



Planning Statement

Reserved Matters application for 6 no. dwellings pursuant to outline planning permission HPK/2016/0416 – Land at Longclough Drive, Glossop, SK13 8HN

for Toddbrook Developments Ltd

Emery Planning project number: 21-007



Project : 21-007
Site address : Land at Longclough
Drive, Glossop
Client : Toddbrook
Developments Ltd
Date : February 2021
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1. Introduction

- 1.1 This Planning Statement supports a reserved matters application for 6 dwellings, pursuant to outline planning permission reference HPK/2016/0416, on land at Longclough Drive, Glossop. The following plans and documents are submitted for approval:
- Site location plan.
 - Existing layout plan.
 - Proposed site layout plan.
 - Proposed elevations and floor plans for each dwelling type.
 - Proposed section drawings.
 - Landscape plan (TBA Landscape Architects).
 - Arboricultural Statement (Cheshire Woodlands).
- 1.2 The erection of 6 no. dwellings on the site has already been established by the outline planning permission. This statement sets out details of the proposed development and addresses the key planning considerations of relevance to the reserved matters.
- 1.3 The proposed reserved matters scheme reflects the principles established through the outline planning permission.

2. Context

The application site

- 2.1 The site is located within the built-up area of Glossop and approximately 750m to the south-west of the town centre. It comprises a sloping disused area of land that has become overgrown and has a vacant and unkempt appearance. It has been the subject of unauthorised public trespassing and fly-tipping over recent years and it has limited ecological value as previously demonstrated through the outline planning application.
- 2.2 The area within which the site is located is distinctly urban and predominately residential in character and appearance. The site is enclosed by existing residential development, although there is a stream know as Long Clough Brook extending along the northern boundary of the site that leads to a culvert under Brookside to the east.
- 2.3 There are a number of trees of varying health and quality on the land with several specimens being subject to Tree Preservation Orders (TPOs).
- 2.4 The site is within easy and convenient walking distance of a wide range of key services and amenities, with public transport options being located less than 1km walking distance from Glossop town centre.

Outline planning permission

- 2.5 The site benefits from outline planning permission for 6 dwellings with associated works and this was granted at appeal by the Planning Inspectorate in February 2018 (LPA reference: HPK/2016/0416 & PINS ref: APP/H1033/W/17/3177730). All matters were reserved for future consideration except for access.

The proposed development

- 2.6 The application seeks the approval of reserved matters relating to scale, layout, appearance and landscaping for the erection of 6 no. dwellings. The detailed plans, prepared by Parr Associates, set out a high-quality design that would integrate with, and positively contribute to, the character and appearance of the area.

2.7 The detailed plans follow the principles and parameters indicated on the illustrative site layout plan lodged for the outline planning application. The 6 no. dwellings would be laid out in similar manner and it remains the case that a large area of accessible open space would be provided as part of the scheme:

- 1 x pair of semi-detached dwellings (House Type A1) and 4 no. detached dwellings (House Type DD, DDH, C & E).
- A mixture of house types and designs with good sized gardens.
- In-curtilage car parking provision for at least 2 parked vehicles for each dwelling.
- A hard and soft landscaping scheme that includes new tree planting, native hedgerow planting, shrub planting, wildflower meadow, habitat pile/hibernaculum and bat and bird boxes.
- An area of accessible open space beyond the garden curtilages with footpaths through the site and bench provided on the land.

2.8 The detailed site layout plan shows details of the access arrangements, parking arrangements and levels for the purposes of condition nos. 6, 7 & 12 of the outline planning permission. A separate condition discharge application will be lodged for the discharge of condition nos. 8 (Construction Management Plan), 10 (contamination), 11 (drainage), 13 (RAMS for reptiles) and 14 (buffer zone).

2.9 A separate Open Space Scheme will also be lodged with the Council prior to development commencing in accordance with terms of the Section 106 legal agreement.

3. Planning policy context

National Planning Policy Framework (the Framework)

- 3.1 At the heart of the Framework, there is a presumption in favour of sustainable development.
- 3.2 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 3.3 Paragraph 8 states that achieving sustainable development has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

- 3.4 The presumption in favour of sustainable development is defined through Paragraph 11 as meaning the following:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. 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."

Development plan

- 3.5 The development plan for High Peak comprises the High Peak Local Plan, which was adopted in April 2016. The adopted Proposals Map shows that the site falls within the settlement boundaries of Glossop and is unallocated.
- 3.6 The following policies are relevant to the determination of this reserved matters consent application:
- Policy S1 – Sustainable Development Principles
 - Policy S1a – Presumption in Favour of Sustainable Development
 - Policy EQ5 - Biodiversity
 - Policy EQ6 – Design and Place Making
 - Policy EQ8 – Green Infrastructure
 - Policy EQ9 – Trees, Woodland and Hedgerows

Other material considerations

High Peak Design Supplementary Planning Document (SPD) (2018)

- 3.7 This SPD sets out additional design guidance for development proposals across the Borough.

4. Planning considerations

Principle of development

- 4.1 The erection of 6 no. dwellings on the site has already been accepted through the grant of the outline planning permission in 2018.

Layout

- 4.2 The layout and design of the proposed dwellings accords with the indicative plans submitted with the outline planning application:

- The 6 no. dwellings would again be laid out in linear fashion along the Longclough Drive frontage with good sized gardens.
- The character, form and appearance of the dwellings would integrate with the varied built form of existing properties along Longclough Drive.
- Much of the existing tree coverage would be retained and supplemented with extensive new tree, shrub and hedgerow planting.
- Much of the site would remain undeveloped and the land beyond the residential curtilages would be laid out as accessible open space with footpaths provided.

- 4.3 The proposed layout would relate well with the surrounding area and it is compliant with the provisions of Policy EQ6 of the adopted local plan and the High Peak Design Guide SPD.

Appearance and scale

- 4.4 The design concept for the proposed dwellings is for high quality and locally distinctive properties. The form, fenestration and scale of the properties would integrate well with the built form of the surrounding area, which comprises a wide range of house types and layouts.
- 4.5 The proposed house types would respond positively to the built form and the scheme is compliant with the provisions of Policy EQ6 of the adopted local plan and the High Peak Design Guide SPD.

Landscaping

- 4.6 A hard and soft landscaping scheme, prepared by TBA Landscape Architects, has been submitted with the planning application. This includes extensive new tree planting, native hedgerow planting, shrub planting, wildflower meadow, habitat pile/hibernaculum and bat and bird boxes. It reflects the biodiversity and woodland management plan lodged for the outline planning application and would result in overall net benefits in terms of tree coverage and ecology.
- 4.7 The high-quality landscape scheme proposed would result in net environmental benefits and it is compliant with Policies EQ5, EQ6, EQ8 and EQ9 of the adopted local plan.

Trees

- 4.8 An Arboricultural Statement, prepared by Cheshire Woodlands, has been lodged with the reserved matters consent application. This notes that the loss of a number of trees was agreed through the grant of outline planning permission, and the additional removal of specimens for this detailed scheme would be minor and would not materially impact on the amenity of the site or the wider area. Cheshire Woodlands set out a methodology for the retention of those trees to be retained as part of the proposed development.
- 4.9 The proposed detailed scheme would be acceptable in terms of trees and Policy EQ9 of the adopted local plan.

Other matters

- 4.10 As noted earlier, the detailed site layout plan shows details of the access arrangements, parking arrangements and levels for the purposes of condition nos. 6, 7 & 12 of the outline planning permission. A separate condition discharge application will be lodged for the discharge of condition nos. 8 (Construction Management Plan), 10 (contamination), 11 (drainage), 13 (RAMS for reptiles) and 14 (buffer zone).
- 4.11 A separate Open Space Scheme will also be lodged with the Council prior to development commencing in accordance with terms of the Section 106 legal agreement.

5. Summary and conclusions

- 5.1 The erection of 6 no. dwellings on the site has already been accepted through the outline planning permission granted in 2018.
- 5.2 The layout and design of the proposed dwellings generally reflect the indicative plans submitted with the outline application. The proposed dwellings would be of a high-quality design and would reflect the varied built form within the area, including the 1970s housing along Longclough Drive. A robust and attractive landscape scheme has also been lodged and this shows that much of the site would remain undeveloped and subject to beneficial enhancement works (e.g. tree, shrub, wildflower and hedgerow planting).
- 5.3 A separate condition discharge application will be progressed with respect to condition nos. 8 (Construction Management Plan), 10 (contamination), 11 (drainage), 13 (RAMS for reptiles) and 14 (buffer zone). A separate Open Space Scheme will also be lodged with the Council prior to development commencing in accordance with terms of the Section 106 legal agreement.
- 5.4 The proposed detailed scheme would accord with the provisions of the development plan and the High Peak Design Guide SPD. Planning permission should therefore be granted without delay.