landscaping) within an 8m buffer of the river. There will be no direct works undertaken from within the river channel and pollution/silt runoff impacts will be avoided during construction in accordance with Pollution Prevention Guidelines.

- 5.39 *Bats* – Bat Activity Surveys have been undertaken and are now submitted. Impacts to foraging/ commuting bats will be avoided through the retention of the river corridor and incorporation of a sensitive lighting scheme. Mitigation will be provided for the loss of any foraging habitat in the form of new green space, native plant species and replacement tree planting along the northern and western boundaries which will provide linear features for foraging and commuting bats. New bat boxes/tubes will also be incorporated on site to provide opportunities for biodiversity enhancement. Overall, no significant residual impacts to foraging/ commuting bats are perceived as a result of the proposed works.
- 5.40 *Birds (general nesting)* – It is recommended a condition be imposed to restrict the clearance of habitats to outside of the bird nesting season to avoid the disturbance of active nesting birds.
- 5.41 *Common Reptiles* – The site represents potentially suitable habitat for reptiles and the loss of at least some of this habitat will be unavoidable as a result of the development. Accordingly, a reptile survey of the site has been undertaken and is submitted with the application. No reptile species were recorded during the survey and the site does not meet any criteria to qualify as a key reptile site. Notwithstanding this, to mitigate for the loss of any potential reptile habitat, areas of terrestrial habitat will be retained and improved along the southern and western boundaries of the site. These will contain a matrix of habitats, including south facing banks, which will provide cover, basking and foraging opportunities for common reptiles. Overall, no significant residual impacts to common reptiles are anticipated as a result of the proposals.
- 5.42 Overall, and in accordance with the requirements of the Framework, the following opportunities for biodiversity enhancement are proposed through the proposals:
- Enhancement of the stretch of the River Etherow which delineates the southern site boundary;
 - Treatment of all Japanese Knotweed and Himalayan Balsam throughout the immediate area to prevent spreading;
 - Incorporation of native planting and habitats that will benefit a wide range of protected species including providing linear routes for commuting and foraging bats;
 - The recreation of suitable areas of replacement habitat across the site;
 - Incorporation of replacement habitats in the form of bird/ bat boxes and rubble and brash piles for reptiles.

- 5.43 The submitted information demonstrates how the application proposals minimise impacts on biodiversity and provide net gains in biodiversity where possible, in accordance with paragraph 109 of the Framework and **Policy EQ5** of the Local Plan.

Trees and Landscaping

- 5.44 A Tree Survey was undertaken by Enzygo to inform the proposals. This identified that the majority of trees on site are small, self-seeded species. Larger more established trees on site are grouped along the northern, western and southern boundaries of the site and comprise a mix of species including Goat Willow, Silver Birch, Ash and Sycamore. The trees identified were assessed to be either Category B or Category C trees. There were no Category A trees identified on site.

- 5.45 It will be necessary to remove many of the existing trees on the site due to the need for extensive ground work remodelling and programmes to eradicate Japanese knotweed. This loss of trees will be compensated however, by new landscaping incorporated throughout the scheme. Whilst landscaping will be a reserved matter, the submitted Landscape Strategy shows the principles of the new landscaping that will be implemented as part of the scheme. This includes:

- New woodland edge planting to replicate biodiverse woodland understory and extend woodland habitats throughout the site;
- Western boundary screening – the use of semi-mature trees of local provenance will provide a sense of maturity to the scheme and will screen the water treatment plant directly adjacent to the site;
- Ornamental mixed borders and hedgerows in driveways and frontages will be used to soften the built form and add colour and interest to the streetscene and define the boundaries between private and public spaces;
- Tree Belts and Native Hedgerows – space between plots can be defined using native hedgerows with semi-mature trees. These will create a wildlife corridor through the centre of the development and introduce structure and definition;
- Protection and enhancement of river corridor – trees that are worthy of retention along the river will be retained and managed, and open mosaic habitats will be introduced to suit both bat and bird species;
- Specimen trees within the interior of the site will be used to provide structure, character and seasonal interest.

- 5.46 The Landscape Strategy demonstrates how the application proposals will accord with Local Plan **Policies HQ1** and **EQ6** in enhancing the character of the local landscape and **Policies EQ8** and **EQ9** which seek to protect green infrastructure and promote replacement planting wherever possible.

Layout and Design

- 5.47 The application is made in outline form only, and layout is reserved for consideration at a later date. Notwithstanding this, the application is supported by an Illustrative Layout which demonstrates how the proposed development can be accommodated on the site in a manner which responds appropriately to the physical constraints on the site. The submitted Design and Access Statement considers the rationale for the layout design in more detail.
- 5.48 The layout shows how the houses can be accommodated with regard to the context of the site. Careful regard has been had to the relationship with the surrounding uses and the need to preserve the amenity of future residents. Appropriate separation distances are also achieved between the proposed dwellings. The scheme has also been designed to preserve the existing trees and habitats on site as far as possible, and to incorporate any opportunities for biodiversity enhancement as set out above.
- 5.49 The access and internal road layout has been designed to ensure the safety of users and maximum connectivity for the site. Adequate parking is provided, in line with the standards set out in Appendix 1 of the High Peak Local Plan. The design has also incorporated an area along the River frontage to allow for the implementation of the Trans Pennine Trail.
- 5.50 Overall, the Illustrative Layout demonstrates how a layout can be brought forward at reserved matters stage which accords with the requirements of **Policy EQ2** and **EQ6** of the Local Plan.

Housing Mix

- 5.51 Given the application is made in outline, with all matters reserved other than access, the mix of the new dwellings is not for determination at this stage. The Indicative Layout shows how the scheme can come forward with a mix of housing types and sizes which achieves an appropriate balance between market demand and the needs identified in the Council's evidence base, the desire to make the most effective use of this brownfield site and the need to design a scheme which will integrate positively with the character of the existing village and landscape.
- 5.52 With regard to the above, the application proposals accord with Local Plan **Policy H3** which states new residential development should provide a range of housing that can meet the

identified requirements in the Council's evidence base and that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock.

Flood Risk and Drainage

- 5.53 To support the application, The Alan Johnston Partnership LLP have undertaken a Flood Risk Assessment (FRA) which is now submitted. The development site is situated in the direct catchment of the River Etherow. The site is located mainly within Flood Zone 1 but a small part of the site, along the southern boundary, is located within Flood Zones 2 and 3.
- 5.54 The Environment Agency have been contacted and asked to provide product 4 flood level information for the River Etherow, adjacent to the proposed site, but to date no response has been received. Therefore, the design flood levels have been taken from the previous flood risk assessment for the site; *Flood Risk Assessment August 2011*, prepared by Fairhurst. As a result of the comparison between the flood level information provided within the previous FRA prepared by Fairhurst, the minimum finished floor level is approximately 2.30m above the 1 in 1000 year flood level, therefore indicating that **the proposed development is located entirely within Flood Zone 1.**
- 5.55 The proposed area of the Trans Pennine Trail is located to the south of the site and the comparisons in flood level information indicates the minimum level is approximately 0.1m above the 1 in 1000 year flood level, therefore indicating the proposed trail is located in Flood Zone 1. Although the minimum freeboard has not been achieved the trail is classified as a 'water-compatible' development and therefore in compliance with the Framework, is suitable in this area.
- 5.56 Overall, in light of the above, the risk of flooding to the new development from rivers is considered to be low. The submitted FRA also describes how the site is at a low risk of flooding from surface water and at a low risk of flooding from other sources.
- 5.57 The FRA also considers the proposed drainage of the development. The Site Investigation for the site identified strata indicate that infiltration SUDS techniques are not feasible and therefore surface water discharge from the proposed site should discharge into the adjacent River in accordance with the preferred hierarchy set out in the Building Regulation – Approved Document H (2002) and the Planning Practice Guidance. Even though the site is brownfield, the surface water discharge rate is to be restricted to the greenfield runoff rate, during the 100 year plus 30% climate change design storm. It is proposed that an attenuation basin in the south-west corner of the site, oversized pipes and a flow control device should be utilised to ensure surface water flows are limited to the specified discharge rate.

- 5.58 Foul water discharge from the proposed site should discharge to the existing United Utilities 300mm diameter combined water sewer which runs east to west through the north of the proposed site.
- 5.59 The submitted FRA and Drainage Strategy demonstrates that the risk of flooding from all sources is assessed to be low and the safety of people is considered acceptable. In compliance with the requirements of the Framework and **Policy EQ11** of the High Peak Local Plan, it has been demonstrated that the development will not increase flood risk to the wider area and the development adheres to sustainable drainage techniques.

Ground Conditions

- 5.60 The application site has been subject to a series of Site Investigation Surveys as part of the previous applications on the site, and through efforts to market the site. The contamination present on site has therefore already been considered in detail by the Council, as well as the acceptability of the site for residential use following suitable land remediation work.
- 5.61 To support this application, DB Remediation Specialists have reviewed the previous Ground Investigation work and prepared the submitted Land Contamination Assessment and Remediation Strategy for the site. An initial meeting, site walkover and discussion was held with Matthew Rhodes, Contaminated Land Officer for High Peak Borough Council in November 2016 to discuss the remedial strategy.
- 5.62 The work undertaken shows that the site is suitable in principal for the proposed development but will require remediation due to the past use to be made suitable. The Remediation Strategy proposes that the enabling phase remediation strategy will include the following:
- Materials Management Planning
 - Decommissioning Ground Groundwater and Ground Gas Monitoring Wells in accordance with Environment Agency guidance
 - An ecological protection plan to treat invasive weeds, including Japanese Knotweed
 - The enabling phase remediation works and engineering ground works will be monitored and supervised by an Environmental Engineer to manage operational risks including release of dust, odours, vapours and noise and ensure any areas of (previously unidentified) contamination are identified and dealt with appropriately.
- 5.63 The build phase remediation strategy will include the following:
- Ground Gas Protection measures for each property

- Inclusion of a 'clean' soil capping layer in gardens and landscaped areas respectively
- A validation report will be produced on completion of the build phase remediation works to confirm the work completed and verifying that it has been completed to the appropriate standard.

5.64 The development proposals will deliver the remediation of the application site in accordance with **Policy S1** of the Local Plan which encourages the reuse of brownfield land, and **Policy EQ10** of the Local Plan which seeks to ensure any potential adverse effects in relation to pollution control and unstable land are mitigated to an acceptable level by other environmental controls or measures included in the proposals and paragraph 109 of the Framework. The remediation of this derelict brownfield site for beneficial re-use is a significant material benefits that weighs in favour of the application proposals.

Utilities

5.65 A Utilities Statement is submitted to provide an overview of the electricity, gas, clean water and telecommunications statutory infrastructure in the vicinity of the proposed site.

5.66 It is anticipated there will be sufficient capacity in the existing High Voltage network in the vicinity of the site to provide electricity supply to the proposed development. National Grid infrastructure records indication 2no. low pressure gas mains routed within the carriageway of New Road. It is envisaged there may be sufficient capacity in the existing Low Pressure network to provide gas supply to the proposed development.

5.67 United Utilities water infrastructure plans indicated water distribution mains routed within the carriageway of New Road and it is envisaged that there may be sufficient capacity in the existing infrastructure to supply the proposed development.

5.68 It terms of telecommunications, it is anticipated that the proposed development can be connected to the existing BT underground and overhead assets and associated joint boxes located within the site side footpath of New Road.

5.69 Given the proximity of existing utilities networks, it is not anticipated there will be any issues with ensuring the proposed development is well served.

Sustainability

5.70 The sustainable location of the site in relation to local facilities and public transport has already been considered. The proposals accord with national and local planning aspirations to reuse brownfield land in sustainable locations.

- 5.71 The submitted documents together demonstrate how design measures can be incorporated into the development at reserved matters stage to ensure the delivery of sustainable, resources efficient new homes. The proposed surface water drainage strategy for the site accords with the preferred hierarchy for sustainable urban drainage. The environmental impacts of the development have been considered throughout the application. The Indicative Layout incorporates mitigation for the loss of existing landscape features and ecological habitat features. The submitted Remediation Strategy and Site Waste Management Plan shows how the site will be remediated in accordance with best practice.
- 5.72 Accordingly, the proposals represent sustainable development in accordance with **Policies S1, EQ1 and EQ10** of the Local Plan.

Heritage

- 5.73 The application site is not within a conservation area. It contains no listed buildings and is not within 250 metres of any listed buildings. It is understood however that the site is identified as a heritage asset on Derbyshire County Council's Historic Environmental Records as the former Bridge Mills Cotton Mill was previously located on the site.
- 5.74 Accordingly, and following discussions with Derbyshire County Council and the County Archaeologist, the previous mixed use application on the site (HPK/2011/0493) was accompanied by a Heritage Statement prepared by Fairhurst. The Heritage Statement described how the value of the Bridge Mill as a historic environment and heritage asset is low as it currently contributes little in terms of cultural, social and economic life and there is little physical evidence of the sites past due to the continuous development and modernisation since the demolition of the mill building in the 1980's such as demolition, landfilling and upfilling. It was accepted through the approval of the previous application that developing the site would have minimal impact on the Bridge Mill as a heritage asset and that new development is desirable as it will bring environmental improvements to the local area.
- 5.75 In reviewing the previous application (HPK/2011/0493), the County Council archaeologist concluded that due to the use of the site as landfill and the considerable raising of ground across the site, and archaeological remains of the mill complex are therefore likely to be buried at considerable depth below the current ground surface and are unlikely to be impacted by the development of the site. The Council therefore determined that there was no requirement for any further archaeological information.
- 5.76 The conclusions previously reached in relation to the heritage value of the site still apply in the determination of this application. As such, it has been demonstrated that the proposals

will accord with the policies within Chapter 12 of the Framework and **Policy EQ7** of the High Peak Local Plan.

7.0 Affordable Housing Statement and Section 106 Draft Heads of Terms

- 7.1 **Policy H4** of the High Peak Local Plan states that residential developments of 25 units or more will be required to provide 30% affordable housing. Where the provision of affordable homes 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.
- 7.2 **Policy CF7** states that development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure necessary to make the development acceptable in planning terms. In implementing this policy, regard will be had to economic viability considerations consistent with meeting the Local Plan objectives.
- 7.3 The application is supported by a Viability Appraisal and it is anticipated that the level of contributions to be provided will be a matter for discussion with the Council during the course of the application.

8.0 Conclusions

- 8.1 This Planning Statement is prepared on behalf of BXB Limited to support an outline planning application on the site of the former Bridge Mills in Tintwistle for:

“Outline planning permission for residential development with associated works, public open space and vehicular and pedestrian access off New Road.”

- 8.2 The application is submitted in outline. All matters other than means of access are reserved for consideration at a later date.

- 8.3 This Statement assesses the proposals in the context of the relevant local and national planning policies and demonstrates that the site represents a wholly appropriate location for residential development, with regard to the following key points:

- The principle of residential development on this site has already been accepted through the granting of a mixed-use permission for new business floorspace and up to 81 new dwellings in 2011 (HPK/2011/0493);
- The application site comprises previously developed land within the settlement envelope of Tintwistle. Its proposed redevelopment therefore accords with local and national policy to maximise the efficient use of brownfield land;
- The site is in a highly sustainable location, within walking distance of a range of services and facilities within Tintwistle and Hadfield town centre;
- The Local Plan 2016 identifies Tintwistle as a ‘Larger Village’ and therefore one of the most sustainable settlements in High Peak and an appropriate location to focus new development to help meet local needs;
- The site has been vacant for at least 10 years, despite a long history of marketing. Due to the location and physical constraints of the site, it is no longer suitable or commercially viable for employment uses. The limited suitability of the site for employment uses has been recognised in the Peak Sub-Region Employment Land Review (2014) and the fact the historic allocation of the site as employment land was not carried forward into the recently adopted Local Plan (2016). This was also accepted through the granting of the previous mixed use permission. In light of this context, the redevelopment of the site for a fully residential scheme is considered appropriate and in accordance with local and national planning policies;

- The accompanying application documents demonstrate how the proposals have taken account of the physical constraints of the site to achieve a scheme which is achievable and deliverable and entirely in accordance with local and national planning policies.

8.4 The application proposals would bring the following significant material benefits;

- The remediation and redevelopment of a long-standing, derelict and highly contaminated site in the heart of Tintwistle back into beneficial use;
- Bringing significant environmental improvements to the immediately surrounding area when compared to the current situation. The high quality, residential scheme will provide an attractive gateway to Tintwistle and be designed with sensitive regard to the existing character of the village and surrounding landscaping;
- New housing also represents a more compatible use for the site than the previously approved employment uses. The application proposals will better respect the amenity of the existing surrounding residents and will not result in regular extra Heavy Goods Vehicles (HGV) using local roads;
- Contributing to improving the choice of housing in Tintwistle/ Hadfield and towards the overall housing land supply in High Peak Borough;
- The development will bring investment to the local area throughout construction and increased Council Tax and New Homes Bonus revenue for High Peak Borough Council;
- New residents will boost the local economy, helping to sustain local services and facilities;
- Depending on the agreement reached with the Council, it is anticipated the development will make contributions towards local community facilities;
- As part of the scheme, provision will be made for a strategic section of the Trans Pennine Trail to be implemented adjacent to the River Etherow in accordance with the West Derbyshire and High Peak Greenway Strategy (2008). This will improve linkages with the Peak District National Park and the open countryside to the west of the site;
- It is also proposed to explore any opportunities to improve the existing Public Right of Way to the north of the site to improve pedestrian links between New Road and

the northern part of the village, in particular Tintwistle Primary School and the Football Club.

- 8.5 Overall, this Statement and the supporting application documents demonstrate that the application proposals represent sustainable development which complies with the development plan. Accordingly, and in line with the presumption in favour of sustainable development and paragraph 14 of the National Planning Policy Framework, the proposals should be approved without delay.

Site of former Bridge Mills, Tintwistle
Planning Statement
on behalf of BXB Limited
December 2016

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Appendix 1:

Community Information Leaflets

What happens next

We are intending to formally submit an outline planning application to High Peak Borough Council at the end of December 2016. The Council will then notify local residents of the application and provide the opportunity for you to submit comments regarding the proposals.

Let us have your views

This letter has been sent to those properties immediately surrounding the site.

If you have any questions or would like any additional information at this stage please contact us via email on info@nexusplanning.co.uk. Alternatively write to us at:

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Bridge Mills Site



Proposed New Homes at Derelict Bridge Mills Site



Brownfield contaminated land specialists BXB Tintwistle Limited have acquired the Bridge Mills site on New Road, Tintwistle and are seeking to bring about its reclamation and re-use for new family housing.

Bridge Mills closed in the 1980s and since then the site has been landfilled and used as a contractor's haulage yard.

The site has previously been granted planning permission for 81 houses and 1,394 sq metres of business floorspace. However, due to the high cost of reclaiming the land and the lack of demand from suitable businesses, the site remains derelict.

BXB Tintwistle Limited are intending to submit an 'outline' planning application to High Peak Borough Council by the end of December 2016. This will be for the development of the site for around 160 new homes. If their application is successful, it is their intention to sell the site to a house builder who will develop the detailed layout and design of the houses in line with the principles agreed in the outline planning permission. A number of house builders have expressed an interest in building the site out for family housing, giving BXB the confidence to undertake this work.

The entrance to the site on New Road has already been partly built under previous permissions, and this will be completed to provide access to the proposed development.



Bridge Mills: Aerial View

Benefits & Outcomes of New Houses at Bridge Mills

- 1. Cleaning up a contaminated, derelict site in the heart of Tintwistle.** The existing knotweed on site will be removed and the contamination from previous landfill operations will be cleaned up.
- 2. Providing new homes for the community.** The High Peak Local Plan identifies Tintwistle as a 'Larger Village' and therefore one of the most sustainable locations in High Peak to accommodate new development. The site is within the settlement boundary and the proposals comply with national and local planning policy. The development will deliver opportunities for young families to buy homes in the local area.
- 3. Bringing investment to the area.** New homes and residents will provide a boost to the local economy and help to sustain local facilities in Tintwistle and Hadfield. The development will also create a significant number of jobs and opportunities during site construction.
- 4. Bringing forward development on this brownfield site within the settlement boundary of Tintwistle** will help to protect important open countryside within High Peak Borough.
- 5. Contributions towards improvements in community facilities.** Depending on the agreement reached with the Council the proposals could make a direct financial contribution towards community facilities, for example Tintwistle Primary School and the Play Area on Conduit Street.
- 6. Local road network.** The proposed development will inevitably result in traffic movements to and from the site. This would also have been the case if the previously approved mixed residential and industrial scheme had been built out. The previously approved mixed use scheme would also have generated regular HGV movements which will not be the case with the proposed residential development.
- 7. Creating a strategic section of the Trans Pennine Trail along the southern boundary of the site.** This will open up this part of the river frontage to the local community and enhance recreational links to the wider countryside.
- 8. New homes are a more compatible use for this site than the previously approved industrial units.** Redevelopment of the site for residential use will prevent the vacant site falling back into unneighbourly use.
- 9. Car Parking.** Sufficient parking spaces will be provided on site for each dwelling, avoiding any spillover to adjacent streets. The detailed scheme will maximise the opportunities to walk to the local primary school, shops, pubs and recreational facilities in Tintwistle and Hadfield.
- 10. Potential upgrades to the existing footpath to the north of the site.** The site is within walking distance to local facilities. To encourage walking, we are keen to explore any opportunities to enhance the existing path to the north of the site between New Road and Woodlands Close/ Bramah Edge Court.



Photographs of Bridge Mills site

Appendix 2:

Extract of Peak Sub Region Employment Land Review 2014

Local Plan Site Name	Planning Status	NLP Refs	Available / developed (a)	Gross Size (Ha)	Net Size (Ha) (b)	Site Access	Location	Quality of constraints	Supply / market demand	Status of the site	Availability of the site	Age of Building	Land available (%)	Current use	Adjacent uses	Greenfield / brownfield	Availability timeframe (where known)	Constraints (where known)	Planning history	Occupier (single or multiple)	Owner aspirations	ELR / HPBC comments (where applicable)	Summary tests (available sites only)					Recommendation (retain / industrial legacy option)			
																							Role and function to economy	Access	Location	Sequential location	Conflict with neighbouring uses / environment	Condition of buildings (end of functional life?)	Viability of redevelopment		
Glossopdale																															
Waterdale, Hatfield	PEZ	HPBC34	Available	0.8	0.8	Amber	Green	Amber	Green	Green	Green	1980s	100/88	B2, B8	Brownfield	Immediately	Existing building to be demolished	Consent for high bay warehouse renewed in 2010 (HPK20100664)	JD Williams	Redevelop site in accordance with consent	Land with consent to redevelop warehouses	Inward investment / new business potential. Vacant but previously used for manufacturing and storage. Implementation of consent (B1 units) will help meet demand	Good access	Adjacent to established industrial estates and close to population centres - Hatfield and Trinsdale	Out of centre	None	Current building has reached end of functional life. Demolition and suitable replacement proposed.	Unlikely to be viable for speculative development	High quality. Retain		
Bridge Mills, Trinsdale	Allocation (PEZ with mixed-use consent)	HPBC33	Available	3.09	0.5	Amber	Amber	Red	Amber	Green	Red	na	15	Undeveloped	1,238, res	Brownfield	Within 5 years	Contamination, made ground	Outline consent for mixed use housing / B1 employment, 0.5ha relates to employment only - 0.5ha (HPK20110683)	Vacant	Develop site in accordance with consent upon reserved matters approval	Flat and well located but access and infrastructure improvements required. Contamination issues. Land designated as employment land allocation and PEZ in current Local Plan.	Vacant but previously used for manufacturing and storage. Implementation of consent (B1 units) will help meet demand	Reasonable access used by established industrial estate	Adjacent to established industrial estates and close to population centres - Hatfield and Trinsdale	Out of centre	Close to residential property but the site is viewed in context of the wider industrial estate	No buildings on site	Unlikely to be viable for speculative development	Remove employment land allocation and PEZ designations. Adopt new designation to reflect mixed-use consent, including employment	
Glossop Road, Garsdale	Allocation	NLP59	Available	1.79	0.8	Red	Amber	Red	Red	Red	Red	na	100	Vacant	res, industrial, countryside	Greenfield	na	Access & services required. Potential contamination on former railway sidings. Dependent on gas loading	Consent granted for housing development across northern half of employment allocation (HPK20100502)	Vacant	Development for housing along with adjoining land	Significant proportion of site granted consent for housing, including site footage area Glossop Road. Little market demand. Access and services required.	Agricultural land. Site marketed for employment with site interest	Frontage onto Glossop Road but access road required	Not located adjacent to established industrial / business areas	Potential conflict with new housing development to be developed	No buildings on site	Unlikely to be viable for speculative development	Remove employment land allocation. Much of allocation has been superseded by housing consent. The residual employment allocation is sandwiched between proposed housing and the railway and is not considered to be suitable or attractive to the market.		
When Nest Road, Glossop	Allocation	NLP122	Available	2.5	1.5	Amber	Green	Red	Red	Amber	Green	na	100	Undeveloped	B2, res, retail	Greenfield	Over 5 years	Possible problems of artisan water and topography. North west corner of site is steeply sloping.	None	Vacant	Develop site for industry, employment, commercial, sport or leisure	Central location adjacent to existing industrial estate but, constrained in terms of topography and potentially flooding	Access road required onto When Nest Road	Good location adjacent to established industrial estate and town centre	Out of centre (but close to edge of centre retail and public transport)	None currently. Potential conflict with Local Plan Preferred Option housing allocation (CO3)	No buildings on site	Unlikely for speculative development	Retain. Policy should address potential amenity issues with residential allocation.		
Ethrow Industrial Park, Hatfield (Risingington Park)	PEZ	HPBC30	Available	2.84	2.84	Green	Amber	Green	Green	Green	Amber	na	100	Undeveloped	B2/B8	Brownfield	Immediately												Unlikely to be viable for speculative development	High quality. Retain	
	PEZ	HPBC31	Available	0.54	0.54	Green	Amber	Green	Green	Green	Amber	na	100	Undeveloped	B2/B8	Brownfield	Immediately												Unlikely to be viable for speculative development	High quality. Retain	
	PEZ	HPBC31a	Available	0.79	0.79	Green	Amber	Green	Green	Green	Amber	na	100	Undeveloped	B2, B8	Brownfield	Immediately												Unlikely to be viable for speculative development	High quality. Retain	
	PEZ	HPBC35	Available	0.6	0.6	Green	Amber	Green	Green	Green	Red	na	100	Undeveloped	B2/B8	Brownfield	Within 5 years	None known	Outline consent for business park. Expired consent for hotel, B1 and bedwork units	Vacant	Develop site and adjoining white land for housing	Inward investment / new business potential. Key employment site with high occupancy and scope for expansion of high quality premises	Potential for good access onto Whitley Bridge Rd via spine road and purpose built roundabout	Established industrial area in Hatfield	Out of centre	None	No buildings on site	Unlikely to be viable for speculative development	High quality. Retain		
Pawkeshead Mill, Old Glossop	PEZ	HPBC36	Available	0.94	0.72	Red	Red	Red	Red	Green	Red	1800s	100/82, derelict, res	Res	Red	Brownfield	Unknown	Access, poor condition of historic mill building	Demolition of mill and erection of 34 dwellings (refused - HPK20120531)	Vacant	Redevelop old mill site for housing	Redundant mill building in remote location. Unlikely to support major employment	Poor access through a residential area	Remote location on edge of Old Glossop	Out of centre	Conflict with adjacent residential properties	Very poor condition of buildings	Unlikely to be viable for speculative development	Redevelop site for alternative uses. Unlikely for significant employment		
Howard Town Mills (Woods Mill)	PEZ	NLP19	Available	2.54	2.03	Amber	Green	Red	Red	Amber	Red	1800s	100	Vacant (formerly B2)	Retail, retail, leisure and residential	Brownfield	Over 5 years	Conservation Area. Multiple ownerships. FZ30 on parts of site, poor condition of mill buildings, potential contamination, high development costs	No recent consents. Interim Planning Statement and Concept Statement adopted by HPBC to facilitate mixed-use redevelopment (res, retail, leisure, business use)	Vacant	Mixed-use redevelopment	Large scale industrial unsuitable and unusable. Site located at edge of town centre adjacent to new Howard Town Mill retail, leisure and residential scheme. Site presents opportunity for further mixed-use	Constrained access onto key highways (A47 and A624) but in close proximity to town centre and public transport routes	Edge of Glossop town centre with scope for closer connections to/town centre	Edge of centre (partially within proposed town centre extension)	The site in its current condition conflicts with neighbouring residential development and the proposed town centre uses / residential at Howard Town Mills	Floods Mill and eastern Mill are understood to be in poor condition. Investment required for re-use.	High value end uses required to address viability issues	Redesignate site for alternative uses. Unlikely for significant employment. Some scope for modest B1 development as part of mixed-use scheme		
Shepley Street, Old Glossop	PEZ	HPBC37	Available	0.44	0.44	Amber	Amber	Amber	Amber	Amber	Red	1980s	100/82	res	Red	Brownfield	Unknown	Owner aspirations - planning consent for housing											Unlikely to be viable for speculative development	Remove PEZ designation on land with consent for housing development	
Turkley Rd / Charlestown	PEZ	HPBC3 (west of A624)	Available	1.88	1.34	Amber	Amber	Red	Red	Amber	Amber																				
Chisworth Works, Chisworth	Major Dev. GB	HPBC4	Available	0.43	0.43	Red	Red	Red	Red	Red	Amber	1800s, 1900s	na	Vacant (formerly B2)	Res	Brownfield	na												Unlikely to be viable for speculative development	Remove Major Development Site in the Green Belt designation	
Central Area																															
Sheffield Road / Toward, Chapel-en-le-Frith	Allocation	NLP101	Available	2.2	1.3	Green	Amber	Green	Green	Green	Red	na	100	Undeveloped	B2, B8	Greenfield	Over 5 years	Access required. Part of site is statutory allotment land. Part is current occupied. It cannot be developed until alternative provision in public ownership is found to the satisfaction of the SUE under section 2 of the Abolition Act 1925	Expired consent for extension to workshop (HPK20020911)	Vacant	Partial Council would like to dispose of land for business / industrial use when alternative public allotment land is made available	Inward investment / new business potential. Potential to provide high quality employment and for B1, B2, B8 and high tech businesses	Estate road but potential to link to Frith Road and A624	Good location adjacent to new industrial estate and A6	Out of centre	No conflict with neighbouring uses. Sensitive landscaping required due to topography	No buildings on site	Unlikely to be viable for speculative development	Retain. Allotment constraint needs to be addressed		
	PEZ	HPBC40	Available	1.6	1.2	Green	Amber	Amber	Amber	Amber	Red	1900s	100/88	res, B2, B8	Brownfield	Over 5 years	Adjacent to conservation area. Partial FZ3	Application for housing refused (HPK20130225)	Lomas distribution, High Peak Buses	Develop site for housing upon consent	Neighbourhood adjacent to established industrial area	Potential for good access onto Sheffield Road. Close to A6	Good location adjacent to new industrial estate and A6	Out of centre	Possible conflict with neighbouring residential properties	Reasonable condition	Unlikely to be viable for speculative development	Retain. Site in need of investment but is well located with relatively good access. Scope for further business development			
		HPBC7	Available	0.22	0.22	Green	Amber	Green	Green	Amber	Green	na	100	Abandonment pond	B1, B2, B8	Brownfield	Immediately	None known	Consent granted for underground surface water attenuation tank (HPK20090412). Consent for new industrial unit (HPK20100303)	Vacant (to be occupied by Francos)	Develop industrial unit	Vacant plot with consent	Good access onto estate road and A6	Good location on new industrial estate next to A6	Out of centre	None	No buildings on site	Unlikely to be viable for speculative development	High Quality. Retain		
Bowden Lane, Chapel-en-le-Frith	Allocation	NLP104	Available	1.32	1.1	Green	Amber	Red	Green	Amber	Red	mixed	100	Residential / agricultural	B1, B2, B8	Greenfield	Over 5 years	Ownership. Residential development. Access and services required	Change of use of barn to dwelling refused (HPK20050503)	Residential occupant only	Owner resides on site currently but is willing to consider offers for land. Considers that high value commercial would be appropriate.	Greenfield 'new' farm buildings. Well located in respect of A6. Land allocated for 21 houses as well as B1, B2, B8	Good access onto estate road and A6	Good location adjacent to new industrial estate next to A6	Out of centre	Residential property on site currently although it is expected that this would be redeveloped as part of any scheme	Residential property only	Unlikely to be viable for speculative development	High quality retain (including C1 allocation)		
	PEZ	NLP14	Available	3.89	3.12	Red	Amber	Red	Amber	Amber	Red	1800s/1900s	100/82, B8	Res	Brownfield	na	Access. Historic mill buildings. Bridge over River Goyt required. Insufficient funding available. Partial FZ3. Possible contamination. Multiple ownerships	Consent for four sister warehouse units (HPK20100671)	Multiple, including: Paintmaster, Melbus Optics, JG Burgess Engineering, Harrold Motors, etc	Tesco LLP - Comprehensive mixed-use redevelopment	Poor access and flooding. Further development of site dependent on provision of Goyt bridge. Introduction of some high value uses may be required to generate funding	Industrial occupancy with no scope for further investment without new access	Very poor. Goyt Bridge required	Edge of town adjacent to Tesco and A6	Edge of centre	Traffic accessing site creates significant conflict with town centre residential properties and canal basin. Historic buildings	Mixed condition - some buildings beyond functional life	Unlikely for speculative development. Higher value enabling development and/or public subsidy required	Intermediately attractive employment site, subject to improved access. Flexible policy required across existing industrial estate (PEZ) and undeveloped site (allocation) to enable introduction of higher value end uses to assist with viability of site and deliver required new access.		
Steynwood Industrial Estate, Whitley Bridge	Allocation	NLP108	Available	1	0.8	Red	Amber	Red	Amber	Amber	Red	na	100	Undeveloped	B1, B2, B8, A1	Brownfield	Over 5 Yrs		None major or recent	Vacant	Dispose of site	Development dependent on construction of a new bridge over the River Goyt to open up a new access. HPBC has secured land required to north of new but sufficient funding is not available. Introduction of some high value uses may be required to generate funding. Off site water mains reinforcement needed.	Currently vacant. Site has potential to provide additional industrial / business / hotel / leisure based employment in accordance with Local Plan designation	Close to A6 but access restricted by restricted Carfax Lane and level crossing	Edge of Furness Vale on A6 corridor and close to railway station	Out of centre	None	No buildings on site	Unlikely for speculative development	Remove employment allocation. Redevelop for higher value uses to support businesses in neighbouring business park.	
Steynwood Industrial Estate, Whitley Bridge	PEZ	NLP14	Available	3.89	3.12	Red	Amber	Red	Amber	Amber	Red	1800s/1900s	100/82, B8	Res	Brownfield	na	Access. Historic mill buildings. Bridge over River Goyt required. Insufficient funding available. Partial FZ3. Possible contamination. Multiple ownerships	Consent for four sister warehouse units (HPK20100671)	Multiple, including: Paintmaster, Melbus Optics, JG Burgess Engineering, Harrold Motors, etc	Tesco LLP - Comprehensive mixed-use redevelopment	Poor access and flooding. Further development of site dependent on provision of Goyt bridge. Introduction of some high value uses may be required to generate funding	Industrial occupancy with no scope for further investment without new access	Very poor. Goyt Bridge required	Edge of town adjacent to Tesco and A6	Edge of centre	Traffic accessing site creates significant conflict with town centre residential properties and canal basin. Historic buildings	Mixed condition - some buildings beyond functional life	Unlikely for speculative development. Higher value enabling development and/or public subsidy required	Intermediately attractive employment site, subject to improved access. Flexible policy required across existing industrial estate (PEZ) and undeveloped site (allocation) to enable introduction of higher value end uses to assist with viability of site and deliver required new access.		
Furness Vale Industrial Estate	Allocation	NLP153	Available	0.6	0.4	Amber	Amber	Red	Amber	Amber	Amber	na	100	Undeveloped	B1, B2	Brownfield	Over 5 years	Current policy restriction for B1 use only. Access road is constrained. Partial FZ0	Expired consent for single industrial unit	Shared car parking for industrial estate	Develop site for housing and tourist accommodation to facilitate redevelopment of industrial premises	Site at rear of estate currently occupied by car parking hardstand landscaping	Close to A6 but access restricted by restricted Carfax Lane and level crossing	Edge of Furness Vale on A6 corridor and close to railway station	Out of centre	None	No buildings on site (parking and landscaping)	Unlikely to be viable for speculative development. Marketed but with no serious interest for business/industry	High Quality. Retain		
	PEZ	HPBC41	Available	1.22	0.48	Amber	Amber	Amber	Amber	Amber	Amber	1800s, 1900s	40/82	B1, B2, res	Brownfield	Over 5 years	Access road is constrained. Partial FZ2 Mill buildings.	None recent	Multiple, including: HPBC, Peaswalk, Ceftek	Improve industrial estate, including redevelopment of some buildings	Established industrial estate comprised predominantly of historic mill buildings, some of which are beyond functional life	Inward investment / new business potential/ improvements on existing premises for current occupiers. Well managed industrial estate with B1, B2 occupancy	Close to A6 but access restricted by restricted Carfax Lane and level crossing	Edge of Furness Vale on A6 corridor and close to railway station	Out of centre	Unlikely to be viable without funding generated by release of adjacent site for higher value uses.	Unlikely to be viable for speculative development. Marketed but with no serious interest for business/industry	Retain. Some poor quality buildings but partial redevelopment to provide new accommodation for business park			
	PEZ	NLP101	Available	1.72	1.375	Green	Amber	Green	Green	Green	Amber	na	100	Undeveloped	A3, B2, B8	Brownfield	Over 5 years	Contamination likely. Made ground	Application for Aid foodstore under consideration (HPK20130484). Outline consent for highway service area (fuel, petrol filling station, restaurant, retail kiosks) (HPK20040162). Reserved matters consent for access road (HPK20070079). Part of includes part of expired consent for 9 B1 units (HPK20080115)	Vacant	Dispose of site	Well located to A6. Application under consideration for A1 foodstore.	Good access onto A6	Edge of Chapel-en-le-Frith adjacent to new industrial estate and A6	Out of centre	Potential conflict between industrial use and neighbouring public house	No buildings on site	Unlikely to be viable for speculative development. Marketed but with no serious interest for business/industry	High Quality. Retain		
A6 Link Rd, Chapel-en-le-Frith	PEZ	NLP102	Available	0.26	0.26	Amber	Amber	Red	Amber	Red	Amber	na	100	Undeveloped	B2, B8	Greenfield	Over 5 years	Topography. Adjacent to Peak Forest Tramway. Small plot with dense tree / vegetation coverage	Expired consent for warehouse and offices (HPK20050286)	Vacant	Unknown	Well located to A6 but constrained by levels issues, lack of developer interest and owners aspirations unknown	Currently vacant. Small plot that does not sit within a wider employment site. Unlikely to attract investment	Potential for good access onto A6	Edge of Chapel-en-le-Frith adjacent to new industrial estate and A6	Out of centre	Potential conflict with neighbouring residential properties	No buildings on site	Unlikely to be viable for speculative development or attractive to market	Remove designation	

Legend

