



Glossop Eden Ltd

LAND OFF HOLLINCROSS LANE, GLOSSOP

Planning Statement





Glossop Eden Ltd

LAND OFF HOLLINCROSS LANE, GLOSSOP

Planning Statement

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 70096804

OUR REF. NO. RPT.004.70096804

DATE: JANUARY 2023

WSP

8 First Street

Manchester

M15 4RP

Phone: +44 161 200 5000

WSP.com

QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	14 August 2020	January 2023		
Prepared by	Hannah Payne	Victoria Welch		
Signature				
Checked by	Amy James	Dan Jackson		
Signature				
Authorised by	Amy James	Dan Jackson		
Signature				
Project number	30130001	70096804		
Report number	001	004		
File reference	Rep-HP-14.08.20-planningstatement	004.70096804		

CONTENTS

1	INTRODUCTION	1
1.2	REPORT STRUCTURE	1
2	SITE CONTEXT	3
2.1	THE SITE AND SURROUNDINGS	3
2.2	SCHEME OVERVIEW AND PLANNING CONTEXT	4
	PLANNING HISTORY	4
	HPK/2014/0064 - approved 5/08/2014	4
	HPK/2020/0334 - Refused 24/01/2022	4
	APP/H1033/W/22/3303566 - Dismissed 28/11/2022	5
3	PROPOSED DEVELOPMENT	10
	CONVERSION OF REDCOURT	10
	NEW BUILD ELEMENT	11
	ACCESS	11
	LANDSCAPING	12
	PARAMETERS / EASEMENT	12
4	STATEMENT OF COMMUNITY INVOLVEMENT	14
	POLICY CONTEXT	14
	CONSULTATION OVERVIEW	14
	Consultation with the Local Planning Authority	14
	Consultation with the local community	15
5	PLANNING POLICY	17
	NATIONAL PLANNING POLICY FRAMEWORK	17

Delivering a sufficient supply of homes	17
Promoting sustainable transport	17
Making Effective use of land	17
Achieving well-designed places	18
Promoting Healthy and safe communities	18
Conserving and enhancing the historic environment	18
Meeting the challenge of climate change and flooding	18
LOCAL PLANNING POLICY	18
Supplementary Planning Documents (SPD's)	20

6 PLANNING ASSESSMENT 22

6.2 PRINCIPLE OF DEVELOPMENT	22
RESIDENTIAL DEVELOPMENT	22
LOSS OF COMMUNITY FACILITIES	23
6.3 HOUSING MIX	23
6.4 ACCESSIBILITY STANDARDS	24
6.5 AFFORDABLE HOUSING STATEMENT	24
VACANT BUILDING CREDIT	25
6.6 LAYOUT AND DESIGN	26
6.7 SCHEME BENEFITS	27
NEW HIGH QUALITY HOMES	27
DELIVERY OF AFFORDABLE HOMES	27
IMPROVED ACCESSIBILITY	28
WOODLAND MANAGEMENT AND BIODIVERSITY AND ECOLOGICAL ENHANCEMENTS	28
THE PROPOSAL REPRESENTS SUSTAINABLE DEVELOPMENT	28
Economic benefits	29
Social benefits	29
Environmental benefits	30

7 MATERIAL CONSIDERATIONS 31

7.1 FLOOD RISK AND DRAINAGE	31
------------------------------------	-----------

7.2	TREES	31
7.3	ECOLOGY	32
7.4	HIGHWAYS	32
7.5	HERITAGE	33
7.6	ENERGY STATEMENT	34
7.7	SUSTAINABILITY STATEMENT	34
7.8	GROUND CONDITIONS	34
7.9	SUMMARY	34
8	CONCLUSION	37

IMPACTS ON THE CA AND NDHA:	37
IMPACTS ON AMENITY	37
HOUSING MIX AND AFFORDABLE HOUSING	38
SUMMARY	38

TABLES

Table 6-1 - Proposed accommodation schedule	23
Table 6-2 – Vacant Building Credit Calculation	26

FIGURES

Figure 2-1 - Site context (Source: Google Earth)	3
--	---

APPENDICES

APPENDIX A

LOCATION PLAN

APPENDIX B

DECISION NOTICE



APPENDIX C

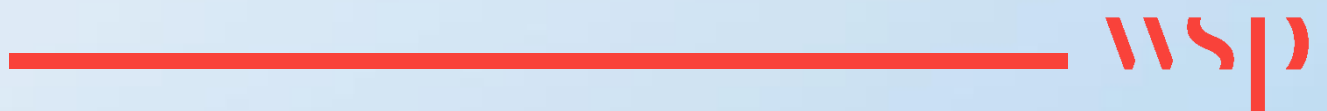
EA CORRESPONDENCE

APPENDIX D

CORRESPONDENCE FROM ST CHRISTOPHER'S TRUST

1

INTRODUCTION



1 INTRODUCTION

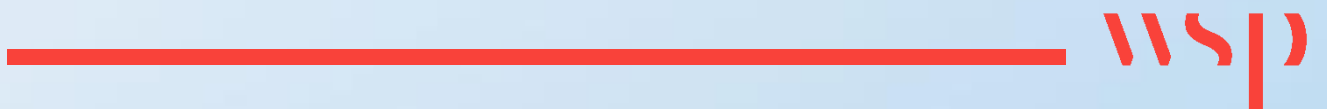
- 1.1.1. WSP has prepared this Planning Statement on behalf of Glossop Eden Ltd (the applicant) in support of an application for residential development at land south of Hollincross Lane, Glossop. A site location plan is provided at **Appendix A**.
- 1.1.2. Full planning permission is sought for the following:
“Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of the site to provide 24 dwellings (Use Class C3) including the retention and conversion of Redcourt together with access, parking and landscaping.”
- 1.1.3. The site is in a highly sustainable location, within the settlement of Glossop. It presents a unique opportunity to restore Redcourt, a non-designated heritage asset (NDHA) that is deteriorating in condition, and bringing activity back into the vacant building.
- 1.1.4. This statement is accompanied by a suite of drawings and technical reports as listed within the submitted cover letter, which demonstrate that there are no technical reasons nor any adverse impacts arising from the proposals, preventing the proposed development coming forward at the site.
- 1.1.5. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), this Statement considers the proposal against the relevant national and local policies and any other material considerations pertinent to the assessment of the development.
- 1.1.6. It is demonstrated throughout this report, and the wider application submission pack, that there are no adverse impacts arising from the development proposals which would significantly and demonstrably outweigh the benefits.
- 1.1.7. On this basis, and in accordance with the NPPF presumption in favour of sustainable development, the application should be supported and approved without delay.

1.2 REPORT STRUCTURE

- 1.2.1. The Planning Statement is structured as follows:
- Section 2 provides the site context and planning history;
 - Section 3 details the proposed development;
 - Section 4 details the consultation undertaken;
 - Section 5 sets out the planning policy context;
 - Section 6 undertakes a planning assessment;
 - Section 7 details other material considerations; and
 - Section 8 sets out conclusions.

2

SITE CONTEXT



2 SITE CONTEXT

2.1 THE SITE AND SURROUNDINGS

- 2.1.1. The site is an irregular shaped, brownfield site equating to circa 2ha, located approximately 600m south of the town centre. The site is unallocated for any particular use in the Local Plan.
- 2.1.2. Access to the site is via Hollincross Lane to the north and Slatelands Road to the west.
- 2.1.3. The site has been vacant for a number of years and is currently overgrown. It contains Redcourt (the former residential care facility) and a former gym building located in the southern part of the site. All other former structures have been previously demolished and cleared.
- 2.1.4. The site is located within the built-up, urban area boundary of Glossop and surrounded by existing residential development on all sides. It is bound to the north by Hollincross Lane and residential dwellings off Slatelands Road to the north-west corner of the site. St James Church and residential streets bound the site to the east.
- 2.1.5. Long Clough Brook flows adjacent to the southern and south-western site boundaries. A small part of the site adjacent to the Brook falls within Flood Zone 2 and 3. However, the proposed development will be focussed within Flood Zone 1.

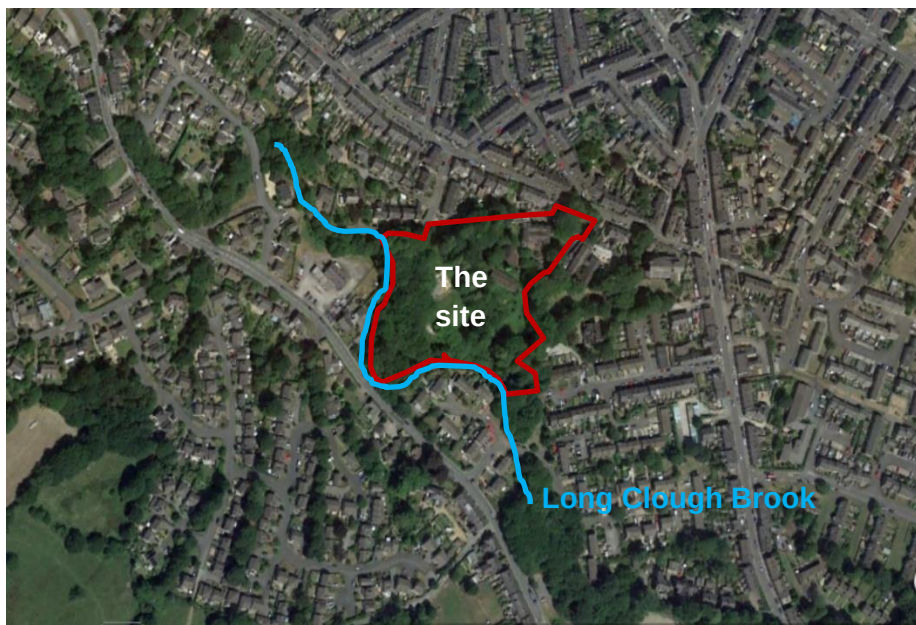


Figure 2-1 - Site context (Source: Google Earth)

- 2.1.6. The site lies within the St. James Conservation Area. The majority of buildings on site date from the 1950s and 1960s, with the exception of Redcourt (also known as Devonshire House), which was constructed in the period between 1899 and 1921. Redcourt has been extended since its construction and has been the subject of significant alterations as it was adapted for its residents from the 1950's onwards. No buildings within the site (including Redcourt) are subject to formal statutory or non statutory designations.
- 2.1.7. The site is covered by a group Tree Preservation Order (TP061).

2.2 SCHEME OVERVIEW AND PLANNING CONTEXT

- 2.2.1. The application site, formerly owned by St. Christopher's Trust, was previously a facility which offered domiciliary care, supported living and residential care to adults and those with learning difficulties. Following the consolidation of their existing assets, this site became surplus to its requirements. The applicant purchased the site in January 2019, and St. Christopher's Trust now occupy the adjacent building on Hollincross Lane between the site and St. James' Church. The charity will continue to operate from their existing premises alongside the proposed development.

PLANNING HISTORY

- 2.2.2. The application site has an extensive planning history with various applications relating to the use and alteration of Redcourt. The most relevant applications are taken in turn below:

HPK/2014/0064 - approved 5/08/2014

- Redevelopment to provide new supported living facility (Use Class C2) and 22 dwellings (Use Class C3) including the retention and conversion of Redcourt.

- 2.2.3. This permission was not implemented and expired in 2017.

- 2.2.4. Glossop Eden Ltd have significant concerns surrounding the practicalities of delivering the previously approved layout which include the following:

- Varying levels across the site would have required significant re-grading and retaining structures which would have a secondary impact on retained trees;
- In a number of areas, the layout would have likely had a direct impact on the root protection zones of high value nearby trees;
- The proximity to a number of units to trees shown to be retained would likely result in significant shading to gardens;
- Some trees shown to be retained within the layout would unlikely to be retained in practice given the level of site engineering works including installation of retaining structures which would need to occur in a number of locations.
- The scheme included the retention of Redcourt at the request of the Council. However, it was not confirmed whether the development was viable with Redcourt retained as a conclusion was not reached on viability during the determination of the application

- 2.2.5. Given these concerns it was important to reassess the site-specific technical constraints in order to develop a new scheme that responds appropriately and positively to the site context to maximise the site's potential to deliver high quality, much needed residential dwellings.

HPK/2020/0334 - Refused 24/01/2022

- 2.2.6. A revised scheme was submitted in 2020 for the demolition of redundant buildings, including the partial demolition of modern extensions to Redcourt, and the redevelopment of the site to provide 23 dwellings (Use Class C3), including the retention and conversion of Redcourt together with access, parking and landscaping (application ref: HPK/2020/0334).
- 2.2.7. The application was refused by the council on 24 January 2022 which was appealed by the applicant (ref: APP/H1033/W/22/3303566). Three reasons for refusal were included in the decision notice (1. Heritage impacts, 2. Lack of on-site affordable housing and housing mix, 3. Risk of insufficient access to Long Clough Brook for essential maintenance and / or emergency access).

2.2.8. A copy of the decision notice is included at Appendix B.

APP/H1033/W/22/3303566 - Dismissed 28/11/2022

2.2.9. The appeal hearing took place on 8 November 2022.

2.2.10. The appellant and council reached agreement on reason 2, part a (affordable housing), and reason 3 (access to the Brook) prior to the appeal hearing, and as such were not matters in dispute at the hearing.

2.2.11. Reason for refusal 1 and the later part of reason 2 remained in dispute at the hearing and are discussed below.

Reason for refusal 1: Character and appearance of the CA and Redcourt including its setting

2.2.12. Reason 1 stated:

- 1) *The scheme would be harmful to the character and appearance of the Conservation Area and the undesignated heritage asset building 'Redcourt'. In addition, the scheme would neither preserve or enhance the character or appearance of the St. James Conservation Area or the setting of the undesignated heritage asset 'Redcourt'. In these regards, the scheme would represent 'less than substantial harm' and therefore a substantial planning objection. The proposal would also result in the loss of existing healthy mature trees of amenity value which also make an important contribution to the character of the Conservation Area, and a poor relationship between retained trees and new development which is likely to result in further tree loss / inappropriate pruning in the future. In turn, the applicant has failed to demonstrate that the scheme would achieve the optimum viable use of the site or that the public benefits of the scheme would outweigh the heritage harm and harm to trees which has been identified. Accordingly, the proposal is contrary to Policies S1, S5, H1, EQ6, EQ7 and EQ9 of the Adopted High Peak Local Plan 2016; Conservation Area Areas Appraisal, High Peak Design Guidance 2018 and NPPF.*

Design approach

2.2.13. The renovation of Redcourt including the removal of unsympathetic additions and extensions, along with the introduction of rear gardens in place of the garage and hard standing will enhance the NDHA. The Inspector states that this would result in the “*architectural merits of the original building would be better revealed in views from Hollin Cross Lane and from within the site*” (Paragraph 11 of the appeal decision). In accordance with the Inspector’s recommendation within the same paragraph, hedgerow planting is proposed to boundaries in the public realm, which will have a positive impact on the character and appearance of the CA.

2.2.14. The inspector found that the proposed new dwellings adjacent to Redcourt (plots 9 and 10) would sit comfortably alongside their immediate surroundings. (Paragraph 12)

2.2.15. The layout, scale, architecture and natural materials were also deemed to be acceptable, referencing the local vernacular without slavishly copying it and having regard to the High Peak Design Guide SPD. (Paragraph 13)

2.2.16. The approach to design, scale, architecture, layout and materials has been replicated in this application.

Tree loss

2.2.17. The inspector recognised that whilst there was some tension between Policy EQ9 (Trees, woodland and hedgerows) which requires replacement tree planting of 2:1, a suitable approach has been taken in respect of tree loss:

- Many of the trees indicated for removal have been identified as being of moderate, low or poor quality. Indeed, the Council acknowledged at the hearing that some of the trees, such as those in the vicinity of the gym building, are of lower value. (Paragraph 17);
- Some of the tree removal would assist in the active management of ash dieback, which has been accepted by the Council. (Paragraph 17);
- The layout has sought to limit the impact on trees to some extent by locating the development to areas where there are substantial clearings. (Paragraph 18);
- A substantial planted area and retained areas of woodland will be provided adjacent to the Hollincross entrance, to the west of plot 8 and in the western and southern parts of the site to provide a generous planted buffer when viewed within the site and from Slatelands Road. (Paragraph 19);
- The proposal would provide long-term management of the retained trees (Paragraph 20).

2.2.18. At Paragraph 20, the Inspector concludes:

“Therefore, while the number of trees felled would be substantial, I find that the retained trees, together with the supplementary planting that could be conditioned would be sufficient to provide a suitably wooded backdrop to surrounding streets and this would also allude to Redcourt’s historic parkland setting”.

Heritage assessment of harm and consistency with the Framework

2.2.19. The heritage assessment that supported the appeal concluded that there would be less than substantial harm to the St James Conservation Area. The Inspector supported that conclusion and found that the benefits outweighed the less than substantial harm caused by the proposal. Reason for refusal 1 was not therefore upheld in the appeal decision.

“25. Overall, and on balance, the tree losses and the introduction of dwellings in previously undeveloped areas of the site would result in a degree of change amounting to less than substantial harm to the settings of the CA and the NDHA. Paragraph 199 of the Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). Paragraph 202 of the Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

“26. The proposal would secure a long-term viable use for the Redcourt building and the wider site as well as management of the trees on the site. The renovation of the NDHA building would enhance its appearance and improve its security. The development would deliver 23 dwellings including affordable housing provision in a sustainable location. There would be economic and social benefits through the development itself and the longer-term contribution of future residents to the local area. Taken together, these are matters to which I afford very significant weight and which outweigh the less than substantial harm identified in this instance.

“27. I conclude the proposal would result in less than substantial harm to the conservation area and the setting of the NDHA. As such it would be conflict with the character and conservation requirements in Policies S1 (Sustainable Development Principles), S5 (Glossopdale Sub-area Strategy), H1 (Location of Housing Development), EQ6 (Design and Place Making) and EQ9 (Trees, Woodland and Hedgerows) of the LP. However, I find that this harm would be outweighed by the public benefits arising from the development and would accordingly be acceptable in this particular instance having regard to Policy EQ7 (Built and Historic Environment) of the LP and the Framework”. [WSP emphasis]

- 2.2.20. The re-submission remains largely unchanged, with the nature of change being largely internal to accommodate one bedroom units in the housing mix. Boundary treatments have been revisited to provide more hedge planting which will improve the scheme. As set out within the accompanying heritage statement, the resubmission will result in less than substantial harm and the benefits of the proposal outweigh the harm identified. As such the proposal is acceptable in respect of impacts on trees and heritage.

Reason for refusal 2:

- 2.2.21. The later part of reason for refusal 2 stated:

“In addition, the overall scheme would not provide for an appropriate range of market housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment (or successor documents). The scale and type of development proposed therefore represents an unacceptable use of land. Accordingly, the proposal is contrary to Policies SS1, S5, H3 and H4 of the Adopted High Peak Local Plan 2016 and the NPPF”.

- 2.2.22. The Inspector concluded that the previous proposal would not provide an appropriate housing mix. The resubmission has converted one of the three bedroom houses to two no. one bedroom apartments. The proposed housing mix now closely aligns with the Housing and Economic Land Needs Assessment (September 2022) (HELNA), which is set out in detail within Section 6.3 of this statement.
- 2.2.23. The Inspector also concluded that there was insufficient evidence provided that the homes would be capable of adaptation to meet accessibility standards set out in Parts c) and e) of Policy H3. The Design and Access Statement has been updated to demonstrate compliance with the Optional Requirement M4(2) of Part M of the Building Regulations.
- 2.2.24. The resubmission proposal provides an appropriate housing mix and confirms that 58% of homes meet the accessibility standards. As such the proposal accords with the housing mix and accessibility requirements of Policies SS1, S5, H3 and H4 of the Adopted High Peak Local Plan 2016 and the Framework.

Matters resolved prior to the appeal hearing:

Reason 2: Affordable Housing:

- 2.2.25. The reason for refusal stated that inadequate information was provided to demonstrate a lack of interest in on-site affordable housing at the site.

- 2.2.26. The Council confirmed at the hearing that the affordable housing contribution set out in the completed section 106 agreement (s106) meets this requirement and overcomes its previous concerns in respect of affordable housing. For this re-submission the applicant proposes the same on-site affordable housing, in accordance with Policy H4. This is set out in further detail at Section 6.5.
- 2.2.27. Affordable housing provision is consistent with policy and should not form a reason for refusing the resubmission.

Reason 3: maintenance access to Long Clough Brook

- 2.2.28. The application was recommended for refusal with just two reasons, but a third was added following the committee meeting. The Environment Agency (EA) requested confirmation that a gap of at least 8m would be available between the rear garden fence serving plot 19 and the edge of the riverbank to ensure access to the brook.
- 2.2.29. The applicant discussed this issue directly with the EA, who later confirmed by reply on 23 March 2022 that the additional details provided by the applicant were sufficient to address their concerns. A copy of the correspondence is included at Appendix C. There are no changes proposed as part of this application in respect of this matter.



3

PROPOSED DEVELOPMENT



3 PROPOSED DEVELOPMENT

3.1.1. Full planning permission is sought for the following:

“Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of the site to provide 24 dwellings (Use Class C3) including the retention and conversion of Redcourt together with access, parking and landscaping.”

3.1.2. Glossop Eden Ltd propose to bring forward an application for the redevelopment of this brownfield site to create a total of 24, one, two, three and four bedroom homes with access, parking and private amenity space. The scheme includes 2 no. one-bedroom apartments, 18 no. terraced and semi-detached new build dwellings and the conversion of the existing Redcourt building to provide four townhouse dwellings.

3.1.3. The key changes to the scheme from application ref: HPK/2020/0334 are:

- Conversion of one semi-detached unit to two no. one bedroom apartments (units 23 and 24), which increases the number of units from 23 to 24 and provides a housing mix that closely reflects the HELNA.
- Provision of one additional car parking space to serve plot 24.
- A revised boundary treatments plan to provide hedges in public areas.

CONVERSION OF REDCOURT

3.1.4. The development proposals would subdivide the building into four dwellings, altering the internal arrangement. Four gardens would be created at the rear, one for each dwelling. A sensitive boundary treatment is proposed.

3.1.5. The inappropriate post-war additions, that are out of keeping with the character of the original building, will be removed. This includes: the conservatory and the single-storey addition to the façade and the two-storey addition on north-west corner. The single storey addition on the façade would be replaced with a veranda, steps and railings to provide a sensitive solution to the 1.2m level difference across the width of the building.

3.1.6. The red paint on the exterior of Redcourt, which is flaking and in poor condition, is proposed to be removed. Removal of the paint and restoration of the external brickwork would help to restore the original character and appearance of Redcourt.

3.1.7. The uPVC windows frames, doors and vents are proposed to be removed. Replacement window frames would be metal and contain leaded lights to match the character and appearance of the original windows (there is an original attic window on the north elevation which would be used to guide the design of the replacement windows).

3.1.8. The single, surviving chimney stack would be retained and replica chimney stacks are proposed where these have been lost to help restore the character and appearance of the original roofscape.

3.1.9. Replacement doors would be a muted grey with fenestration patterns to reflect the existing windows, which is a sensitive design approach for this building.

3.1.10. The large metal flue on the north elevation, which previously served the kitchen, is proposed to be removed. The flue is highly obtrusive, and its removal would improve the visual appearance of the north elevation and glimpsed views of the building from Hollincross Lane.

- 3.1.11. The front porch over the original entrance to Redcourt is proposed to be removed. The timber columns supporting the roof are rotten and would require substantial repair. Layout options have been explored with a repaired porch retained as part of the design. However, this would result in a significant loss of light into the proposed living room of the new dwelling and would create issues with split levels and loss of internal usable space. Its removal is considered to result in minimal harm to the overall significance of Redcourt.
- 3.1.12. The external brick staircases are proposed to be removed and replaced with approved document M compliant staircases. The external staircases are required due to level differences and to provide access to the proposed rear gardens.
- 3.1.13. The roof is in poor condition and water ingress has caused significant damage internally. Roof repairs are proposed with matching roof tiles.
- 3.1.14. Internally, the main central staircase would not be retained in the conversion of Redcourt. The spindles and handrails are missing and the parts which remain are in a poor state of repair.
- 3.1.15. The resubmission proposed no changes in respect of the conversion of Redcourt.

NEW BUILD ELEMENT

- 3.1.16. The new high-quality dwellings will be sympathetically and traditionally designed to reflect local character and traditional materials found in the vernacular including stone elements to architectural details and natural slate roof tiles.
- 3.1.17. The housing proposed close to Redcourt would be clustered around a courtyard and would be smaller in scale to Redcourt. This would ensure that Redcourt remains the dominant building and the new houses are subservient to it.
- 3.1.18. The proposal will involve the demolition of the remaining redundant gym building.
- 3.1.19. Development is focussed to parts of the site which have been previously developed, currently occupied by buildings or hardstanding, thereby making the most efficient use of the brownfield areas to minimise impacts on trees and woodland character of the site as far as possible.
- 3.1.20. Each dwelling will benefit from off street parking provision in accordance with the Council's minimum standards.
- 3.1.21. No changes are proposed in the re-submission that will impact the design approach to the new dwellings.

ACCESS

- 3.1.22. The original driveways leading to Redcourt from Hollincross Lane and Slatelands Road would be restored. The site is divided into two parcels, with the northern parcel with Redcourt accessed from Hollincross Lane, and the south-west parcel accessed from Slatelands Road. The rationale for this approach has been driven by the concentration of trees and varied topography within the central part of the site.
- 3.1.23. Whilst the entrances to the driveways will need to be widened to allow safe ingress/egress, the gate piers would be reinstated.
- 3.1.24. No changes are proposed in the re-submission that will impact the access arrangements.

LANDSCAPING

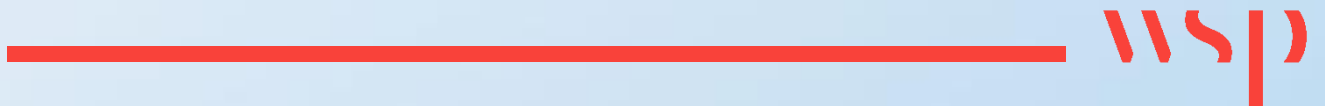
- 3.1.25. The proposed landscaping scheme would restore formal lawns immediately adjacent to Redcourt. The lawns will replace large areas of hardstanding and will reinforce the historic parkland character.
- 3.1.26. A retained mature Laburnum (20G) would create a focal point to the building's frontage, making a positive contribution to the setting.
- 3.1.27. Car parking is kept away from the front of the building to reduce its visual impact and ensure that the frontage has a soft landscape treatment, rather than being dominated by large areas of hardstanding as is currently the case.
- 3.1.28. The area to the north of Redcourt would become private gardens. To the east of these private gardens, between Redcourt and the entrance off Hollincross Lane, would be open space containing planting. The hardstanding and sectional garage that currently provide a poor-quality setting to Redcourt would be removed.
- 3.1.29. The proposed design seeks to retain as many trees as possible, alongside replacement tree planting and landscaping throughout the development. The proposal seeks to enhance accessibility through the site and permeability within the wider area, creating attractive, informal walkways which connect Ashton Street to Slatelands Road and Hollincross Lane.
- 3.1.30. No changes are proposed in the re-submission that will impact the landscaping scheme. Full details of the tree loss is included within the submitted arboricultural reports, and the overall findings are consistent with the recent appeal scheme.

PARAMETERS / EASEMENT

- 3.1.31. A small area of the site adjacent to the Brook falls within Flood Zones 2 and 3, however, all built form will be located within Flood Zone 1. No ground level changes are proposed in Flood Zones 2 or 3.
- 3.1.32. Long Clough Brook is designated as a Main River by the Environment Agency. As such, an 8m offset from the top of the bank providing clear and unimpeded access to the watercourse is required to allow for any future maintenance requirements. This can clearly be accommodated within the proposal. No buildings, boundary fencing or private access will be located within the 8m easement area.
- 3.1.33. No changes are proposed in the re-submission that will impact this easement.

4

STATEMENT OF COMMUNITY INVOLVEMENT



4 STATEMENT OF COMMUNITY INVOLVEMENT

- 4.1.1. This chapter provides a summary of the community engagement undertaken and a summary of feedback received from the local community during the consultation process.

POLICY CONTEXT

- 4.1.2. The comprehensive pre-application process undertaken by the applicant and the project team has considered relevant national and local policy and guidance. The importance of pre-application consultation and community engagement are emphasised in the following national and local policy and guidance:
- Community Involvement in Planning: The Government's Objectives (2004);
 - Localism Act (2011);
 - National Planning Policy Framework (NPPF) (2019); and
 - High Peak Borough Council Statement of Community Involvement (SCI) (2019).
- 4.1.3. Section 5 of the High Peak Borough Council SCI sets out the preferred methods of pre-application consultation and engagement. For major applications this could include public meetings and exhibitions, workshops, websites leaflets and social media. The SCI does not list preferred methods for minor applications, however, paragraph 5.11 states that level of community consultation should be appropriate and proportionate to the scale of the application.
- 4.1.4. It is against this background that consultation with the local planning authority, local community, stakeholders and Ward Councillors has been undertaken.

CONSULTATION OVERVIEW

Consultation with the Local Planning Authority

- 4.1.5. A pre-application request was submitted to High Peak Borough Council (HPBC) on 18 July 2019 and given the reference (PAD/2019/0030).
- 4.1.6. Formal written feedback on the design and layout was provided by Derbyshire County Council Landscape and Urban Design on 10 December 2019. Feedback was also received from Derbyshire Wildlife Trust, Derbyshire County Council Highways, HPBC Arboriculture, Conservation, Highways and Policy teams and the Lead Local Flood Authority. The feedback received was taken into account in the submitted scheme (ref: HPK/2020/0334).
- 4.1.7. Further feedback was provided by HPBC, DCC and statutory consultees during the course of the application, and the scheme was revised and the drawing pack updated in response to the feedback received.
- 4.1.8. The various design iterations are set out within the accompany Design and Access Statement.
- 4.1.9. The changes made to the scheme successfully overcame the majority of comments, resulting in no outstanding objections from Waste, Archaeology, DCC Highways, DCC Policy, Derbyshire Wildlife Trust (DWT), Environmental Health (EHO), HPBC Regeneration, HPBC Service Commissioning, Lead Local Flood Authority (LLFA), United Utilities (UU) subject to suitably worded conditions and contributions.

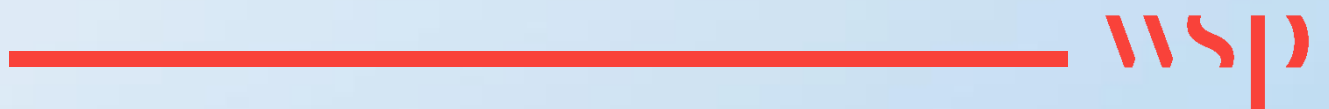
- 4.1.10. The LPA attached three reasons for refusal which related to (1) harm attributed to the conservation area (CA) and Redcourt, (2) insufficient information to justify a financial contribution in lieu of affordable housing and not providing an appropriate range of homes, and (3) insufficient information to show that essential maintenance and emergency access to access to the brook would be maintained. Reason two was included in the late items report, and Reason 3 was included after the committee meeting.

Consultation with the local community

- 4.1.11. The local community were consulted prior to submission of the 2020 scheme, this involved a letter drop to local residents (circa 200 properties) and Local Ward Councillors on 27 March 2020. The consultation period ran until 13 April 2020. The leaflet provided details of the proposed scheme and invited residents to provide feedback via telephone, email or post.
- 4.1.12. A total of 26 responses were received to the initial consultation including one from Councillor Damian who requested that the consultation and application submission be suspended until after the current COVID emergency had ended. Comments raised related to the principle of development, access, highways congestion, flood risk, impact on biodiversity, ecology and trees.
- 4.1.13. Over the course of the consultation, 20 letters from local residents (many of whom had already responded directly to the consultation) were also forwarded from MP Robert Langan who had been contacted by a number of local residents about the proposed development.
- 4.1.14. The majority of initial comments received raised concerns that COVID-19 restrictions would prevent residents from discussing the proposed development with each other. In response, Glossop Eden Ltd decided to re-consult residents for a further 3 weeks from 4 May 2020 to provide a further opportunity for the local community to provide feedback.
- 4.1.15. The second consultation included an update on the development proposals and provided a Question and Answer sheet to many of the queries raised by residents. This consultation prompted a further 12 responses.
- 4.1.16. Residents were then consulted twice during the determination of the 2020 application; on 8 October 2020 and 8 September 2021. In total 342 objections were received and 16 neutral comments.
- 4.1.17. Changes were made during the course of the application to respond to the comments received from local residents, the council and consultees.

5

PLANNING POLICY



5 PLANNING POLICY

- 5.1.1. This section sets out the relevant policies for consideration in determining this application.

NATIONAL PLANNING POLICY FRAMEWORK

- 5.1.2. The NPPF was published in July 2021 and is a key material consideration in the determination of planning applications.
- 5.1.3. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7). It has three overarching objectives which are economic, social and environmental. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Delivering a sufficient supply of homes

- 5.1.4. Paragraph 60 makes clear to support the Government's objective of significantly boosting the supply of homes, a sufficient amount and variety of land should come forward where it is needed, addressing the needs of groups with specific housing requirements and that land with permission is developed without unnecessary delay.
- 5.1.5. Paragraph 69 recognises the important contribution of small and medium sized sites in meeting the housing requirement of an area and are often built-out relatively quickly.

Promoting sustainable transport

- 5.1.6. Paragraph 104 requires transport issues to be considered from the outset, so that the potential impacts on transport networks can be addressed; opportunities to promote walking, cycling and public transport use are identified and pursued; and the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account.
- 5.1.7. Paragraph 111 makes clear development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.1.8. The site is in a highly sustainable location within walking and cycling distance of existing amenities and benefiting from existing public transport infrastructure. The submitted Transport Statement prepared by Vectos demonstrates that any additional vehicle movements generated by the proposal can be accommodated within the existing highways network.

Making Effective use of land

- 5.1.9. Chapter 11, Making effective use of land, encourages decision makers to promote an effective use of land. Among other things, decisions should give substantial weight to the value of using brownfield land within settlements for homes. As well as promote and support the development of under-utilised land and buildings. Densities should be appropriate and make efficient use of land having regard to local need, market conditions, local character and good design.
- 5.1.10. The site is under-utilised brownfield land within the settlement boundary which is vacant. This application proposes to redevelop the land for housing, seeking to make the most effective use of the land, taking into account the technical constraints.

Achieving well-designed places

- 5.1.11. Chapter 12 sets out a requirement for good design, enabling the development to function well over its lifetime, establish a strong sense of place, optimise the potential of the site to accommodate development, respond to local character and history, create safe and accessible environments and is sympathetic to local character and history (paragraph 130).
- 5.1.12. The scheme design and layout has been approached sensitively to deliver good design that accords with the framework. Redcourt will be retained as a landmark building, unsympathetic additions will be removed and new features are in keeping with the character of the building. The woodland setting is preserved and the character and appearance of the conservation area has been used to guide the design and layout of the new houses.

Promoting Healthy and safe communities

- 5.1.13. The planning system can play an important role in promoting social interaction and creating healthy, inclusive communities through developments which incorporate active frontages, mixed uses and safe, legible urban environments (paragraph 92).

Conserving and enhancing the historic environment

- 5.1.14. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194). A Heritage Statement has been prepared which fully considers the heritage impacts in accordance with the framework.

Meeting the challenge of climate change and flooding

- 5.1.15. Paragraph 159 states that development should be directed away from areas at the highest risk of flooding. Paragraph 167 explains this further, stating that the most vulnerable development should be located in areas of lowest flood risk, it incorporates sustainable drainage and that development is appropriately flood resistant.
- 5.1.16. A small part of the site towards the south-west corner of the site falls within Flood Zone 2/3. The proposal seeks to direct development away from this area, locating development fully within Flood Zone 1. A Flood Risk Assessment and Drainage Strategy has been submitted to support this application.

LOCAL PLANNING POLICY

- 5.1.17. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.1.18. For the purposes of this application, the Development Plan for High Peak comprises the Local Plan (adopted April 2016).
- 5.1.19. Sustainable Development Policy S1 expects new development to make a positive contribution towards the sustainability of communities, to meet development within or adjacent to existing settlements and make effective use of land. This proposal is for residential development on brownfield land within the existing settlement of Glossop, close to existing amenities and facilities.

- 5.1.20. High quality and inclusive design is expected, supporting a range of dwelling types, sizes and tenures to meet the needs of the population. There is an identified need for family homes within the borough, which this proposal seeks to deliver.
- 5.1.21. Policy S2 (Settlement Hierarchy) identified Glossop as a Market Town. Market Towns are the largest settlement type which accommodate the majority of the borough's population, services and facilities, as such they will be the main focus for future growth.
- 5.1.22. Policy S5 (Glossopdale Sub-area Strategy) sets out the ways in which the distinct identity of settlements will be promoted and maintained and the housing needs for the community will be met.
- 5.1.23. Policy EQ5 (Biodiversity) seeks to conserve biodiversity and geological resources, ensuring development does not result in significant harm to these resources. The policy refers to resources of international, European and national significance, including regionally and locally designated sites.
- 5.1.24. Policy EQ7 (Built and Historic Environment) seeks to conserve designated and non-designated heritage assets in a manner appropriate to their significance, with the aim of sustaining and enhancing the historic environment. Proposals which could potentially impact an asset should be supported by appropriate evidence. Proposals within the Conservation Area must demonstrate how the proposal has taken into account the distinctive character and setting on the Conservation Area. This is considered in Section 6.
- 5.1.25. Policy EQ9 (Trees, woodland and hedgerows) seeks to protect existing trees, woodland and hedgerows. Existing woodland and healthy mature trees should be retained and integrated within the proposed development unless the benefits of the development outweigh their loss.
- 5.1.26. Policy EQ11 (Flood Risk) sets out how the risk of flooding will be minimised. Development should be directed to areas with a low risk of flooding, only permitting development in high risk areas if development fulfils various exceptions. Where there is a watercourse on site this should be retained and enhanced where possible.
- 5.1.27. Policy H1 (Location of Housing Development) will ensure adequate provision of housing by, among other things, promoting the effective use of land by supporting housing development on unallocated sites within the built-up area.
- 5.1.28. Policy H3 (New Housing Development) requires new housing development to provide a range of market and affordable housing types and sizes which meet the future needs of the population. Housing mix should promote sustainable and inclusive communities.
- 5.1.29. Parts c) and e) of Policy H3 require all new residential development to contribute positively to the promotion of an inclusive community and to be delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.
- 5.1.30. Affordable Housing Policy H4 sets a requirement of 20% affordable housing on site of less than 24 units, made up of 80% rented accommodation and 20% intermediate housing. An off-site financial contribution may be acceptable in exceptional circumstances. The High Peak Local Plan Review concluded that this policy is considered out of date and will be given less weight when determining applications.
- 5.1.31. Policy CF4 (Open Space, Sports and Recreation Facilities) expects development to contribute to public open space in accordance with the Development Contributions SPD.

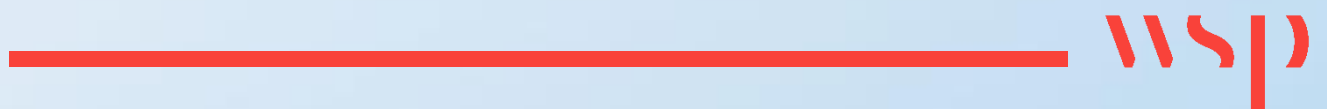
- 5.1.32. Policy CF5 (Provision and Retention of Local Community Services and Facilities) seeks to maintain and improve the provision of local community services and facilities. This will be achieved by resisting proposals involving the loss of community assets and facilities (including but not limited to care homes) unless it can be demonstrated that the existing use is no longer financially or commercially and there are no other means of maintaining the facility or an alternative facility of the same type is available or can be provided in an accessible location.
- 5.1.33. Policy CF6 (Accessibility and Transport) seeks to ensure that development can be safely access in a sustainable manner, ensure development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic and that new development can satisfactorily accommodation traffic generated by the development. .

Supplementary Planning Documents (SPD's)

- 5.1.34. The following SPD's have been adopted by the council:
- High Peak Design Guide (2018)
 - Designing out crime SPD (2005)
 - Housing needs in High Peak SPD (2007)
 - Planning Obligations SPD (2005).

6

PLANNING ASSESSMENT



6 PLANNING ASSESSMENT

- 6.1.1. Section 38 (6) of the Planning and Compulsory Purchase Act requires development proposals to be determined in accordance with the relevant development plan unless material considerations indicate otherwise.
- 6.1.2. This section assesses the proposed development against relevant planning policy and guidance, as well as other material considerations.

6.2 PRINCIPLE OF DEVELOPMENT

RESIDENTIAL DEVELOPMENT

- 6.2.1. The site is located within an existing urban area within the settlement boundary of Glossop. In the Local Plan, Glossop is identified as a market town, one of the largest settlement types where future development will be focused. Located within the existing urban area of Glossop, the site benefits from existing facilities and amenities just a short walk away. There are also good public transport links, including bus routes to Buxton and train services into Manchester.
- 6.2.2. In accordance with Policy H1 (Location of Housing Development) and the NPPF, the proposal seeks to make effective use of a brownfield site within a sustainable urban location. Located in the existing settlement boundary, the proposed residential use is appropriate and compatible with the existing surrounding uses.
- 6.2.3. The site's planning history and recent appeal decision confirms that redevelopment of the site for residential is acceptable in principle. Policy S5 seeks to provide for the housing needs of the community including the delivery of appropriate levels of affordable housing and supporting the development of new housing on sustainable sites within the built-up area. The proposal accords with this statement.
- 6.2.4. Indeed, at Paragraph 22 the Inspector states:
"The Council confirmed that notwithstanding their concerns in respect of the appeal scheme, it was accepted that in principle the site was capable of accommodating some development".
- 6.2.5. This proposal is very similar to the recently appealed scheme (ref: HPK/2020/0334), the key changes to this re-submission are:
- Conversion of one semi-detached unit to two no. one bedroom apartments (units 23 and 24), which increases the number of units from 23 to 24 and provides a housing mix that closely reflects the HELNA.
 - Provision of one additional car parking space to serve plot 24.
 - A revised boundary treatments plan to provide hedges in public areas.
- 6.2.6. As such, the principle of residential development in this location is established and the extent of built development has not changed in this resubmission.
- 6.2.7. The proposed development accords with Chapter 11 of the NPPF by promoting an effective use of land and developing an underutilised brownfield site, bringing it back into active use. This scheme will deliver a more effective use of land by providing two no. one bedroom apartments in place of a three bedroom home.

- 6.2.8. It also assists in supporting the Government's objective of significantly boosting the supply of homes (paragraph 60). In addition, as a small to medium sized site, as recognised by paragraph 69 of the NPPF, this site can be built out quickly to meet short term housing need.

LOSS OF COMMUNITY FACILITIES

- 6.2.9. Policy CF5 (Provision and Retention of Local Community Services and Facilities) seeks to protect community facilities such as care homes. The partial loss of this site for residential use was accepted through the previous permission with only part of the site intended to be retained for supported living. The permission remained unimplemented and the site left vacant for a number years.
- 6.2.10. Following the consolidation of their existing assets, this site became surplus to the requirements of St. Christopher's Trust and Eden Land Planning then purchased the site in January 2019. St. Christopher's Trust continue to occupy the adjacent building on Hollincross Lane between the site and St. James' Church. The charity will remain operating from this adjacent site alongside the proposed development, therefore there will be no loss or cease of use of the community service as a result of the proposals.
- 6.2.11. The correspondence from St Christopher's Trust included at **Appendix D** confirms that the Trust's preferred strategy for retaining a presence in Glossop is to sell the adjacent land and reinvest in their existing portfolio rather than redeveloping the site and building a replacement facility as per the 2014 planning permission.
- 6.2.12. St. Christopher's Trust has been informed of updates.
- 6.2.13. The proposed development does not therefore conflict with the provisions of Policy CF5.

6.3 HOUSING MIX

- 6.3.1. Policy H3 (New Housing Development) requires new housing development to provide a range of market and affordable housing types and sizes which meet the future needs of the population. Housing mix should promote sustainable and inclusive communities.
- 6.3.2. At Paragraph 38 of the recent appeal decision, the inspector concluded that:
"The evidence before me indicates that 8% of the existing housing stock in the Howard Town Ward, where the appeal site is located, is one-bedroomed. Even so, as the proposal would not provide any one-bedroomed units it would not reasonably meet nor contribute towards the wider housing need for one-bedroomed units across Glossop. In that regard, I find that there would be some limited conflict with this element of the policy".
- 6.3.3. This proposal has revisited the housing mix to convert one no. three bedroom unit to two no. one bedroom apartments. Which has resulted in a housing mix that closely reflects the mix as set out in The High Peak Housing and Economic Land Needs Assessment (HELNA) (September 2022)), and addresses the Inspector's comments regarding the previous housing mix.
- 6.3.4. Planning Permission is sought for a mix of one, two, three and four bedroom homes, providing a range of homes for a variety of up to 1-7 person family units. The proposed accommodation schedule is set out below:

Table 6-1 - Proposed accommodation schedule

	2014 permission	2020 scheme	Revised scheme	HELNA (Glossop)
One bedroom	0%	0%	8% (2 no.)	6%
Two bedroom	5%	30% (7 no.)	29% (7 no.)	31%
Three bedroom	41%	57% (13 no.)	50% (12 no.)	49%
Four bedroom	55%	13% (3 no.)	13% (3 no.)	12%

6.3.5. The proposed development will deliver a range of high-quality family homes to directly meet the identified needs of Glossop and the borough as a whole.

6.3.6. The housing mix proposed accords with Policies S5, H3 and H4 and the Framework.

6.4 ACCESSIBILITY STANDARDS

6.4.1. The Inspector was concluded that there was insufficient evidence to demonstrate that the proposal would adequately address the requirements at parts c) and e) of Policy H3.

6.4.2. The policy requirements are summarised at Paragraph 39 of the appeal decision:

“Parts c) and e) of Policy H3 require all new residential development to contribute positively to the promotion of an inclusive community and to be delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. This requirement is further endorsed by the evidence in the HELNA which recommends that c.50% of new housing should meet these accessibility standards”.

6.4.3. Due to the topographical constraints on site, not all properties can deliver direct level access and this is acknowledged at Paragraph 40 within the Inspector’s decision:

“I was advised that the dwellings on proposed plots 5 and 6 would be likely to include stepped access due to the drop in levels on the site. The appellant considered it possible that Plots 11 – 19 would be able to incorporate level access, however, no detailed analysis has been undertaken to determine the overall proportion of properties which would be affected”.

6.4.4. Where possible, units have been designed to achieve the requirements of Part M4 (2) Category 2: Accessible and Adaptable Dwellings, and overall, 58% of units achieve this. Further detail is provided within the submitted Design and Access Statement. As such the proposal is in accordance with Policy H3.

6.5 AFFORDABLE HOUSING STATEMENT

6.5.1. Affordable Housing Policy H4 sets a requirement of 20% affordable housing on site of 5-24 units, made up of 80% rented accommodation and 20% intermediate housing. The policy states that an off-site financial contribution may be acceptable in exceptional circumstances.

6.5.2. The Council provided the applicant with a list of registered providers operating in their jurisdiction prior to the 2020 application being submitted. All of the organisations were contacted to gauge their interest in taking affordable homes on the site. For various reasons including the small number of homes proposed and the high service charge associated with maintaining and managing the landscaping and private roads, none of the parties expressed a significant interest.

- 6.5.3. Registered providers were re-contacted later in the application process and there was interest from one party. It was subsequently agreed that the scheme should incorporate on-site affordable housing with a cascade mechanism built into the section 106 agreement that permits a payment in lieu of on-site provision only in the event that certain criteria are met and agreed by the Council.
- 6.5.4. The resubmission maintains the same on site provision - one shared ownership and one affordable rental. The proposal therefore continues to accords with the development plan, by providing on-site affordable units. The tenure split doesn't strictly accord with the 80:20 requirement in policy, however as there are just two units delivering an 80:20 split is not possible, and as such a 50:50 split is appropriate.
- 6.5.5. The following details were requested by the council when assessing the previous application, and are addressed here for completeness:
- Total number of affordable units to be provided on site – **two**;
 - Confirmation of proposed Affordable Rent levels – **Affordable rent is 80% of market rent inclusive of service charge**
 - Tenure mix – **50:50**
 - Plan identifying affordable housing plot numbers on site and tenure – **Please see plan ref: 5417_1103**
 - Location of the affordable units and its phasing to the occupancy of the open market dwellings – **No more than 50% of market units to be practically completed until the affordable housing has been completed and transferred to a Registered Provider (RP)**
 - Bedrooms and numbers of dwellings by size to be affordable – **Plot 20, 3B6P house (shared ownership); Plot 5, 2B4P House (affordable rent)**
 - Demonstrate compliance with requirements of the Homes & Communities Agency (HCA) – **AH to be managed by an RP in accordance with its usual and normal leasehold terms and conditions of the type and style recommended by Homes England**

VACANT BUILDING CREDIT

- 6.5.6. The site currently has two vacant buildings on site: Redcourt and a building which was previously utilised by St. Christopher's Trust as a gym, as such, it is evidence that vacant building credit (VBC) is applicable in this instance. Vacant building credit can only be applied where the redevelopment involves either the re-use or demolition of vacant buildings.
- 6.5.7. Paragraph 64 of the NPPF defines Vacant Building Credits as follows:
- “Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount **”**
- *Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.*
- 6.5.8. The Vacant Building Credit can be applied where a development is for purely residential development. The Vacant Building Credit can only be used to offset against any affordable housing

provision or affordable housing contributions, it cannot be used to offset any other planning obligations or commuted sums.

Table 6-2 – Vacant Building Credit Calculation

Vacant Building Credit Calculation	
Existing vacant floor area (sqm):	1,490
Proposed total floor area (sqm):	2,852.6
Net change in floor area (sqm):	1,336
Change in floorspace divided by proposed floorspace	0.477669
Full affordable requirement (20% of 24 units):	4.8
Reduced affordable housing requirement (20% x 0.477669)	9.55%
Affordable housing provision with VBC applied*	1.91

**based on the following formula:*

(Net change in Floorspace/Proposed Floorspace) x Policy Requirement = % of Affordable Housing Requirement)

- 6.5.9. The VBC calculation herewith demonstrates that the 1.91 affordable units should be provided. As set out above, two units are proposed on-site, rounded up from the 1.91 requirement. As such, the affordable housing provision is appropriate and consistent with the Local Plan.

6.6 LAYOUT AND DESIGN

- 6.6.1. The Design and Access Statement sets out the approach taken in respect of appearance, scale and layout of development. The proposed layout and design accords with planning policy and has evolved to take account of feedback received from the LPA during the course of the recently refused application.
- 6.6.2. The layout, arrangement, massing and number of units has been given in-depth consideration. Preservation of the woodland context has been equally balanced with creating well designed homes. Sensitivity to the woodland setting and utilising the existing landscaping and levels has also been critical, with development being concentrated to areas that are previously developed and natural openings in the site.
- 6.6.3. The design approach was considered by the Inspector in the recent appeal. At paragraphs 13-14, the inspector comments on the design approach:

“Turning to the wider scheme, the design of the dwellings would not be identical to others within the CA. However, this alone would not necessarily be harmful. The dwellings would be constructed in stone with slate roofs. Their front elevations would include uncluttered pitched roofs, some with feature gables. The surrounds of windows and front doors would be dressed in stone. Dormer windows serving some of the dwellings would be positioned on rear elevations only. Together with

the site's sloped topography this would ensure that the dwellings are generally perceived as being two-storeys in height. Similar to the surrounding roads, the dwellings at Plots 11 – 19 would be set back from a largely linear access road and most of these would have soft landscaped front gardens.

“Overall, the layout, scale, architecture and natural materials incorporated would reference elements of the local vernacular without slavishly copying it. In that particular regard the development would accord with some of the guidance in The High Peak Borough Council Design Guide Supplementary Planning Document (2018)”.

- 6.6.4. The inspector concluded that assessing the design as a whole the proposal would result in less than substantial harm to the CA and the setting of the NDHA, however this harm would be outweighed by the public benefits arising from the development.
- 6.6.5. The layout and design of the scheme is nearly identical, save for some minor changes to plot 23/24 to accommodate a revised housing mix. The conclusions of the Inspector remain true for this re-submission.
- 6.6.6. The design is of high quality and is in keeping with the Conservation Area and woodland character in accordance with Policy EQ6.
- 6.6.7. All dwellings meet or exceed the Nationally Described Space Standards in accordance with Policy H3.
- 6.6.8. Car parking will be provided in accordance with Appendix 1 (Parking Guidance) of the Local Plan and Policy CF6.

6.7 SCHEME BENEFITS

NEW HIGH QUALITY HOMES

- 6.7.1. Nationally there is a significant shortage of housing and the delivery of residential development is a key Government objective to drive the economy and society forward.
- 6.7.2. Paragraph 60 requires a sufficient amount of land to come forward to support the Government's objective of significantly boosting the supply of homes.
- 6.7.3. This development proposal will make a positive contribution to the current undersupply of housing land. As set out in Section 7, there are no technical constraints or material considerations that would prevent development from being delivered at the site in the short term to assist with achieving the minimum housing targets set out in Local policies S3 and H1.
- 6.7.4. This application proposes residential development in a highly sustainable location with good access to public transport and thereby accords with H1 which seeks to locate housing in sustainable locations and permit such proposals unless there is an unacceptable risk of significant adverse environmental impact.
- 6.7.5. The principle of residential use of the site is wholly appropriate and accords with the development plan or framework.

DELIVERY OF AFFORDABLE HOMES

- 6.7.6. Local Plan policy S4 requires affordable housing to be sought within all new residential developments. The NPPF requires LPAs to deliver a wide choice of homes and plan for a mix of

housing based on current and future demographic trends, market conditions and the needs of the community.

- 6.7.7. The delivery of affordable housing as part of this application will valuably assist the Borough in addressing local need.

IMPROVED ACCESSIBILITY

- 6.7.8. The scheme will reintroduce historic pathways and routes through the site, delivering a benefit in respect of heritage. The routes through the site will also deliver improvements to the permeability and accessibility within the site and wider area.

WOODLAND MANAGEMENT AND BIODIVERSITY AND ECOLOGICAL ENHANCEMENTS

- 6.7.9. The land is currently overgrown and unmanaged at present, the scheme will assist in creating managed areas of woodland and public pathways linking the residential area to nature. The proposal will deliver ecological, landscaping and planting enhancements to the benefit of the site, future residents and the wider area.
- 6.7.10. The application is accompanied by Ecological and Woodland Management Plans. The Ecological Management Plan details creation of new habitats within the gardens and soft landscaping of the wider site. The purpose of the management plan is to set out how these habitats will be managed during and after the development to protect them from potentially damaging activities during construction.
- 6.7.11. The Woodland Management Plan details how the loss of trees across the site will be mitigated. It also sets out the measures of how the site will be managed long term to improve the quality of landscaping within the site.

THE PROPOSAL REPRESENTS SUSTAINABLE DEVELOPMENT

- 6.7.12. The NPPF has a presumption in favour of sustainable development and economic growth whilst protecting and balancing the priorities and need of communities without adversely hindering future generations.
- 6.7.13. The NPPF finds that the purpose of the planning system is to contribute to the achievement of sustainable development. There is a presumption in favour of sustainable development; if it is clear that a development is sustainable, and accords with an up to date development plan it should be approved without delay.
- 6.7.14. The NPPF finds there are three dimensions to sustainable development;
- An economic role – contribution 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, built and historic environment.
- 6.7.15. The NPPF states that authorities should deliver a sufficient number and ranges of homes to meet the needs of present and future generations (paragraph 8(b)) and that decisions should be considered in the context of the presumption of sustainable development (paragraph 11).
- 6.7.16. The proposal is considered to meet the aforementioned requirements of sustainable development.

- 6.7.17. The site is in a sustainable location suitable for residential development; there are good walking and cycling links to local facilities and excellent access to the school and employment opportunities. There are good public transport links by bus and rail in accordance with national policy and Local Plan policies H3 and CF6. Details of accessibility are included in the accompanying Transport Assessment by Vectos.

Economic benefits

- 6.7.18. The proposed development will provide high quality accommodation in a highly sustainable and appropriate location for residents seeking to live in close proximity to the town centre and will transform an underutilised brownfield site by bringing it back into active, beneficial use.

Household expenditure

- 6.7.19. New residential dwellings in Glossop will result in an increased population which in turn, results in an increase in household expenditure in the area. Therefore, the proposed development will directly benefit the local and wider economy. This increase will help support new jobs and existing local businesses whilst delivering increased expenditure as a result of additional consumer spend in the area boosting local businesses and the local economy.
- 6.7.20. The Office for National Statistics Family Spending in the UK: Report April 2020 to 2021 sets out household expenditure by UK regions for the financial year end 2021 and this can be used to calculate likely additional consumer spending associated with a new development.
- 6.7.21. The average weekly expenditure for the North West (excluding net household costs) was £434.60. This is equivalent to an annual figure of £22,599.20.
- 6.7.22. Deducting 20% off the annual figure to account for VAT, and applying it to a development of 24 dwellings, results in a household expenditure of circa £433,904.64 per annum available to be spent within the High Peak as a result of the development. This does not allow for any leakage of expenditure to other areas.
- 6.7.23. This net additional household expenditure will be generated in stages as the residential accommodation is constructed and then occupied. The full effect of the net additional household expenditure will be felt on completion and occupation of the new residential accommodation.

Council Tax

- 6.7.24. Upon completion and occupation, the proposed development will also create additional revenue for the Council through Council Tax receipts. Based on the assumption that the average Council Tax ratings for the new properties will be 'Band C', a Council Tax bill of £1,744.36 per annum would apply for each unit for the financial year 2022/23. Applying this to 24 dwellings will generate an annual return of £40,992.46 for the local authority.

Job creation

- 6.7.25. The proposed development will include a construction phase which will generate turnover and temporary employment for local construction firms and related trades.

Social benefits

- 6.7.26. The comprehensive and planned delivery of residential development at the site will help address local housing requirement and prevent piecemeal development on smaller sites, which are less able to provide the amount of affordable housing and other infrastructure required.

- 6.7.27. Delivery of a sufficient quantum of housing of the right type, at the right time and in the right location is a key component of sustainable economic growth. The SHMA confirms the need for high quality family homes and affordable homes. The new housing will deliver much needed high-quality family homes, to complement the existing housing stock. This will enable families to stay in the local area rather than be forced to look elsewhere which is a benefit of significant material weight.
- 6.7.28. Elements of the original grounds to Redcourt would be restored. The restored pathways (east-west and north-south) would increase permeability through the site (which is not currently accessible to the public) and would allow a greater appreciation of the conservation area.
- 6.7.29. The additional local residents will help to supporting existing public transport services through increased patronage to support the viability of such services. Future residents of the development will also have direct access to local shops, services and other facilities in the town centre.

Environmental benefits

- 6.7.30. Provision of new homes in a sustainable location, within the urban area of Glossop, identified as a focus for growth in the Local Plan will reduce pressure on the open countryside and green belt to meet local housing needs.
- 6.7.31. The site is overgrown and unmanaged at present. Through careful management and monitoring, the proposal has the potential to make significant enhancements to the biodiversity and ecological value of the site, through general new tree and landscaping planting throughout, providing new opportunities for ecological habitats to establish and supporting the local fauna and flora in the vicinity.
- 6.7.32. Quality pedestrian routes will be introduced through the site, encouraging sustainable means of travel and improving accessibility within the wider surrounding area.
- 6.7.33. The site is sustainably located to encourage the use of public transport overall assisting with addressing issues of air pollution and climate change.
- 6.7.34. The development proposals will generate funds to restore Redcourt. Without investment the building would deteriorate and could fall into state of disrepair, which would detract from Conversation Area.

7 MATERIAL CONSIDERATIONS

7.1 FLOOD RISK AND DRAINAGE

- 7.1.1. The Flood Risk Assessment (FRA) submitted with this application concludes that whilst some parts of the wider site fall within Flood Zones 2 and 3, the main development area is located in Flood Zone 1, where more vulnerable types of development are acceptable.
- 7.1.2. As the proposed residential properties are wholly within the extent of Flood Zone 1 the potential fluvial flood risks are minimal. As the ground levels raise up over 4m from the bank, no additional mitigation is required or has been identified.
- 7.1.3. Surface water flood risk has also been considered, and appropriate management and mitigation has been recommended. This includes sustainable drainage, appropriate levels and permeable surfacing where feasible.
- 7.1.4. The drainage strategy proposed reflects the sustainable drainage hierarchy. The main method to deal with surface water run-off is to drain to ground where practical, the Long Clough Brook would provide an alternative option if required, subject to consents with the Environment Agency and Lead Local Flood Authority.
- 7.1.5. An 8m development-free buffer will be required around the Brook in accordance with EA guidance.
- 7.1.6. The proposed development therefore accords with the provisions of Local Plan Policy EQ11.

7.2 TREES

- 7.2.1. The Arboricultural Impact Assessment, Method Statement and Protection Plan prepared by Trevor Bridge Associates assesses the potential impacts to trees as a consequence of the development proposals, as well as specifying the necessary methodologies required during construction to ensure that trees being retained are afforded adequate protection from harm. The Arboricultural Method Statement (AMS) specifies all measures to be undertaken to ensure the ongoing health and viability of trees to be retained within the proposed development.
- 7.2.2. APP/H1033/W/22/3303566 considered the acceptability of tree loss and the acceptable living conditions for future occupiers of the development, having particular regard to the effect of existing trees on the usability of proposed gardens including in terms of light penetration.
- 7.2.3. The quantum and citing of development remain unchanged in this application, and the overall impact on trees is also unchanged. As such, the conclusions of the inspector remain valid and are a material consideration.
- 7.2.4. The impact of tree loss is considered at paragraphs 15-27 of the appeal decision. The inspector concluded that whilst the proposals may erode some of the verdant character as a result of tree removal, the trees indicated for removal are moderate, low or poor quality and it would assist in the active management of ash dieback. Furthermore, the layout seeks to limit the impact on trees by locating development to areas of hard standing and previous development and overall, a suitable approach has been taken by the applicant:

“While the number of trees felled would be substantial, I find that the retained trees, together with the supplementary planting that could be conditioned would be sufficient to provide a suitably

wooded backdrop to surrounding streets and this would also allude to Redcourt's historic parkland setting." (Paragraph 20).

"The layout, arrangement, massing and number of units has been given in-depth consideration. Preservation of the woodland context has been equally balanced with creating well designed homes. Sensitivity to the woodland setting and utilising the existing landscaping and levels has also been critical, with development being concentrated to areas that are previously developed and natural openings in the site." (Paragraph 24).

- 7.2.5. In respect of heritage, the inspector concluded that the loss of trees would conflict with Policy E9Q, and in part contributed to less than substantial harm to the conservation area and setting of Redcourt. However, in accordance with the framework, the harm would be outweighed by the public benefits arising from the development.
- 7.2.6. The living conditions for future occupiers is discussed at paragraphs 28-32 of the appeal decision, and concludes that the usability of gardens would not be materially compromised by trees within the site. In that regard, the development would provide acceptable living conditions for future occupiers of the development, including in terms of light penetration. It would therefore meet the amenity requirements of Policy EQ 6 (Design and Place Making) and the Framework.
- 7.2.7. The impacts in respect of trees are acceptable and are in accordance with the framework.

7.3 ECOLOGY

- 7.3.1. The bat survey report prepared by Rachel Hacking Ecology concluded that the absence of bats was likely. The report recommends that demolition takes place under a Reasonable Avoidance Measures Method Statement and that work must stop if a bat is found during works.
- 7.3.2. The reptile survey prepared by Rachel Hacking Ecology found no evidence of reptiles during the survey in 2019 or the previous survey in 2012. No reptile mitigation or further survey work is recommended.
- 7.3.3. A construction method statement is recommended to avoid significant adverse changes to the Brook.
- 7.3.4. The proposed development accords with the provisions of Policies EQ5, EQ8 and EQ9.

7.4 HIGHWAYS

- 7.4.1. The internal road layout and junction design is unchanged from the recent appeal scheme, which was refined by discussions between Vectos and the Highways Authority during the course of the application. All technical matters in respect of highways have been addressed and was deemed acceptable in highways terms.
- 7.4.2. The Transport Statement prepared by Vectos demonstrates:
 - The site benefits from a local environment that is suitable for both walking and cycling. An accessibility assessment of the proposed development demonstrates that a number of amenities can be accessed within a 2km pedestrian catchment, as well as surrounding areas reachable within a 5km cycle catchment;
 - The highway network in the vicinity of the site benefits from a very good accident record and there is no reason to assume that the present situation would significantly worsen as a result of the development proposals;

- The site will be accessed via existing priority-controlled junctions from Hollincross Lane and Slatelands Road that are designed in accordance with the relevant standards and are in locations of existing access points. These junctions will provide a safe and suitable access;
- An assessment has been undertaken in order to assess the impact the development proposals could have on the Hollincross Lane / Slatelands Road / Pike's Lane junction. There will not be a significant increase of vehicular activity at this junction as a result of the development proposals during both morning and evening peak periods and the junction currently provides sufficient geometry to safely accommodate vehicle movements in a location where there have been no recorded accidents;
- Internally, the new streets have been designed according to the principles outlined in Manual for Streets and the Delivering Streets and Places guidance document to encourage low vehicle speeds and prioritise pedestrian movement. The movements of a large refuse vehicle can be safely accommodated and dwellings will have access to appropriate levels of car and cycle parking provision; and
- Following an assessment of traffic impact, it is considered that the traffic generated by the residential development of 24 dwellings will be less than the traffic associated with the site's previously consented scheme within both the morning and evening peak periods. As such, traffic generated by the proposed development will not significantly impact upon the safety or operation of the surrounding highway network.

7.4.3. At Paragraph 22 of the recent appeal decision, the Inspector confirms that widening of the Slatelands Road access would be required and that details of how the Slatelands Road pillars will be re-used could suitably be dealt with by condition:

"I consider it likely that alterations to the access widths would also be required in another development scenario. In any case, a condition to ensure the pillars on Slatelands Road would be re-used, as well as a requirement for the decorative iron gates at the access points to be retained and pinned back, would suitably preserve these features".

7.4.4. The proposed development therefore accords with the provisions of Local Plan Policy CF6 and NPPF paragraphs 104 and 111.

7.5 HERITAGE

7.5.1. The accompanying heritage statement considers the built heritage assets in and adjacent to the site (and their settings). It provides an assessment of significance of the identified assets and sets out the relevant legislation and planning policy.

7.5.2. Section 5 of the report assesses the impact of the development proposals on the heritage assets that have the potential to be affected by the redevelopment of the site for housing, and Section 6 makes the following conclusions:

- The proposed development would lead to less than substantial harm to St James Conservation Area.
- The proposals would result in an improvement to Redcourt's character and appearance, and an enhancement to the significance of the building.
- In terms of the designated heritage assets to the east of the site – St James' Church, the Wood Monument and Lychgate and Wall – there would be no harm these listed buildings.

- 7.5.3. The impact of heritage was discussed in detail within the recent appeal decision. At paragraph 27, the Inspector concludes:

“the proposal would result in less than substantial harm to the conservation area and the setting of the NDHA. As such it would be conflict with the character and conservation requirements in Policies S1 (Sustainable Development Principles), S5 (Glossopdale Sub-area Strategy), H1 (Location of Housing Development), EQ6 (Design and Place Making) and EQ9 (Trees, Woodland and Hedgerows) of the LP. However, I find that this harm would be outweighed by the public benefits arising from the development and would accordingly be acceptable in this particular instance having regard to Policy EQ7 (Built and Historic Environment) of the LP and the Framework”.

- 7.5.4. This represents a re-submission of the appeal, with only minor changes proposed to convert one three-bedroom unit to two one-bedroom apartments. There are no material changes to the scheme in respect of heritage or design, and therefore the heritage conclusions reached by the Inspector remain true.

7.6 ENERGY STATEMENT

- 7.6.1. The statement identifies that due to the nature of this scheme, all renewable technologies have been discounted. The report shows reduced energy consumption can be achieved by using energy efficient measures, which will bring benefits throughout the lifetime of the development rather than the lifetime of a technology.
- 7.6.2. The report concludes that CO2 emissions of predicted energy use will meet the targets in Part L of the Building Regulations and the High Peak Local Plan.
- 7.6.3. In accordance with national policy and Local Plan Policies EQ1 and EQ6, the development will follow the Be Lean, Be Clean, Be Green Energy Hierarchy.

7.7 SUSTAINABILITY STATEMENT

- 7.7.1. The accompanying Sustainability Statement demonstrates that the three overarching themes of sustainable development have been considered within this proposal. Local and national policy has been reviewed and applied to the proposed development through the principles of sustainable design.
- 7.7.2. The statement concludes that the proposal is consistent with the core principles of sustainability, national planning policy and the High Peak Local Plan including EQ1 and EQ6.

7.8 GROUND CONDITIONS

- 7.8.1. The report concludes that the overall risk from land contamination is low, subject to intrusive investigations. The proposal is in accordance with paragraph 183 of the NPPF which requires planning decisions to take into account ground conditions and risks arising from land instability and contamination.

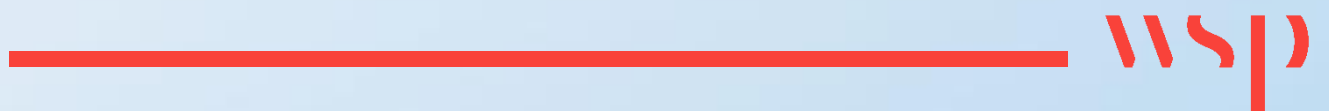
7.9 SUMMARY

- 7.9.1. This section has outlined the various material considerations to be taken into account in the determination of this planning application. It has been demonstrated there are no technical, site constraints or other material considerations that would prevent the delivery of housing at the site in the short term.

- 7.9.2. Whilst the development results in less than substantial harm to the setting of the Conservation Area and the loss of some protected trees, the scheme will deliver substantive benefits including the retention and sensitive restoration of Redcourt including demolition of modern extensions which detract from setting of the Conservation Area. These benefits should be afforded significant weight in the determination of the application and outweigh any adverse impacts in accordance with the recent appeal decision
- 7.9.3. Extensive investigative work has been undertaken to establish appropriate development platforms within the site which focus on the previously developed areas. To make the most efficient use of this site, tree loss is unavoidable but minimised and focussed on lesser value trees wherever possible. Replacement landscaping and tree planting along with the long-term management of the site is proposed to mitigate the loss and improve biodiversity and deliver ecological enhancements.
- 7.9.4. Indeed, without the delivery of market homes on the site, the significant funds necessary to retain and refurbish Redcourt will not be realised.
- 7.9.5. The scheme is, therefore, policy compliant, according with adopted and saved Local Plan policies and the NPPF and associated NPPG. On this basis, the scheme should be encouraged and the application supported

7

CONCLUSION



8 CONCLUSION

- 8.1.1. WSP has prepared this Planning Statement on behalf of Glossop Eden Ltd (the applicant) in support of a planning application for residential development at land south of Hollincross Lane, Glossop.
- 8.1.2. Full planning is sought for the following:
- “Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of the site to provide 24 dwellings (Use Class C3) including the retention and conversion of Redcourt together with access, parking and landscaping.”**
- 8.1.3. The proposed development seeks to address the need for additional, high quality, family housing across the Borough; especially within the urban area of Glossop. It will also assist the Borough in delivering much needed market and affordable housing.
- 8.1.4. The principle of development for residential use of this site has previously been established. The design work undertaken has made positive changes to the proposal to accommodate consultation feedback received on the previous application. Boundary treatments have been revisited to positively respond to the Inspector’s feedback, accommodating hedgerow planting to boundaries in the public realm.
- 8.1.5. The site is in a highly sustainable location, entirely enclosed by existing residential development, offering easy access to a range of services and facilities and also public transport.

IMPACTS ON THE CA AND NDHA:

- 8.1.6. The proposed development will result in less than substantial harm to the Conservation Area it is situated within, however, in accordance with paragraph 202 of the NPPF, there are substantive and measurable public benefits which outweigh the less than substantial harm identified. It will deliver social, economic and environmental benefits through the development and the contribution of future residents. The identified benefits include new family homes that address local need, restoration and re-use of Redcourt, reintroduction of a historic pathway and improved permeability with the wider area, and long term management of the trees and active management of ash dieback. The public benefits arising from the scheme should be attributed significant weight in the determination of this application.
- 8.1.7. The Inspector stated:
- “I conclude the proposal would result in less than substantial harm to the conservation area and the setting of the NDHA. As such it would be conflict with the character and conservation requirements in Policies S1 (Sustainable Development Principles), S5 (Glossopdale Sub-area Strategy), H1 (Location of Housing Development), EQ6 (Design and Place Making) and EQ9 (Trees, Woodland and Hedgerows) of the LP. However, I find that this harm would be outweighed by the public benefits arising from the development and would accordingly be acceptable in this particular instance having regard to Policy EQ7 (Built and Historic Environment) of the LP and the Framework”.*

IMPACTS ON AMENITY

- 8.1.8. The Inspector concluded that the gardens would be useable and would not prejudice the amenity of future occupiers.

8.1.9. This is summarised at Paragraph 32 of the Inspector's decision:

"Overall, I am more persuaded that the usability of gardens would not be materially compromised by trees within the site. In that regard, the development would provide acceptable living conditions for future occupiers of the development, including in terms of light penetration. It would therefore meet the amenity requirements of Policy EQ 6 (Design and Place Making) and the Framework."

HOUSING MIX AND AFFORDABLE HOUSING

8.1.10. The inspector concluded that the appeal scheme should provide one-bedroom apartments so that the housing mix more closely reflects local need as set out within the HELNA.

8.1.11. The housing mix has been revisited within the re-submission, to now provide a housing mix that very closely matches the HELNA. As such, this matter has been comprehensively addressed within the resubmission.

8.1.12. The Inspector also sought evidence that the proposal would adequately address parts c) and e) of Policy H3 which require all new residential development to contribute positively to the promotion of an inclusive community and to be delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. This requirement is further endorsed by the evidence in the HELNA which recommends that c.50% of new housing should meet these accessibility standards.

8.1.13. The Design and Access Statement confirms that where possible, units have been designed to achieve the requirements of Part M4 (2) Category 2: Accessible and Adaptable Dwellings, and overall 58% of units achieve this.

SUMMARY

8.1.14. It has been demonstrated throughout this Statement and within the supporting documentation that there are no site or technical constraints that would prevent development from coming forward in the short term.

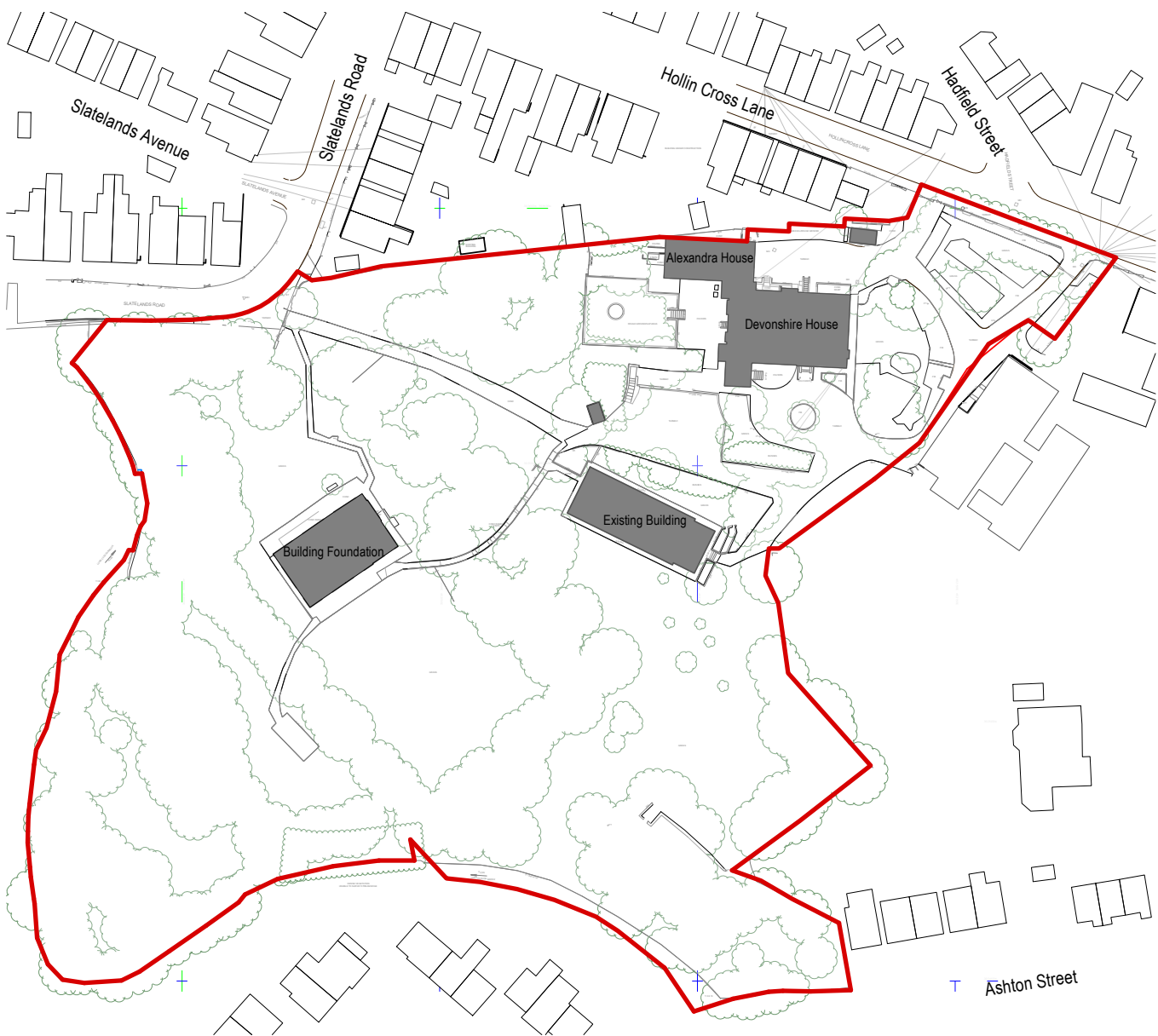
8.1.15. The application accords with local planning policies and national guidance. In particular, the proposed development accords with paragraph 11 of the NPPF. Such applications should be encouraged and supported, with permission being granted without delay.

8.1.16. On this basis, the application should be approved as it represents sustainable development in a sustainable location and will assist in meeting the housing needs of Glossop.

Appendix A

LOCATION PLAN





Location Plan
1 : 1250

Notes

The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm		1000	3000	5000
1:200	mm		5000	8000	
1:500	M		5	15	25
1:1250	M		10	30	50 70

Key

Site Boundary

P3	Red line boundary updated	SC	20/12/22
P2	Titleblock updated	JG	12/08/20
P1	Red line boundary updated	JG	05/08/20
Rev	Description	By	Date
Client	Glossop Eden Ltd		
Job	Hollincross Lane		
Drawing	Location Plan		
BS.Ref	POZ Ref	Rev	P3
1000			
Date	04/09/20	Scale	As indicated @ A3
3D CoOrd	2D CoOrd	JG	Approved ET
Project Status	Planning	Tender	Construction
	Design	Contract	As Built

10-12 Emerald Street
London
WC1N 3QA

Woodville House
2 Woodville Road
Altrincham
WA14 2FH

+44 20 7078 0079
architects@pozzoni.co.uk

+44 161 928 7848
www.pozzoni.co.uk

Appendix B

DECISION NOTICE





High Peak Borough Council

working for our community

Ms Victoria Welch
WSP UK
8 First Street
Manchester
M15 4GU

Glossop Eden Ltd
201 Haverstock Hill
c/o FKGB
London
NW4QG

Application no: HPK/2020/0334

Determined on: 24/01/2022

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PLANNING PERMISSION

Location of Development:

Land South of Hollin Cross Lane Glossop Derbyshire SK13 8JH

Description of Development:

Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 23 dwellings (Use Class C3) including the retention and conversion of Redcourt together with access, parking and landscaping.

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby REFUSE to permit the development described above in accordance with plans ref:

- Location Plan ref: 5417_1000 P2
- House types B01-B05 Proposed Plans + Elevations (ref: 5417_1101);
- Proposed Redcourt elevations (ref: 5417_1300 Rev E) and floor plans (5417_1201 Rev D)
- Site layout plan (ref: 5417_1100 Rev P15)
- Site section & street elevation (ref: 5417_1201 Rev P2 and 5417_1200 Rev P7)
- Boundary treatment plan (ref: 5417_1102 Rev P6)
- Bin store plan (ref: 5417_1101 Rev P1)
- Tree Protection Plan (6004.02B)
- Landscape drawings (6004.03E)
- Drainage Plans (EDE01-101C, 103A, 105A, 105A)
- External Works and Impermeable Areas Plan (EDE01-102C, 301F)
- Hollin Cross Lane and Slatelands Road Visibility Review (VN201622-D103 Rev B)
- Swept Path Analysis - Large Refuse Vehicle (VN201622-TR102 Rev C)





High Peak Borough Council

working for our community

for the reason(s) specified below:-

1. The scheme would be harmful to the character and appearance of the Conservation Area and the undesignated heritage asset building 'Redcourt'. In addition, the scheme would neither preserve or enhance the character or appearance of the St. James Conservation Area or the setting of the undesignated heritage asset 'Redcourt'. In these regards, the scheme would represent 'less than substantial harm' and therefore a substantial planning objection. The proposal would also result in the loss of existing healthy mature trees of amenity value which also make an important contribution to the character of the Conservation Area, and a poor relationship between retained trees and new development which is likely to result in further tree loss / inappropriate pruning in the future. In turn, the applicant has failed to demonstrate that the scheme would achieve the optimum viable use of the site or that the public benefits of the scheme would outweigh the heritage harm and harm to trees which has been identified. Accordingly, the proposal is contrary to Policies S1, S5, H1, EQ6, EQ7 and EQ9 of the Adopted High Peak Local Plan 2016; Conservation Area Areas Appraisal, High Peak Design Guidance 2018 and NPPF.
2. The Vacant Building Credit when applied to the calculation of affordable housing provision onsite in relation to both Redcourt and the former gym would result in two (2.25) affordable housing units based on 23 dwellings overall. Affordable housing provision should normally be provided within the development site itself and in perpetuity. The applicant, however, is proposing to provide an off-site financial contribution in lieu of onsite provision. Insufficient information, however, has been submitted with the application, which robustly demonstrates a lack of interest from registered providers. In these circumstances, no exceptional circumstances exist to allow the provision of either offsite affordable provision or a financial contribution of equivalent value. In addition, the overall scheme would not provide for an appropriate range of market housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment (or successor documents). The scale and type of development proposed therefore represents an unacceptable use of land. Accordingly, the proposal is contrary to Policies SS1, S5, H3 and H4 of the Adopted High Peak Local Plan 2016 and the NPPF.
3. Insufficient information has been submitted with the application to show that the proposed scheme would not restrict essential maintenance and / or emergency access to Long Clough Brook a designated "main river" with regard to Plot 19, which would include the river bank. The scale and type of development proposed therefore represents an unacceptable use of land. Accordingly, the proposal is contrary to Policies SS1 and EQ11 of the Adopted High Peak Local Plan 2016 and the NPPF.





High Peak Borough Council

working for our community

Informatives

1. It is considered that the proposal is unsustainable and do not conform with the provisions of the NPPF.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, it was not possible to suggest amendments which would overcome the harm identified above.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
1. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
2. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a



High Peak Borough Council

working for our community

purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



Appendix C

EA CORRESPONDENCE



From: Drewry, Joe <joe.drewry@environment-agency.gov.uk>
Sent: 23 March 2022 11:24
To: Michael Drake <mdrake@edencm.com>
Subject: RE: Your ref: LT/2022/126715/01-L01 - Planning application at Hollin Cross Lane, Glossop

Hi Michael,

Thank you for your email below. I have consulted with my flood risk colleagues who have reviewed the information below and they would now be satisfied to provide a no objection response. Given the application has been refused I have detailed the below response we would have given if the application had still been live and you would have provided the additional information detailed in your email below as part of the planning application.

'The Environment Agency was provided additional information on 2nd March 2022 via email from Eden Property Group highlighting that the development would be over 8m away from the Long Clough Brook main river. Based on this information the Environment Agency would now have no objection to the proposed development and provides the following informative to the applicant.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission'

Kind Regards,

Joe Drewry

Planning Specialist

Sustainable Places – East Midlands

Email : joe.drewry@environment-agency.gov.uk

External : 02030 253277, Internal: 33277

From: Michael Drake <mdrake@edencm.com>
Sent: 02 March 2022 18:23
To: Drewry, Joe <joe.drewry@environment-agency.gov.uk>
Subject: Your ref: LT/2022/126715/01-L01 - Planning application at Hollin Cross Lane, Glossop

You don't often get email from mdrake@edencm.com. [Learn why this is important](#)

I'm writing with regard to a planning application that was recently determined by High Peak Borough Council at Hollin Cross Lane in Glossop (Council ref: HPK/2020/0334). You provided comments on

the proposals for residential development on 24th January (copy attached) which appear to have followed a very late consultation from the Council on 17th January.

In your comments you refer to the proximity of a proposed garden boundary to the Long Clough Brook and the need to maintain a distance of at least 8 metres for maintenance purposes. I have asked our architect to check the distance which is 8.05 metres at the closest point as annotated on the plan below:



We would like to progress the scheme but I understand the need to satisfy the EA requirement. Are you able to confirm whether this would be sufficient to demonstrate compliance? If you require further information then please do let me know.

I look forward to hearing from you. I would welcome a call to discuss the issue and our scheme should that be of use.

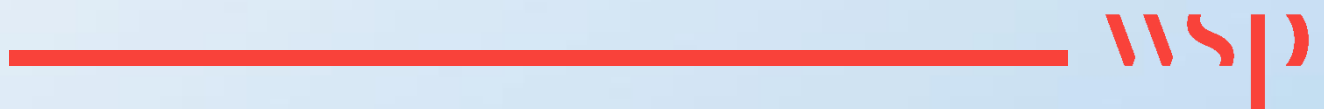
Kind regards

Michael

Michael Drake MRTPI
Head of Planning

Appendix D

**CORRESPONDECE FROM ST
CHRISTOPHER'S TRUST**





St Christopher's Trust

To Whom it may concern
High Peak Borough Council
Planning and Development Services,
Municipal Buildings,
Glossop,
Derbyshire
SK13 8AF

28th Jan 2019

Dear Sir / Madam,

Re land and buildings at Redcourt Hollincross Lane Glossop SK13 8JQ

The Trust's preferred strategy for retaining a presence on this site and in Glossop is to sell the adjacent land and reinvest in our existing assets rather than redeveloping the whole site and building a replacement facility as per the 2014 planning permission;
The sale of the land also secures improvements to the boundary treatment and access arrangements on the retained site which will enhance the facility.

Yours faithfully

Emma Oakes BA ACA FCA
Finance Executive



8 First Street
Manchester
M15 4RP

wsp.com

PUBLIC