

# **ROGER LEE PLANNING LTD**

**Chartered Town Planner – BA(Hons) MRTPI**

**Residential and Commercial Planning : Planning Applications, Appeals and Enforcement**

## **PLANNING STATEMENT**

**FORMER CHARLESTOWN WORKS, CHARLESTOWN  
ROAD, CHARLESTOWN, GLOSSOP**

**AUGUST 2022**

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## **1. INTRODUCTION**

- 1.1 This statement is submitted in support of a planning application for amendments to an approved outline planning permission for a mixed use residential and commercial development on land at the former Charlestown Works, Charlestown Road, Glossop.
- 1.2 The purpose of this statement is to provide an evaluation of the site and planning history, together with a review of local and national planning policy before presenting a case in support of the application, taking account of all material planning considerations.

## **2. THE SITE AND PLANNING BACKGROUND**

- 2.1 The site is located on the west side of Charlestown Road and is in a prominent location at the southern gateway entrance into the town.
- 2.2 Historically the site has been occupied and dominated by industrial buildings on either side of the road but most buildings have now been demolished to make way for an ongoing residential development on an area of land extending to approximately 5 hectares of land.
- 2.3 Outline planning permission was granted in March 2014 for a mixed use development comprising the proposed demolition of existing structures and erection of up to 100 dwellings (including 14 via conversion of the former office building) and 1660m<sup>2</sup> of B1 commercial floor space, including restoration of the former mill pond area to create public open space.

- 2.4 In 2018 reserved matters approval was granted for 96 dwellings including conversion of the existing offices to 11 apartments.

### **3. THE APPLICATION**

- 3.1 The application relates to the area of the site that was set aside for the commercial development in the approved outline and reserved matters applications. This is on the west side of Charlestown Road.
- 3.2 The approved office blocks (two number) are proposed to be constructed as residential apartments consisting of 9 one bed apartments in Block 1 and 15 two bed apartments in Block 2.
- 3.3 The same access as approved from Charlestown Road is proposed and there will be minor re-arrangement of the approved parking spaces but retaining the approved number of 37 spaces for the two blocks.

### **4. PLANNING POLICY**

#### **Local Planning Policy**

- 4.1 The current development plan is the High Peak Local Plan (HPLP) which was adopted in 2016.
- 4.2 The site has a Housing Allocation in the Plan.

- 4.3 Policy S1 expects all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment.
- 4.4 Policy S1a advises that in considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 4.5 Policy S2 sets out the settlement hierarchy in terms of where new development will be located and Glossop sits at the head of that hierarchy as one of the most sustainable locations in the district.
- 4.6 Policy E4 advises that proposals involving the redevelopment or change of use of existing business or industrial land or premises (falling within Use Classes B1, B2 or B8) for non-employment uses will only be permitted in certain circumstances as follows:
- *The continuation of the land or premises in industrial or business use is constrained to the extent that it is no longer suitable or commercially viable for industrial or business use as demonstrated by marketing evidence commensurate with the size and scale of development; and the proposed use is compatible with neighbouring uses; or*
  - *An appropriate level of enabling development is required to support improvements to employment premises or supporting infrastructure. In such cases, a viability appraisal should be submitted to demonstrate that a change of use or redevelopment of the site is required to fund the*

*improvements. Mixed-use proposals should not create any environmental, amenity or safety issues.*

- 4.7 Policy E5 deals with industrial legacy sites and encourages proposals for the redevelopment or reuse of such sites which are no longer conducive to meeting the needs of modern businesses in their present form. This includes the Charlestown Works site.
- 4.8 Policy H1 says that the Council will ensure provision is made for housing by, amongst other things, promoting the effective re-use of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose. The policy goes on to say that the Council will monitor actual and forecast provision through the Monitoring Report and its housing trajectory to identify a 5 year supply of deliverable housing sites against the housing requirement in the Local Plan.
- 4.9 Policy H2 lists the housing and mixed use site allocations in the district and this includes the Charlestown Works site
- 4.10 Policy DS3 lists Charlestown Works as a strategic development site allocating it for commercial and residential development, recognising its unsuitability for modern employment use.

## **National Planning Policy**

- 4.11 National planning policy advice is contained within the latest version of the National Planning Policy Framework (NPPF) which was issued in July 2021.
- 4.12 Paragraph 7 advises that the purpose of the planning system is to contribute to the achievement of sustainable development, with the objective of sustainable development being to meet the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.13 Paragraph 8 refers to the three dimensions to sustainable development - economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
  - *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

- *an environmental role– contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

- 4.14 The Government has made clear its expectation, through the Framework, that the planning system should positively embrace well-conceived development to deliver the economic growth necessary and the housing we need to create inclusive and mixed communities. With regard to decision-taking, Paragraph 11 confirms this means approving development proposals that accord with the development plan 'without delay'. Where the development plan is absent, silent or out-of-date, planning permission should be granted, provided the impacts do not significantly and demonstrably outweigh the benefits.
- 4.15 Paragraph 60 confirms that it is the Government's objective to significantly boost the supply of homes and in doing so ensure that a sufficient amount and variety of land can come forward where it is needed.
- 4.16 Paragraph 69 sets out that small and medium sized sites can make an important contribution to meeting the housing requirements of an area and that local planning authorities should support the development of windfall sites and give great weight to the benefits of using suitable sites within existing settlements.
- 4.17 Paragraph 74 says that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.

- 4.18 Paragraph 119 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.19 Paragraph 122 requires planning policies and decisions to reflect changes in the demand for land. Where there is no reasonable prospect of an application coming forward for the use allocated in a plan applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

## **5. CASE IN SUPPORT OF APPLICATION**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF also makes a similar statement.
- 5.2 The site is part of a wider site area which is allocated for mixed commercial and residential use, and this is supported by the outline permission granted in 2014 for up to 100 dwellings and the provision of up to 1600m<sup>2</sup> of commercial floor space.
- 5.3 That commercial floorspace is found in the two blocks of buildings that are subject to this application. Prior to and since the outline application the site has been marketed for commercial use with no substantive interest shown. The office element of the development has therefore been available for around 8 years and it is reasonable to conclude at this time that office development is not a realistic

end use for the site. Although subject of approval office development in the current planning policy regime would in any event normally now require sequential testing to try to demonstrate that a location such as this is more sequentially preferable than more centrally located sites would be.

- 5.4 Policy E4 advises that proposals involving the redevelopment of existing business or industrial land for non-employment uses will be permitted where the continuation of industrial or business use is constrained to the extent that it is no longer suitable or commercially viable for industrial or business use; and also where the proposed use is compatible with neighbouring uses. In a similar vein paragraph 122 of the Framework advises of the need for planning policies and decisions to reflect changes in the demand for land, such that alternative uses should be supported where there is no reasonable prospect of an application coming forward for the use allocated, and also where the proposed use would contribute to meeting an unmet need for development in the area.
- 5.5 With regard to that last point, the 2021 Housing Land Supply Statement (published in February 2022) establishes that the Council cannot currently demonstrate a five year supply of housing. In these circumstances the relevant housing policies relating to the supply of land are out of date and paragraph 11 of the NPPF is engaged.
- 5.6 The proposed intention to develop the two blocks for residential purposes would also achieve other Local Plan and NPPF objectives in delivering a viable and sustainable use for the site.
- 5.7 There is support for the development via policies S1, S1a and S2 in terms of the sustainable location of the development and the settlement hierarchy and, as

promoted in the Framework, the proposal would involve use of a brownfield resource and would represent an efficient use of land in relation to the advice at paragraph 119 of the NPPF.

- 5.8 With regard to sustainability, as set out in Section 4 above, the main thrust of the NPPF is an overarching presumption in favour of sustainable development. This reaffirms that it is the Government's clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that where plans are out of date, there will be a strong presumption in favour of sustainable development that accords with national planning policies.
- 5.9 The site is in a sustainable location being in close proximity to the town centre and with good access to a wide range of services, including shops, bus services, and leisure and hospitality facilities. Developing the two blocks for housing would be consistent with the aims of local Policies E5, H1, H2 and DS3.
- 5.10 One of the objectives of the NPPF is to widen the choice of high quality homes and to significantly boost the supply of housing. In this case, the site constitutes a previously developed land resource producing a good density level and is in a sustainable location, and would make a positive contribution to housing supply, therefore satisfying numerous areas of advice in the NPPF, particularly paragraphs 60, 69 and 74.
- 5.11 It is therefore considered that the proposal is compliant with the broad objectives of the NPPF in that it will provide economic benefits and also reflects the general need and demand for housing in the area.

- 5.12 The proposed development would also boost the local economy. There would be economic benefits associated with the development, in terms of direct and indirect jobs during the construction period, spending within the construction industry supply chain and spending by future residents in local shops, as well as benefits from council tax payments and the New Homes Bonus. There would be environmental benefits relating to the sustainable location, the proximity of the services and the resulting options for travel other than the private motor vehicle. There would be social benefits from the provision of new housing including affordable housing.

## **6. CONCLUSION**

- 6.1 The proposals as put forward in this planning application are considered to comply with the key areas of policy advice in the NPPF and Local Plan.
- 6.2 The application proposes the development of 24 dwellings within an existing urban setting and would deliver additional new housing in a sustainable location and where there is a need and demand, with a positive contribution being made at a time when there is an absence of a 5 year supply.
- 6.3 It is therefore requested that planning permission is granted for the application proposals.