



CJK Packaging Limited

PLANNING, DESIGN AND ACCESS STATEMENT

Bridgeholme Industrial Estate, Chinley





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Bridgeholme Industrial Estate, Chinley

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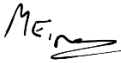
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CONTENTS

1	INTRODUCTION	1
1.2	RATIONALE FOR DEVELOPMENT	1
1.3	STRUCTURE	2
1.4	APPLICATION SUBMISSION DOCUMENTS	2
2	SITE CONTEXT	3
2.2	PLANNING HISTORY	6
3	PROPOSED DEVELOPMENT	8
3.1	OVERVIEW	8
3.2	LAYOUT, SCALE AND MASSING	8
3.3	APPEARANCE	8
4	PLANNING POLICY	10
4.2	NATIONAL PLANNING POLICY FRAMEWORK	10
4.3	LOCAL DEVELOPMENT PLAN	12
5	PLANNING ASSESSMENT	14
5.2	DEVELOPMENT IN THE GREEN BELT	14
5.3	IMPACT ON CHARACTER AND APPEARANCE	17
5.4	RE-USE OF BROWNFIELD LAND	18
5.5	SUSTAINABLE DEVELOPMENT	19
6	PLANNING BALANCE	24

TABLES

Table 2-1 - Planning history	6
Table 6-1 – Impact Summary	20

FIGURES

Figure 2-1 - Aerial Site Context Imagery (source: Google, 2022)	4
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APPENDICES

APPENDIX A

SITE LOCATION PLAN

APPENDIX B

PROPOSED SITE PLAN

APPENDIX C

APPEAL DECISION APP/H1033/W/21/3289368

APPENDIX D

REGENERATION TEAM CONSULTEE RESPONSE TO HPK/2021/0023

1 INTRODUCTION

- 1.1.1. This Planning Statement has been prepared by WSP on behalf of CJK Packaging (“the Applicant”). The purpose of this Planning Statement is to assist High Peak Borough Council (“the Council”) in the consideration of a planning application at Bridgeholme Industrial Estate for:
- “Proposed warehouse extension for B2/B8 mixed use development”***
- 1.1.2. The planning application constitutes a resubmission of refused planning application Ref. HPK/2021/0023 hereafter referred to as the ‘refused scheme’ which was refused following planning committee 1 October 2021 and subsequently dismissed at planning appeal (ref. APP/J1535/W/21/3289760) via written representations in March 2022.
- 1.1.3. The key points surrounding the appeal decision centred on the following:
- The inspector agreed that, overall, harm to the Green Belt as a result would be limited and localised;
 - The inspector found that the proposal would not cause harm to the character and appearance of the area, in accordance with Policies EQ2 and EQ3 of the Local Plan;
 - The inspector found that there would be socio-economic benefits through the construction phase as a result of construction jobs but insufficient evidence we presented to weigh significantly in favour of approval to outweigh the harm to the Green Belt; and
 - With further evidence, the inspector was open to making a difference decision.

1.2 RATIONALE FOR DEVELOPMENT

- 1.2.1. The existing uses within the applicant’s wider site comprise existing warehouse buildings which enable the operation of a modern and sustainable employment use at the site that responds to local and regional employment needs for storage.
- 1.2.2. The original application sought permission for extension of a warehouse associated with B8 uses (Ref. HPK/2021/0023). This resubmission includes both B8 (storage and distribution) uses and B2 (industrial uses) associated with the additional of machinery in connection with the existing and expanding CJK business operations by the applicant.
- 1.2.3. Accordingly, this application seeks to extend one of the existing buildings at the site, to bring forward a cohesive scheme of modern employment uses, increasing the quantum of employment floorspace and the number of quality jobs within the area.
- 1.2.4. The extension will house predominantly storage and additional manufacturing equipment on the site. The manufacturing element is wholly connected to the storage and distribution operations of the existing business and as demonstrated throughout this statement and accompanying documents together with the proposed storage operations, will require and result in the creation of additional job density when compared to the ‘previously refused’ scheme’.
- 1.2.5. This resubmission benefits from a resubmission under Regulation 9 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 as it relates to development of the same character on the same site as planning application Ref. HPK/2021/0023.

- 1.2.6. This statement provides a robust appraisal of relevant planning policies, guidance and other material considerations and demonstrates that the proposed development is acceptable both in principle and in terms of technical matters. It provides an overview of the need for the development and together with the standalone economic impact assessment sets out the economic benefits that the development will generate for the area.
- 1.2.7. This statement sets out that there are multiple and considerable material considerations which weigh in favour of the scheme and are sufficient to clearly outweigh the limited harm to the Green Belt and any other harm.

1.3 STRUCTURE

- 1.3.1. This Planning Statement is structured as follows:
- Section 2 sets out the site context and the planning history associated with the application site;
 - Section 3 outlines the proposed development;
 - Section 4 sets out the relevant planning policies at a local and national level;
 - Section 5 provides the reasons why planning permission should be granted; and
 - Section 6 sets out the conclusions.

1.4 APPLICATION SUBMISSION DOCUMENTS

- 1.4.1. Alongside this Planning Statement, the application is supported by the following plans and reports;
- Drawing No. 679 EX 1 01 Location Plan (Edifice);
 - Drawing No. 679 PL 1 02A Proposed Site Plan (Edifice);
 - Drawing No. 679 PL 1 03A Proposed Site Plan Build Area (Edifice);
 - Drawing No. 679 PL 2 01A Proposed Plan and Elevations (Edifice);
 - Planning Statement (WSP);
 - Economic Impact Assessment (WSP); and
 - Design and Access Statement (Mounteer & Co).

2 SITE CONTEXT

- 2.1.1. The site is located at the existing Bridgeholme Industrial Estate. The enclosed Site Location Plan at **Appendix A** identifies the full extent of the site to which the proposed development relates.
- 2.1.2. This application site relates to an area of land adjoining an existing industrial premise specialising in the storage and distribution of plastic and other containers. It is located within Bridgeholme Mill Industrial Estate off Charley Lane within the parish of Chapel-En-le-Frith.
- 2.1.3. Although within a rural setting, the estate and surrounding uses deliver a more 'built-up' environment. The estate itself comprises different sized warehouses and there is an existing mill to the north of the site which has been converted to residential properties. The Federal Mogul test track is to the south beyond which is the A6 bypass.
- 2.1.4. The extension is proposed to adjoin the existing warehouse to the south and comprises previously developed land given its use as a former tip. It is currently used as an area of hardstanding within the industrial estate in connection with the existing business for the storage of shipping containers (See **Figure 2-2** showing recent images of the site).
- 2.1.5. The wider site has some small sized traditional to modern industrial buildings abutting the western boundary, areas of small open storage, with a container to house equipment. The remainder of the site benefits from hardstanding to allow access to western and southern perimeters of the extension building.
- 2.1.6. The satellite imagery extract below provides a clear overview of the site, including the parcel of land in the built-up context of Bridgeholme Industrial Estate including nearby residential development and converted former mill.



Figure 2-1 - Aerial Site Context Imagery (source: Google, 2022)

- 2.1.7. As demonstrated by the aerial image above the proposed site falls within the existing boundary of the industrial estate. The proposal follows the developed line of the adjoining warehouse to the north and is essentially a 'rounding off' of the warehouse. The development will not encroach onto the dense tree boundary to the south nor does it encroach further east beyond the existing estate.
- 2.1.8. The location of the proposed development is visually contained behind mature landscaping from its southern boundary, while views from the west are screened by existing industrial development on Bridgeholme Industrial Estate. It is for this reason that the Inspector in the original application concluded only limited and localised impact on the openness of the Green Belt, and no harm to the character and appearance of the area.
- 2.1.9. The land was a former waste tip associated with the mill and currently sites two shipping containers, building materials and other equipment associated with the business stored upon it (see photographs below taken in November 2021).



Figure 2-2 - Site photographs (September 2022)

- 2.1.10. In terms of technical constraints and designations, the site is in the Green Belt, it falls within Flood Zone 1 and is not in an environmentally sensitive location - the site does not lie within a Conservation Area, and there are no listed buildings within or close to the site.

2.2 PLANNING HISTORY

- 2.2.1. In terms of the site's planning history, the table below outlines the most relevant planning applications undertaken using the Council's planning portal:

Table 2-1 - Planning history

Planning Reference	Description	Decision Date	Status
HPK/2021/0023	Proposed Warehouse Extension	October 2021	Refused
NMA/2017/0018	Raising gutter and valley to existing and proposed, fire doors to front and rear of extension. (NMA to HPK/2016/0112)	August 2017	Approved
NMA/2017/0013	Non-material amendment to HPK/2016/0112 for changes to front elevation of existing and proposed extension from brick gables to park cladding, part brick	June 2017	Approved
HPK/2016/0596	Application for approval of reserved matters (landscaping) for proposed extension to warehouse pursuant to outline approval HPK/2016/0112	January 2017	Approved
HPK/2016/0112	Application for outline permission with some matters reserved for proposed extension to warehouse (resubmission of HPK/2015/0328)	June 2016	Approved
HPK/2015/0328	Detached Warehouse	September 2015	Withdrawn
HPK/0002/4815	Conversion Of Existing Redundant Mill To Residential Use	December 1986	Approved
HPK/0002/4023	Front Porch	February 1986	Approved

- 2.2.2. The approved extension under ref. HPK/2016/0112 was permitted on the grounds that 'very special circumstances' existed to justify the development in the Green Belt.
- 2.2.3. Application Ref. HPK/2021/0023 was refused by members of the Planning Committee on 13 September 2021 on the grounds set out below.

2.2.4. The two Reasons for Refusal (RfR) were cited as follows:

RfR 1

“The proposed development is an inappropriate form of development within the Green Belt, which by definition is harmful. The proposal would result in moderate harm to the openness of the Green Belt and would result in harm to the landscape character of the surrounding area. In the absence of any very special circumstances being provided which may outweigh this harm, the development is contrary to Policy EQ4 adopted High Peak Local Plan Policies 2016 and Paragraphs 147-151 of the National Planning Policy Framework.”

RfR 2

“The proposed development, in principle would represent an inappropriate encroachment and undesirable urban intrusion into an area of Countryside. The proposed development would cause moderate harm to the character and distinctiveness of the surrounding countryside. As such the proposal is contrary to Policies EQ2 and EQ3 of the adopted High Peak Local Plan 2016 and Paragraphs 130, 145, and 174 of the National Planning Policy Framework.”

3 PROPOSED DEVELOPMENT

3.1 OVERVIEW

- 3.1.1. The description of development is as follows;
- 3.1.2. “Proposed warehouse extension for B2/B8 mixed use development”
- 3.1.3. The application seeks full planning permission for the erection of an extension to existing warehouse and distribution buildings. The total floorspace sought is 539 sqm GIA (5,801sq ft) of B8 floorspace.
- 3.1.4. The sizes of the extension have been informed by operator input and requirements surrounding manufacturing and storage processes as part of the expansion of the operation of the business and to respond to local context and the site’s constraints. The proposed floorspace and size of the extension is the same as per the previous application ref HPK/2021/0023.

3.2 LAYOUT, SCALE AND MASSING

- 3.2.1. The proposed layout has been worked up in detail in accordance with the Applicant’s needs to provide modern, fit-for-purpose employment units with sufficient outdoor yard spaces, servicing and parking areas.
- 3.2.2. The scale and massing of the extension has been optimised in order to provide the most efficient layout. The scale and massing of the proposed development has been influenced by the site’s surrounding context.
- 3.2.3. While the extension will house elements of machinery as part of the wider operations and processes, given the location of the extension towards the south of the wider industrial estate, it is not considered there will be any impacts to nearby sensitive receptors. Predicted noise levels from the machinery will be lower than existing background noise levels associated with existing machinery elsewhere on the industrial estate in addition to existing background noise associated with the nearby racing track and A6 bypass.
- 3.2.4. The general design ethos (including scale and massing) has respected the height of the existing warehouse, in order to preserve the original density and sense of scale within the existing area and is therefore influenced by the site’s surrounding context.
- 3.2.5. The proposed size and height of the units is based on assessed current and future operational needs and allows sufficient internal clearance for future machinery associated with the expansion of the business and ancillary to the existing uses.

3.3 APPEARANCE

- 3.3.1. The proposals reflect contemporary design principles in creating high-quality B2/B8 use buildings. The elevational treatment of the buildings provides a robust yet high-quality design.
- 3.3.2. The extension reflects the height and materials used on the existing adjoining warehouse to the north whereby the design was considered appropriate for the surrounding area through approval of planning ref. HPK/2016/0596.

- 3.3.3. The extension will function well, not just in the short term and will ultimately add to the overall quality of the area through being in keeping with the site and surroundings whilst supporting the rural economy. It follows that the extension will continue to maintain the strong sense of place of the industrial estate, utilising the footprint of the site through creating essentially a 'rounding off' of the consented buildings on site to allow the business to grow to meet demand.
- 3.3.4. The extension will feature an internal mezzanine, front entry roller shutter doors to match neighbouring bays along with rear exit doorway.
- 3.3.5. Soft landscaping is currently present towards the eastern boundary of the site in addition to existing bund, tree and hedges as part of the extant permission.
- 3.3.6. The recently planted landscaping screening comprises over 600 trees and shrubbery has been introduced to the eastern side of the site further mitigating and in addition, enhancing the existing landscape setting of the site. The planting mix comprises Silver Birch, Mountain Ash, Hazel, English Oak and Mountain Ash; together with hedging bushes such as Hawthorn, Holly and Blackthorn. As they grow these will extensively screen the existing buildings and the proposals and can be increased if required.
- 3.3.7. As landscape develops and matures, it will help to assimilate the proposed development into its immediate site and surroundings and bringing much needed green infrastructure and mix of planting types in the area.
- 3.3.8. The Inspector concluded that HPK/2021/0023 caused no harm to the character and appearance of the landscape and that the harm to the openness of the Green Belt was limited and localised. There is no material difference between that scheme and this. The Inspector's previous decision is a material consideration of very significant weight. In the absence of any evidence to reach a different conclusion, it is submitted that the proposed development also causes no harm to the character and appearance of the countryside, and that the harm to the openness of the Green Belt is limited and localised.

4 PLANNING POLICY

- 4.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.1.2. The adopted Development Plan for the Borough mainly comprises the High Peak Local Plan and Chapel-en-le-Frith Neighbourhood Plan.
- 4.1.3. The National Planning Policy Framework (NPPF) (July 2021) is also a material consideration for development management purposes.
- 4.1.4. This chapter sets out the relevant planning policies and guidance contained within the NPPF, Local Plan Core Strategy and Neighbourhood Plan. These are then appraised in subsequent chapters.

4.2 NATIONAL PLANNING POLICY FRAMEWORK

- 4.2.1. The National Planning Policy Framework (NPPF) was updated on 20 July 2021 and is a key material consideration in the determination of planning applications.

Achieving Sustainable Development

- 4.2.2. Sustainable Development means meeting the needs of the present without compromising the ability of future generations to meet their own needs (paragraph 8). The planning system has three overarching objectives in achieving sustainable development: economic, social and environmental.
- 4.2.3. Planning should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (paragraph 9).
- 4.2.4. At the heart of the NPPF is the 'presumption in favour of sustainable development' ("the presumption") set out at paragraph 11, which establishes the planning principles in pursuing sustainable development in a positive way. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. This includes where a local planning authority ('LPA') cannot demonstrate a five-year supply of deliverable housing sites or where the Housing Delivery Test has been failed and is referred to as the 'titled balance'.

Plan Making

- 4.2.5. Paragraph 23 states strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption.

Building a strong, competitive economy

- 4.2.6. Paragraph 81 encourages a strong, competitive economy where: "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the

challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

Making effective use of land

- 4.2.7. Paragraph 119 states development decisions should give substantial weight to the value of using suitable brownfield land for identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Achieving Well Designed Places

- 4.2.8. Paragraph 126 stresses the importance of planning positively for ‘the creation of high-quality buildings and places.
- 4.2.9. Paragraph 128 ensures that developments will function well and add to the quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish or maintain a strong sense of place; accommodate and sustain an appropriate amount and mix of development including greenspace and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and wellbeing.
- 4.2.10. Annex 2 of the NPPF sets out what previously developed land is:

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Protecting Green Belt land

- 4.2.11. Paragraph 137 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It identifies openness as an essential characteristic of the Green Belt. There is no definition of “openness” in the NPPF although it is commonly taken to mean the absence of built or otherwise urbanising development.
- 4.2.12. Paragraph 138 lists the five purposes of the rationale behind the Green Belt as:
- ‘a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns;*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.’*

4.2.13. Paragraphs 147 and 148 of the NPPF state that substantial weights should be given to any harm to the Green Belt and 'Very special circumstances' will not exist unless the harm to the Green Belt by reason of inappropriateness is clearly outweighed by other considerations.

4.2.14. Paragraph 149 of the NPPF states that new buildings are inappropriate in the Green Belt however exceptions to this are:

'...c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and

...g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing (excluding temporary buildings), which would:

- *Not have a greater impact on the openness of the Green Belt than the existing development...*

4.3 LOCAL DEVELOPMENT PLAN

4.3.1. The adopted Development Plan for the area comprises the High Peak Local Plan (2016) and Chapel-En-Le-Frith Neighbourhood Plan (2015).

4.3.2. The site lies within Bridgeholme industrial estate itself. The wider estate is allocated as a 'developed site within the greenbelt' under Employment Policy EP6: Bridgeholme Industrial Estate within the Neighbourhood Plan.

4.3.3. The site falls just outside of this allocation.

High Peak Local Plan (2016)

4.3.4. Policy S1a of the Local Plan sets out a presumption in favour of sustainable development in line with national planning policy. It clearly states that the Council "will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."

4.3.5. Policy E1 of the Local Plan states that new business and industrial developments in sustainable locations should contribute towards the creation and retention of a wide range of jobs, education and training opportunities and proposals which do so will be supported.

4.3.6. Policy EQ2 of the Local Plan seeks to protect, enhance and restore the landscape character of the Plan Area where appropriate. Any development proposals coming forward need to ensure that there would be no detrimental harm to the character of the local and wider landscape or setting of a settlement as identified in the Landscape Impact Assessment (an evidence document supporting the Local Plan).

4.3.7. Policy EQ3 of the Local Plan seeks to control new development outside of settlement boundaries and sites allocated for development as defined on the Policies Map including Green Belt in order to control and protect the landscape's intrinsic character and distinctiveness.

4.3.8. Policy EQ4 sets out the Council's position with regards to development in the Green Belt. The policy aims to protect and maintain its openness and permanence and states that the boundaries of the Green Belt are defined on the Policies Map.

Chapel-En-Le-Frith Neighbourhood Plan (2015)

- 4.3.9. The wider Industrial Estate is allocated as a 'developed site within the greenbelt' under Chapel-en-le-Frith Neighbourhood Plan's Employment Policy EP6: "Bridgeholme Industrial Estate" which encourages the modernisation and upgrading of existing industrial buildings within the wider estate.
- 4.3.10. Employment Policy EP1 considers the design of employment sites, setting out that development should be visually attractive and compatible with the character of the surrounding area whilst ensuring there is no detriment to valuable areas or features of nature conservation or heritage.
- 4.3.11. Policy EP2 allows proposals which lead to the improvement, modernisation or upgrading of current employment sites, provided that there is no adverse impact on the amenity of neighbours.
- 4.3.12. Policy EP4 allocates approximately 9.44 hectares for employment use throughout the Neighbourhood Plan period.

5 PLANNING ASSESSMENT

- 5.1.1. This section presents the applicant's case against the Council's reason for refusal, which are repeated below for ease of reference. Since the development is a resubmission, the Council's reasons for refusal represent the best understanding of their concerns. Of course, the evidence base supporting this application is changed and the Inspector's decision on the original refusal is now a material consideration of significant weight.

RfR 1

"The proposed development is an inappropriate form of development within the Green Belt, which by definition is harmful. The proposal would result in moderate harm to the openness of the Green Belt and would result in harm to the landscape character of the surrounding area. In the absence of any very special circumstances being provided which may outweigh this harm, the development is contrary to Policy EQ4 adopted High Peak Local Plan Policies 2016 and Paragraphs 147-151 of the National Planning Policy Framework."

RfR 2

"The proposed development, in principle would represent an inappropriate encroachment and undesirable urban intrusion into an area of Countryside. The proposed development would cause moderate harm to the character and distinctiveness of the surrounding countryside. As such the proposal is contrary to Policies EQ2 and EQ3 of the adopted High Peak Local Plan 2016 and Paragraphs 130, 145, and 174 of the National Planning Policy Framework."

- 5.1.2. As the issues within the Council's reasons for refusal are interrelated and overlapping, the Applicant's case has been structured to deal with them in a logical manner. Firstly to deal with the core issues contained within the Council's first reason for refusal as this is considered to go to the heart of the principle of the proposed development. It then addresses the second reason for refusal as this is directly linked and interrelated to the first reason refusal.

5.2 DEVELOPMENT IN THE GREEN BELT

Whether or not the application is Inappropriate Development in the Green Belt for the purposes of the Framework and development plan policies

- 5.2.1. The proposed extension lies within the curtilage of Bridgeholme Industrial Estate and has a long association with the industrial uses on site. It has been used on-and-off for over 70 years with various uses such as the mill, parking and turning lorries and storage of shipping containers and scrap cars before being utilised by CJK Packaging for the last 30 plus years.
- 5.2.2. Policy EQ4 of the Local Plan requires development within the Green Belt to be considered in accordance with national planning policy. Paragraph 147 of the NPPF defines those developments and uses that are considered 'appropriate' within the Green Belt. Beyond these exceptions the Framework instructs local planning authorities to regard the construction new buildings in the Green Belt as 'inappropriate'.
- 5.2.3. New buildings on previously developed land can be appropriate provided that it would not have a greater impact on the openness of the Green Belt and the purposes of including land within it, than the existing development.

- 5.2.4. It is considered that RfR 1 is not consistent with the NPPF as it does not take into account Paragraph 149 (c). The NPPF allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. In this case, the proposal would result in an increase in the size of the building of approximately 30%.
- 5.2.5. It is considered that the proposed extension at Bridgeholme Industrial Estate falls into one of these exceptions and should therefore be considered as 'appropriate' development under NPPF Paragraph 149 (c).

The effect of the proposal on the openness of the Green Belt

- 5.2.6. Paragraph 137 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It identifies openness as an essential characteristic of the Green Belt. There is no definition of "openness" in the NPPF although it is commonly taken to mean the absence of built or otherwise urbanising development. An assessment of openness requires a consideration of the scale of the development, its locational context and both its spatial and visual implications.
- 5.2.7. The brownfield site currently has a series of shipping containers in situ which currently have a degree of impact on the openness of Green Belt however these provide a clear fallback position for the applicant given that they do not constitute development.
- 5.2.8. It was agreed by the inspector that the site constitutes previously development land (PDL). As such, it is considered that proposals on this type of land would therefore meet the tests set out in NPPF Paragraph 149 (g) which allow limited infilling or partial or complete redevelopment of previously developed land which not have a greater impact on the openness of the Green Belt than the existing development in situ.
- 5.2.9. The increase in massing and scale proposed as part of the appeal proposals would have an impact on openness. The degree of openness of the Green Belt is considered to relate to the presence or absence of built form. Through the introduction of built development, the proposals will inevitably result in the reduction in openness of this part of the Green Belt within High Peak but it is considered that the harm will have limited visual impact, similar to the existing shipping containers present on the site.
- 5.2.10. The wider Industrial Estate is allocated as a 'developed site within the greenbelt' under Chapel-en-le-Frith Neighbourhood Plan's Employment Policy EP6: "Bridgeholme Industrial Estate" which encourages the modernisation and upgrading of existing industrial buildings within the wider estate.
- 5.2.11. In contrast to RfR 1, it is considered that whilst the proposals will result in a limited degree of harm to the openness of the Green Belt, this harm is substantially mitigated by an existing landscaping bund, tree and hedge planting as part of the extant permission alongside the location of the extension which has been carefully positioned in an area of the site, adjoining the host building to minimise any impact on the openness of this part of the Green Belt as required by the Framework and Local Plan Policies.
- 5.2.12. Moreover, in the appeal decision, the inspector agreed that, overall, harm to the Green Belt as a result would be limited and localised.
- 5.2.13. Overall, therefore, whilst the proposals will result in a limited degree of harm to the openness, this harm is substantially mitigated as required by the Framework and Local Plan Policies and by virtue of their location and limited size are an exception under NPPF Paragraph 149 (c) and (g).

If the proposal is inappropriate development, whether or not any harm to the Green Belt by reason of inappropriateness, and any other harm, would be clearly outweighed by other consideration so as to amount to the very special circumstances necessary to justify the appeal proposal.

- 5.2.14. The applicants disagree with the lack of very special circumstances as set out in RfR 1 and will demonstrate in the following section that there are clearly very special circumstances for allowing these proposals in the Green Belt.
- 5.2.15. Paragraph 147 of the NPPF states that development in the Green Belt should be approved except in very special circumstances. While there is no definitive guidance in the NPPF, PPG or any other material policy and guidance which defines what constitutes very special circumstances, it is clear that each site and each proposed development must be assessed on its own merits. It is a balance and does not require a single benefit that is 'very special'.
- 5.2.16. This is a reflection of the sometimes complex and sometimes subjective nature of very special circumstances. This assessment has therefore been prepared with reference to the fact that the NPPF sets out in paragraph 137 that the Government attaches great importance to Green Belts and has assessed the benefits of the development proposal and the potential harm caused in accordance with the Development Plan.
- 5.2.17. It is important to consider VSCs are specific to each individual case and each individual site. They do not necessarily have to demonstrate a rare circumstance; they can be demonstrated as a result of a combination of a number of benefits and circumstances.
- 5.2.18. With regards to the development proposals, it is considered that very special circumstances are present weigh heavily in favour of the appeal proposals.
- 5.2.19. The recent impact of the COVID-19 pandemic has resulted in a rapid and sustained demand for sites capable of meeting industrial needs linked to healthcare. Such sites need to be accessible to a workforce, connected to multi-modal supply chains and markets. In turn, the proposals would deliver the following economic benefits:
- The significant need for additional employment land across the Borough, the proposal reduces the amount of floorspace which must be accommodated elsewhere within the Borough;
 - Continuation of 27 jobs associated with continuation of production lines at the business and creation of new jobs associated with the expansion of the business which is further explored in paragraph 5.4.2;
 - Efficient redevelopment of a currently brownfield site which makes optimal use of the site taking into account the wider well-established industrial estate and need for additional employment sites across the borough; and
 - Social benefits through significant job creation (15 new jobs) both during construction and once operational with a range of positions created. New employment would be accessible to a range of the local community including disadvantaged residents of the Borough.
- 5.2.20. The extension is required to assist the appellant's business expand following ongoing growth due to its role in supplying the NHS, laboratories and other associated sanitiser manufacturers with adequate personal protective equipment. Although the extension is being made under a business decision there would be clear economic reason to allow it as it would benefit the local economy.

- 5.2.21. Accordingly, on the basis of the above there is an incontrovertible need for the Council to remove land from the Green Belt to provide for small scale industrial developments, which cannot be accommodated in the existing settlement area and/or non-Green Belt land.
- 5.2.22. On this basis, the proposals therefore accord with all purposes for including land within the Green Belt and there is now a clear benefit of 'very special circumstances' present in the form of strong economic benefits arising from the proposed extension which are evidenced in the accompanying economic impact assessment (Section 4 onwards).
- 5.2.23. The detailed analysis in the economic impact assessment addresses the points raised in the appeal decision (Paragraph 20 of the inspector's report) and adds vital missing evidence base and assessment which demonstrates that the proposals would result in 42 FTE jobs, approximately £1.7 million annually in GVA for the local and regional economy, up from £1 million and the generation of up to £119,799 in Income Tax and National Insurance contributions for the Exchequer in addition to approximately £24,221 in expenditure effects for local businesses. This is also set out in section 5.5 below.
- 5.2.24. As part of the appeal decision, the inspector found that there would be socio-economic benefits through the construction phase as a result of construction jobs.
- 5.2.25. This is further explored in detail and reinforced in the accompanying economic impact assessment prepared by WSP and submitted as part of this application.
- 5.2.26. The inspector considered that the socio-economic benefits of the proposal in terms of the expansion of the business and additional job creation weigh significantly in favour of the scheme (a copy of the inspector's report is included at Appendix C) and as such, the result from the economic impact assessment included as part of this submission demonstrates significant benefits (listed below derived from the proposed expansion of the business via the proposed extension.

5.3 IMPACT ON CHARACTER AND APPEARANCE

- 5.3.1. Policy EQ2 seeks to ensure that the landscape character of the Plan Area is protected, enhanced and restored where appropriate and for its benefit to the economic, environmental and social well-being of the Plan Area. Development proposals are to ensure that there would be no detrimental harm to the character of the local and wider landscape or setting of a settlement as identified in HPBC's Landscape Impact Assessment.
- 5.3.2. With regards to environmental quality, Development Management Policy EQ3 requires new development outside of settlement boundaries/allocated sites to be strictly controlled to protect the landscape's intrinsic character and distinctiveness - including the character, appearance and integrity of the historic and cultural environment. However, this must be balanced with facilitating sustainable rural community needs and economic development.
- 5.3.3. In RfR 2, the Council sets out that the proposed development would cause moderate harm to the character and distinctiveness of the surrounding countryside. It is important to note that there is an existing mill to the north of the site converted to residential properties, with land to the north and east predominantly rural in character and used for grazing purposes.
- 5.3.4. Although within a wider rural setting, the estate and surrounding uses are contained within a more 'built-up' semi-urban environment. The estate itself comprises a handful of different sized

warehouses and there is an existing mill to the north of the site which has been converted to residential properties.

- 5.3.5. Its character is semi-urban and the existing industrial estate, Ferodo TestTrack, dual carriageway and residential development provide a degree of containment from the wider countryside and beyond. Whilst there may be glimpses of the site from further distances, these are within the setting and context of the existing Bridgeholme Industrial Estate and surrounding uses which demonstrates that the proposals are unlikely to conflict with reasons set out in RfR 2 under impact to character and distinctiveness of the surrounding countryside.
- 5.3.6. The site is visually well screened from the surrounding area by topography and existing built form. It is clearly a visually contained site more associated with the neighbouring industrial estate than the wider open countryside.
- 5.3.7. It is therefore concluded that the proposed development site does not form a positive element of the existing countryside in this part of the High Peak and therefore it can be said that it has a stronger relationship to the existing built environment and makes a limited contribution towards the quality of the open countryside.
- 5.3.8. This is further reinforced as the Planning Inspector confirmed in their report that the proposals would not bear any harm to the character and appearance of the area because overall, despite the proposals causing a visual change in the site's appearance, the impact on the wider landscape would be negligible by the existing earth bund and tree coverage. The development does not harm the character and appearance of the countryside and is in accordance with policy EQ2 of the Local Plan.

5.4 RE-USE OF BROWNFIELD LAND

- 5.4.1. Paragraph 119 of the NPPF states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 5.4.2. Paragraph 120 emphasises the need for Local Planning Authorities to encourage multiple benefits from urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains. It gives substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.
- 5.4.3. Given that the proposal will make significantly more effective use of land at a site comprising a well-established industrial estate, it is clearly in accordance with the NPPF in the context of efficient use of land and reusing previously developed land.
- 5.4.4. Given that the proposal is being developed wholly on brownfield land it is clearly in accordance with the NPPF in the context of reusing brownfield land. The proposal seeks to redevelop a brownfield site in an accessible and sustainable location. The proposal therefore helps reduce the pressure on greenfield land to accommodate the Borough's employment requirements. This should be given weight in the determination of the application.
- 5.4.5. The scheme also complies with policies within the Local Plan which seek to retain employment land and premises that are required to support the local economy. The proposals would ensure that there

is a supply of accessible land that is attractive to 21st century employment development for distribution as well as other employment generating uses. This is a significant benefit of the scheme.

5.5 SUSTAINABLE DEVELOPMENT

- 5.5.1. The development will deliver significant environment, social and economic benefits and as such comprises sustainable development. The Council states within their RfR 1 that there is an absence of 'very special circumstances' which may outweigh perceived harm to the Green Belt. The following section sets out the clear 'very special circumstances' which would exist should the proposal be realised. This is justified and evidenced.

ECONOMIC BENEFITS

Investment

- 5.5.2. The proposal would deliver significant economic benefits and assist in achieving the aspirations of the Local Plan to create new and diversified employment land use.
- 5.5.3. Once operational, after allowing for displacement, leakage and multiplier effects, it is estimated that the proposals could support 42 FTE jobs (34 for residents within High Peak and a further 8 within the wider East Midlands region). This equates to a 56% increase over what is currently supported.
- 5.5.4. The employment to be supported on site and within the supply chain could generate approximately £1.7 million annually in GVA for the local and regional economy, up from £1 million.
- 5.5.5. The employment supported on site could generate up to £24,221 in expenditure effects for local businesses.
- 5.5.6. The employment supported on site could generate up to £119,799 in Income Tax and National Insurance contributions for the Exchequer.
- 5.5.7. As part of the appeal decision, the inspector found that there would be socio-economic benefits through the construction phase as a result of construction jobs.
- 5.5.8. This is further explored in detail in the accompanying Economic Impact Assessment prepared by WSP and submitted as part of this application. The table below (taken from Page 28 of the Economic Impact Assessment) demonstrates the economic benefits CJK Packaging currently generate at their existing site, as well as the benefits which could be realised under the proposed development.

Table 5-1 – Impact Summary

Economic Effect	Existing Site	Proposed Development	Net Additional Effect
Temporary Construction Employment	-	4	+4
GVA from Temporary Construction Employment	-	£239,135	+£239,135
Operational Employment (High Peak residents)	24	34	+10
Operational Employment (East Midlands residents)	3	8	+5
Total Operational Employment	27	42	+15
GVA generation from employment (per annum)	£1 million	£1.7 million	+£0.7 million
Wage effect from on-site workers (per annum)	£15,869	£24,221	+£8,352
PAYE and National Insurance Contribution (per annum)	£78,489	£119,799	+£41,310

Lack of alternative sites

- 5.5.9. The economic benefits for the proposed extension are clear to see. However, should the proposed extension be refused, not only will the net additional benefits in the table above be foregone, but it is expected that the existing economic benefits to the local area will also be lost.
- 5.5.10. It is WSP's understanding that in the event that CJK Packaging are unable to expand their existing premises, the company will be forced to relocate to another site to achieve any growth.
- 5.5.11. The consultation response to application HPK/2021/0023 from the High Peak Regeneration Team confirms there are no other available sites in central High Peak which could accommodate the anticipated growth. An extract from their consultee response is below (with the full response provided at Appendix D).

'There are currently no industrial premises available in the central High Peak which could accommodate an alternative storage solution for their growth, with the only potential available sites being at Hadfield (11 miles low sided vehicle only) or Harpur Hill (13 miles). It is recognised that splitting the operation into multiple sites would create logistical and financial pressures which would limit growth (as well as generate additional vehicle journeys) and may make continued expansion of business unviable. It is therefore reasonable to accept that only option would be either to constrain business growth or relocate outside the area with a potential risk of redundancies.'

- 5.5.12. As a result, the existing economic benefits generated at the site could be lost to the local area, in effect creating a 'double-loss', whereby the existing benefits as well as the potential benefits from an extension are foregone.

Benefit from construction employment

- 5.5.13. The Annual Business Survey 2020 provides estimates of the approximate GVA added by different sectors of the UK economy. During 2020 the approximate gross value added by the construction sector was £101.8 billion.
- 5.5.14. The average number of people employed in the construction sector during 2020 was 1.54 million. Taking the total construction sector GVA of £101.8 billion, this therefore suggests that the GVA per construction job in 2020 was £65,973.
- 5.5.15. WSP estimates that the 4 temporary construction jobs generated by the development will create GVA added to the UK economy of approximately £239,135. This is a gross figure over the entire construction period.

Permanent economic benefits

- 5.5.16. WSP's supporting Economic Impact Assessment includes a detailed analysis of the permanent economic benefits as a result of the proposed development, summarised in Table 5.1 above.

SOCIAL AND ENVIRONMENTAL BENEFITS

- 5.5.17. The site has the potential to be a contributor to the local economy. The site is clearly accessible to many existing employees given its connections with strategic roads and cycling networks but also its close proximity to the settlement of Chinley.
- 5.5.18. The proposals will see an existing industrial site redeveloped to accommodate business growth and help deliver the aspirations of the wider business which in turn will have a positive impact on the image of this part of Chinley by attracting new businesses into the area and improving neighbours' amenity, the local character and identity of the area.
- 5.5.19. The reuse of a brownfield site and its servicing for future development is of benefit to the environment and is encouraged in the NPPF.
- 5.5.20. Environmental benefits of the proposals include improvements in sustainability through the reduction of vehicle movements associated with the increase of operations in one location and the continued promotion of active travel modes taken to reach the site.

- 5.5.21. The location of the proposals and continued employer commitment to encourage travel by cycle will result in a reduction in future car dependency by developing a centrally positioned site encouraging commuting trips to be made using active travel and public transport modes instead of relying on car trips resulting in social benefits by making future jobs easily accessible to residents within the city area as opposed to relying on out of town employment sites which require a private vehicle as a means of transport.
- 5.5.22. Further social and environmental benefits will be delivered through the delivery of areas of landscaping and tree planting.
- 5.5.23. The following is a list of initiatives the company has (and continues) to support and sponsor:
- CJK Packaging work with The Canal & River Trust by providing work parties across the year to support on a major project to improve the public realm around the Combs Reservoir. A major part of the work is surfacing a public footpath around the reservoir which for a significant portion of the year is not accessible.
 - The company plays an active role in supporting local charities, including sponsoring the Annual Blythe House Hospice fund raising Santa Run. Other charities CJK Packaging are involved with include Little Cherubs Community Group, Chapel-en-le-Frith Mobile Physio, and Chapel-en-le-Frith Royal British Legion.
 - Similarly, the company sponsor and help local organisations, including recently making a significant donation towards the construction of new toilet facilities at the local Amateur Dramatic Society Playhouse.
 - CJK Packaging has sponsored an initiative by a local Councillor for a top-class literacy book to be produced and delivered to 6,600 houses locally, helping to enhance child literacy.
 - The company sponsor a litter bin at a popular local walking spot. It was installed on the basis that CJK Packaging would pay for it to be emptied. It is extremely well used and especially popular with the many dog walkers locally.
 - Provide free buckets for local charities to use for collections.
 - Arrange for the planting of trees in order for the company's activities to be carbon neutral.
 - The company has helped to raise and co-ordinate donations for Ukrainian refugees.

DESIGN AND SUSTAINABILITY

- 5.5.24. Policy EQ6 of the Local Plan states that all development will be required to adhere to high standards of design. Development should have a positive impact and will be expected to respond to scale, density, massing, height, landscape of surrounding buildings and areas in general whilst respecting existing context.
- 5.5.25. The NPPF provides guidance on development and ensures that the design of development incorporates the principles of sustainable development and the need to create better places in which to live and work. Paragraph 130 sets out several design criteria with the purpose being to ensure that design is of a high quality and appropriate for the area in which the development is located.
- 5.5.26. The proposed development has been designed in accordance with the above guidance;

- The layout, scale and appearance of the proposals have been developed to create a high quality and attractive scheme which integrates well with the wider industrial estate complex;
- The elevational treatment has been carefully considered in the context of the site's current setting in order to create a contemporary and attractive appearance which is in keeping with the existing building; and
- The proposed development will sit on an area of existing hardstanding thus minimising the need to build or impact on greenfield land.

5.5.27. As set out in the refused appeal, the inspector deemed that the proposals made a neutral contribution to the character and appearance of the area given its location and existing use.

5.5.28. The proposals would be in keeping with the adjoining building in terms of industrial appearance and would be viewed in the context and against the backdrop of the wider industrial estate.

5.5.29. As such, the design of the proposed development is in full accordance with Local Plan policy EQ 6 as well as paragraph 130 of the NPPF.

6 PLANNING BALANCE

- 6.1.1. This resubmission seeks full planning permission for proposed warehouse extension of existing B8 warehouse storage at Bridgeholme Industrial Estate, Chinley.
- 6.1.2. The proposed development will meet a local and regional need for employment whilst assisting the Council in delivering future floorspace for small to medium enterprises. The NPPF is focused on building a strong and competitive economy, reusing brownfield land and supporting sustainable development – the proposed development wholly aligns with these principles.
- 6.1.3. There are a number of significant benefits associated with the development including;
- Significant economic benefits including;
 - Once operational, after allowing for displacement, leakage and multiplier effects, it is estimated that the proposals could support 42 FTE jobs (34 for residents within High Peak and a further 8 within the wider East Midlands region). This equates to a 56% increase over what is currently supported.
 - The employment to be supported on site and within the supply chain could generate approximately £1.7 million annually in GVA for the local and regional economy, up from £1 million;
 - The employment supported on site could generate up to £24,221 in expenditure effects for local businesses; and
 - The employment supported on site could generate up to £119,799 in Income Tax and National Insurance contributions for the Exchequer.
 - Efficient redevelopment of a brownfield site which makes optimal use of the site and reduces the need for additional employment sites to be released; and
 - Social benefits through significant job creation both during construction and once operational with a range of positions created. New employment would be accessible to the local community.
- 6.1.4. In addition to the above benefits, the proposals present no impacts in terms of technical constraints thus it is technically and environmentally acceptable in terms of impact on landscape character, design, highways impact, flood risk/drainage, ecological impact, air quality and noise.
- 6.1.5. The application has now clearly demonstrated through a robust economic impact assessment that very special circumstances are present “as a whole” because ‘very special circumstances’ have been demonstrated and material considerations also weigh in favour of the development. This also concurs with the conclusion of the inspector in their appeal decision in which the inspector agreed there would be clear benefits to the scheme.
- 6.1.6. The harm to the Green Belt by reason of inappropriateness would be clearly outweighed by other considerations including the strong economic benefits derived from business and job growth associated with the application proposals.
- 6.1.7. It is therefore considered that the proposals would meet the exceptions tests under NPPF Paragraph 149 (c) and (g) for development in the Green Belt and should it be found that they do not, then clearly the additional economic benefits derived from the proposals would deem the proposals to be ‘very special circumstances’ in themselves under NPPF Paragraphs 147 and 148.
-

- 6.1.8. The NPPF, Local Plan and Neighbourhood Plan are material considerations that demonstrate support for planning permission being granted at this time.
- 6.1.9. The principle of development is acceptable and as such, it is considered that the proposal is in accordance with the Development Plan and in line with paragraph 11 of the NPPF should be approved without delay.

Appendix A

SITE LOCATION PLAN

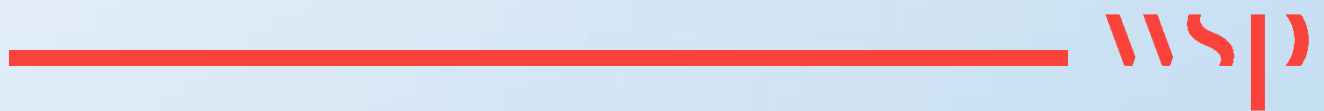


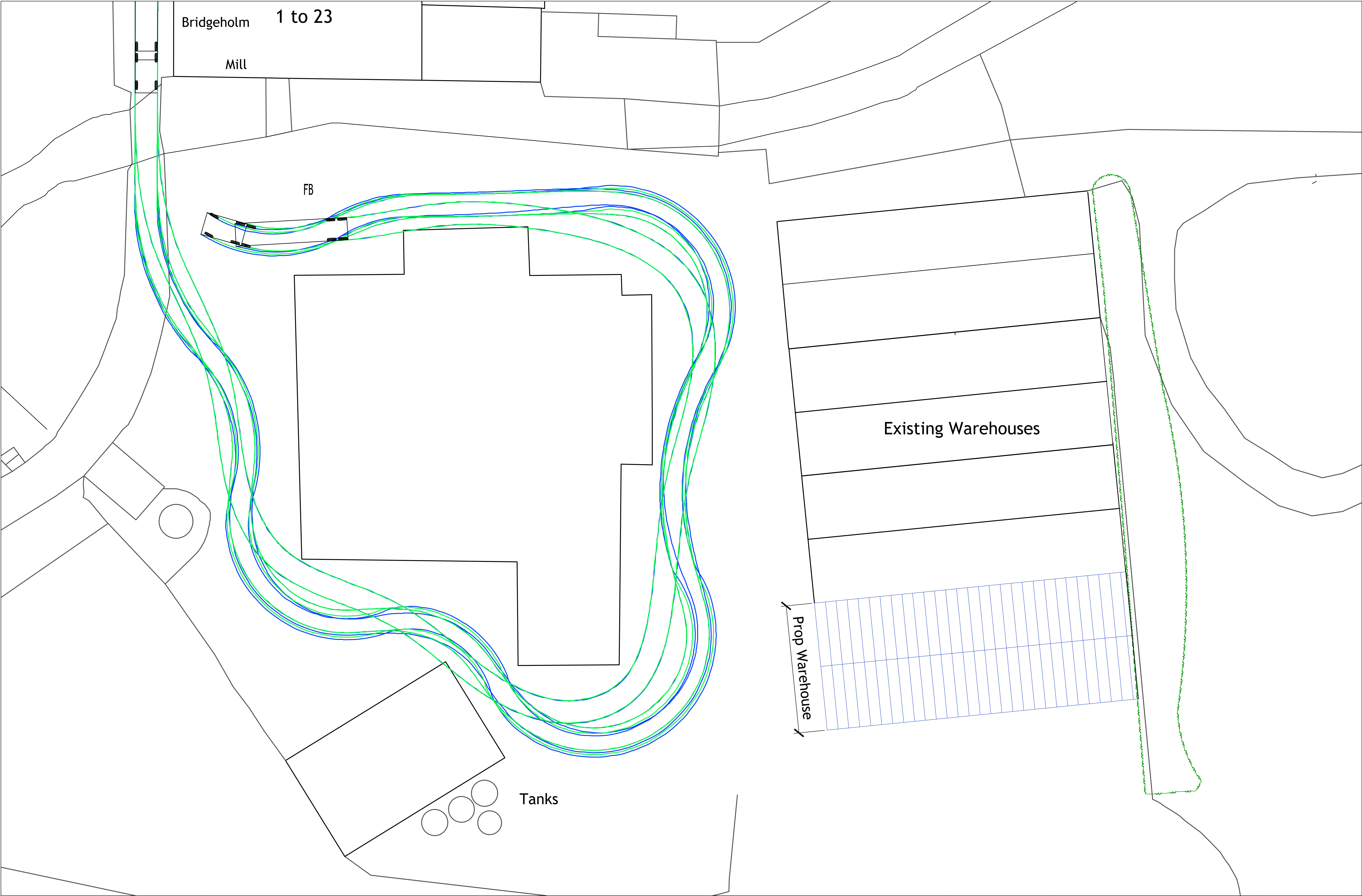


EDIFICE Building Consultants Limited email: nick@edificebc.co.uk mobile: 07917125231 Architecture Project Management Consultancy All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Edifice BC Ltd. All information hereon in is the copyright of Edifice BC Ltd. Copying in full or in part is forbidden without the written permission from Edifice BC Ltd.	PROJECT Proposed Warehouses at: CJK Packaging Bridgheolme Green Mill Charley Lane, Chinley, High Peak	DRAWING TITLE Phase 2 Location Plan	CLIENT Munteer Limited	DATE July '20	DRAWING No	REV
				DRAWN BY NH	679-EX.1.01	
				SCALE 1/1250@A3		

Appendix B

PROPOSED SITE PLAN

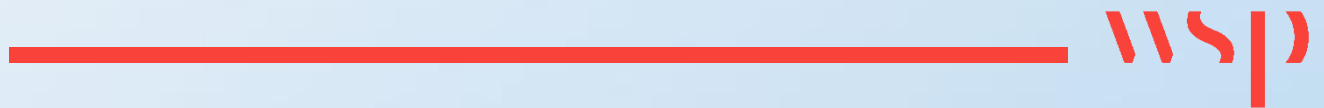




Appendix C

APPEAL DECISION

APP/H1033/W/21/3289368



Appeal Decision

Site visit made on 12 April 2022

by C McDonagh BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 May 2022

Appeal Ref: APP/H1033/W/21/3289368

Street Record, Bridgeholme Industrial Estate, Chinley SK23 6DX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Chris Sizeland against the decision of High Peak Borough Council.
 - The application Ref HPK/2021/0023, dated 20 January 2021, was refused by notice dated 1 October 2021.
 - The development proposed is a warehouse extension.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main parties have agreed that the proposal would represent inappropriate development in the Green Belt as defined in development plan policy and the National Planning Policy Framework (the Framework). I see no reason to dispute that position.
3. Therefore, the main issues are as follows:
 - The effect of the proposal on the openness of the Green Belt;
 - The effect of the proposal on the character and appearance of the area; and
 - Whether the harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations and if so, whether this would amount to the very special circumstances required to justify the proposal.

Reasons

Openness of the Green Belt

4. The appeal site currently comprises a parcel of land located next to a large warehouse building within an industrial estate. The building proposed for expansion is formed of 3 distinct bays, and the scheme seeks to extend this with an additional bay of roughly the same scale.
5. Paragraph 137 of the Framework identifies that openness is one of the essential characteristics of Green Belts, along with their permanence. Openness has both a spatial and visual aspect and intrusion on either can, individually or

collectively, impact the openness of the Green Belt. Policy EQ4 of the High Peak Local Plan (LP) (adopted April 2016) is aligned with the Framework in this regard and seeks to protect the Green Belt and maintain its openness and permanence.

6. Despite its previous use for the disposal of waste and agreement between the parties that the site constitutes previously developed land, the appeal site remains free of built form at present. Inevitably, the erection of a large extension to the warehouse into this space would reduce openness spatially.
7. The proposal would also reduce openness visually, although that impact is reduced to a degree by the existing earth bund and mature tree and hedge cover around the site. Moreover, the majority of views of the structure would be from within the industrial estate given the location of the appeal site, while views from wider vantage points, including the public right of way, would be fleeting and limited.
8. I note that the appellant does not dispute there would be a loss of openness and I agree that, overall, this harm to the Green Belt as a result would be limited and localised. However, harm to the Green Belt would still occur regardless. The Framework states in paragraph 148 that when considering any planning application, substantial weight should be given to any harm to the Green Belt.

Character and Appearance

9. The appeal site is located beyond any defined settlement boundary and lies between the settlements of Chinley and Chapel-en-le-Frith. The industrial estate comprises several buildings of typical design adjacent the former mill. The surrounding area is predominantly rural in character, with only sporadic farm buildings and dwellings located nearby. The land subject to this appeal was evidently a former waste tip associated with the mill and at the time of my visit had two shipping containers, building materials and other equipment associated with the business stored upon it. It therefore makes a neutral contribution to the character and appearance of the area given its location and existing use in this context.
10. The proposed extension would be in keeping with the adjoining building in terms of its industrial appearance and would be viewed in the context of the wider industrial estate. I note the Council does not dispute this. Moreover, it would appear to be contained within the physical extent of the industrial estate, despite its location outside of the boundary as drawn on the Policies Map.
11. Although the building would be visually apparent from some viewpoints, in particular the public right of way which runs past the site, it would not be overbearing or intrusive in the landscape. I note this is demonstrated in the appellant's photographic evidence from local viewpoints. Any visual prominence would be further reduced through a landscaping scheme which could be secured via condition.
12. Overall, the proposal would cause a visual change to the site's appearance, although the impact on the wider landscape would be minimised by the existing earth bund and tree coverage. Therefore, the appeal proposal would assimilate

within its immediate context from local viewpoints and integrate and complement the character of the industrial estate.

13. Based on the above, the proposal would not cause harm to the character and appearance of the area, in accordance with Policies EQ2 and EQ3 of the LP. These seek to ensure development will protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area. The proposal would also accord with the aims of the Framework, which advises in paragraph 174 that decision should protect and enhance valued landscapes while also recognising the intrinsic character and beauty of the countryside.

Other Considerations

14. There would be socio-economic benefits through the construction phase as a result of construction jobs. Moreover, the appellant advises that up to 4 full time jobs would be created by the expansion of the business itself. However, there is little information before me to substantiate this number, such as what these jobs would entail. The Council's regeneration officer supports the proposal from a business perspective, although they do regard the number of jobs created as 'modest'. The creation of jobs therefore carries positive weight in favour of the proposal, albeit this is moderate.
15. The increased spend within the local economy and increase in business rates collected by the Council to invest in other areas would also be of benefit in socio-economic terms, as would the increased industrial space in the Council area. This would accord with paragraph 81 of the Framework, which advises significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
16. Although I am informed that the proposal would help retain 20 existing jobs, there is little substantive information as to why this would be the case. The business has evidently expanded, particularly during the covid-19 pandemic, due to additional contracts to manufacture medical supplies among other things. This has carried with it the need to expand. As such, it seems unlikely that given this expansion that jobs are also at risk. Given the lack of evidence in this regard, I can therefore only attribute this argument limited weight.
17. My attention is drawn to appeals for ostensibly similar proposals in St Helens¹, Ripley² and Wigan³. I have been provided with Inspectors reports and decisions as well as the relevant Directions from the Secretary of State for these. However, from the limited information before me, these appear to be of substantially larger scale than the warehouse extension before me. While this may equate to a significantly greater impact on the openness of the Green Belt than the appeal proposal, they also appear to bring forth much greater benefits. For example, the St Helens scheme seems to involve the creation of nearly 3000 jobs which would have been of considerable benefit in an area which was subject to identified significant levels of social deprivation. As such, aside from obvious similarities such as the development types and their locations in Green Belts, I do not consider the examples directly comparable to

¹ APP/H4315/V/20/3265899

² APP/M1005/W/20/3265602

³ APP/V4250/V/20/3253242

the scheme before me, which I have assessed on its own merits. As such, I attach little weight to these considerations.

Green Belt Balance and Conclusion

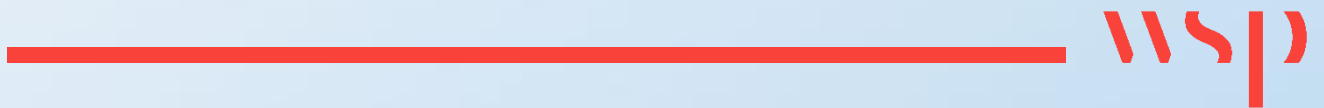
18. As per the Framework, very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
19. The proposal is agreed to be inappropriate development which is, by definition, harmful to the Green Belt. Furthermore, the proposal would reduce openness, causing further harm to the Green Belt, albeit to a limited degree. As per paragraph 148 of the Framework, these attract substantial weight against the proposal.
20. The socio-economic benefits of the proposal in terms of the expansion of the business, potential for additional jobs and associated socio-economic impacts of this would weigh significantly in favour of the scheme.
21. Although I have concluded that the proposal would not harm the character and appearance of the area, an absence of harm would not weigh in favour of the scheme and is neutral in the planning balance.
22. Based on the foregoing, although I agree there would be clear benefits to the scheme, these would not clearly outweigh the harm to the Green Belt, a matter which attracts substantial weight. For these reasons, it has not been demonstrated that very special circumstances exist which would justify the proposed development. In addition, the proposal would conflict with the Green Belt protection aims of the Framework and those of Policy EQ4 of the LP, which states that within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.
23. The development would therefore conflict with the development plan taken as a whole and material considerations do not indicate that the decision should be made other than in accordance with the development plan. Therefore, I conclude that the appeal should be dismissed.

C McDonagh

INSPECTOR

Appendix D

REGENERATION TEAM CONSULTTEE RESPONSE TO HPK/2021/0023





High Peak Borough Council
working for our community

Consultation Response from Regeneration Team, High Peak Borough Council

Application HPK/2021/0023

CJK Packaging, Bridgeholme Mill Industrial Estate, Chinley SK23 6DX

Re: Proposed warehouse Extension (539sqm)

The applicant is applying for an extension to the existing warehouse building at Bridgeholme Industrial Estate in Chinley at an industrial site which has been used for employment purposes for over a hundred years, and since 2006 has been fully within its current single ownership.

The site is within the greenbelt but, is acknowledged as an industrial site, see previous approved applications (HPK/2016/0112 and HPK/2016/0596), which are now incorporated into this revised application:

"The Committee acknowledged the importance of greenbelt and its primary purposes to prevent urban sprawl and safeguard the countryside from encroachment. However, in this case and from the site visit, it was clear that the land formed part of the adjoining industrial site and not part of the open countryside."

We would concur with this opinion and would also note that the site of the side -extension to the existing unit was previous used as a tyre and industrial waste tip by previous owners, which generated significant complaints to the District and Parish Councils and under CJK Packaging's ownership, this has been fully cleaned up and remediated alongside their other substantial investment in the overall site.

CJK Packaging is a well regarded small company that currently employs 20 full time staff and has a track record of employing apprentices and upskilling staff. The company is operating in an expanding growth market and has specialised in a range of products including packaging for e-cigarettes, hand sanitizer, laboratory containers, funnels, measuring cylinders, jugs etc as well as containers suitable for hazardous goods. The company now has a multi-million pound turnover and as well as being in the supply chain for local companies also exports to over 35 countries.

There are currently no industrial premises available in the central High Peak which could accommodate an alternative storage solution for their growth, with the only potential available sites being at Hadfield (11 miles low sided vehicle only) or Harpur Hill (13 miles). It is recognised that splitting the operation into multiple sites would create logistical and financial pressures which would limit growth (as well as generate additional vehicle journeys) and may make continued expansion of

business unviable. It is therefore reasonable to accept that only option would be either to constrain business growth or relocate outside the area with a potential risk of redundancies.

Whilst the extension of 539sqm will allow for CJK Packaging to meet the increased demand and expansion requirements, they have confirmed that this will not result in a material change in vehicle movements.

The extension will support business growth and create 4 full time jobs. While this number is modest, High Peak is currently experiencing a significant increase in worklessness and underemployment due to the impact of Covid-19 and changing economic circumstances. The claimant count now stands at 4.5% (2,550 people) April 2021 which is a significant rise from pre-covid levels which were generally in region of 1.8% (1,045). High Peak Borough Council has adopted in 2017, a matrix to quantify multiplier outcomes from job generation and employment projects based on re-spend in the local economy and new business rates income. The matrix is based on ONS household income/disposable income data with analysis on local spend (retail spend analysis evidence base from Local Plan). Research identified that minimum wage local employees spend an additional £1,394 per annum close their employee base and higher wage earners and managers would generate up to £11,045 additional spend. Based on a ratio of 4 FTE this scheme will therefore generate an additional £5,576 uplift per annum for local shops and traders and safeguard a further £47,182 which could be lost if the business relocated.

In addition, based on existing rateable values for site of £41.44 m2, the proposed extension will increase rateable value by £22,336 which would generate an additional business rates income of £11,436 per annum a proportion of which will be retained by Derbyshire County Council and High Peak Borough Council to support services for the community.

While appreciating the planning balance that must be taken into consideration, from an economic perspective, taking into consideration the business and job growth opportunities delivered by this proposal, the increase in business rates and multiplier benefits to the local area and the fact that this is an existing established industrial site, we are fully supportive of this application and would recommend approval.

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