

Reserved Matters Application at the Former Shire Hill Hospital

Planning Statement

ON BEHALF OF CUBE HOMES

August 2023

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1. Introduction

Introduction and Background

- 1.1 This Planning Statement has been prepared by Nexus Planning on behalf of Cube Homes ('the applicant') to support the submission of a reserved matters planning application at the former Shire Hill Hospital in Glossop ('the site').
- 1.2 The description of development is as follows:

'Reserved Matters application pursuant to outline approval reference HPK/2019/0316, seeking approval of appearance, landscaping, layout and scale for the erection of 41 dwellings (Use Class C3) together with associated access, parking and landscaping works'.
- 1.3 The application follows the approval of an outline application with all matters reserved except access (ref: HPK/2019/0316) which was allowed on appeal in September 2022.
- 1.4 Cube Homes now seeks reserved matters planning permission seeking approval of appearance, landscaping, layout and scale, seeking to deliver much needed high quality housing, on an otherwise derelict brownfield site. The development represents a sustainable residential scheme, bringing forward much needed housing, and will provide a series of wider regeneration and economic benefits.
- 1.5 This reserved matters scheme, seeks approval to the scale, layout, landscaping and appearance details for this residential development. It has been carefully and sensitively designed to a high standard providing all key elements to ensure the creation of a sustainable community, whilst having regard to the drawings and documents approved within the outline planning permission and the relevant policies of the adopted development plan.
- 1.6 The approval of this application is in alignment with the aspirations and objectives of adopted local plan, through the delivery of a residential led development which would make a significant contribution towards the borough's housing land supply.
- 1.7 The proposed housing mix responds to the need to provide a mixed and inclusive community whilst also reflecting the character and density of the existing properties in the wider area and reflecting the heritage and vegetative elements of the site.
- 1.8 The proposals represent a sensitively designed scheme which strikes an acceptable balance between conserving and enhancing the natural environment and ensuring an appropriate, high quality architectural response, in keeping with the overall aims and objectives of the High Peak Local Plan.
- 1.9 The application is accompanied by various supporting documents and plans to aid the Council's determination of the application. The extent of the supporting information and scope of these documents has been agreed and is in accordance with the requirements of the conditions attached to the permission.
- 1.10 This statement does not consider the principle of development (as this has been dealt with through the grant of the outline permission) but is intended to address the relevant planning considerations. It assesses the submitted reserved matters in light of national and local planning policy and its compatibility in planning terms with the approved outline scheme.

1.11 The remainder of this Statement is structured as follows:

- Section 2- provides the context of the development, including the site and the surrounding area;
- Section 3 – provides a summary of the proposed development;
- Section 4 – includes a summary of the relevant national and local planning policy context;
- Section 5 – provides the assessment of the proposal against the relevant planning policy; and
- Section 6 – sets out the overarching summary and conclusion in respect of the proposal and its compliance with planning policy

2. Site and Surrounding and Wider Context

The Application Site and Surrounding Area

- 2.1 The application site comprises a disused former hospital site located to the north-east of Glossop town centre at the end of Bute Street. The site comprises built-form, hardstanding and grassed areas and covers a total area of 1.7ha.
- 2.2 Across the site are a series of traditional and purpose-built buildings formerly used by the NHS including a ward building, administration building, laundry, and outpatient suites. Some of the buildings on site have been subject to significant alteration and / or extension over time to meet the needs of the NHS, including the Glossop Union Workhouse (now Administration Building).
- 2.3 The topography of this site rises steeply from south to the north, away from the site entrance.
- 2.4 The site is accessed from Bute Street, a single carriageway fronted by modern residential development on the north western site. Bute Street adjoins Blackshaw Clough at the edge of the application site and leads indirectly to the B6105 to Glossop to the south.
- 2.5 The site is an accessible location, within an area predominantly characterised by residential development. The site is highly accessible, being situated less than 200 metres to the nearest bus stop. It is also situated conveniently close to a range of services and facilities including All Saints Pre-School, Glossop Parish Church and Manor Park.
- 2.6 Glossop town centre is situated 1.5 km (approximately 20 minutes on foot) to the south-west of the site and provides a useful range of services meeting the day-to-day needs of local residents including shops, banks, cafes and coffee shops.

The Outline Permission

- 2.7 In 2019 the NHS submitted an outline application (with all matters reserved except access) at the site (reference HPK/2019/0316). Initially, this application was for a total of 77 dwellings, however this was later amended to 52 units (to address a number of concerns) but with full details of access now provided.
- 2.8 The revised illustrative layout submitted in June 2020 provided for the retention, conversion and extension of the Administration Building to 26 apartments and proposed the demolition and redevelopment of the remaining buildings (including the Ward Buildings) to provide 26 new build residential units.
- 2.9 The application was originally due to be heard at Development Control Committee on 2 December 2019 with a recommendation for refusal, but was withdrawn from the agenda at the applicant's request prior to the meeting. Detailed and lengthy discussions then followed with the Council, centred on retaining the Administration and Ward buildings on-site. The applicant subsequently amended the scheme to seek to address officer concerns in June 2020.
- 2.10 Despite the applicant having lodged an appeal on the grounds of non-determination, the application was considered by the Development Control Committee on 13 December 2021.
- 2.11 Overall, the case officer's conclusion was that the principle of the site's redevelopment for residential purposes was accepted, as was the loss of a community facility and consideration of technical matters such as landscape

and trees, neighbour amenity, highway safety, flooding and land contamination. However, on balance, these did not outweigh the perceived harm to the heritage assets and lack of affordable housing and adequate infrastructure in terms of S106 contributions.

2.12 The committee resolved that had it been given the opportunity to determine the application, that I would have been refused for the following two reasons:

1. The proposals result in the total loss of a significant non-designated heritage asset. This will remove any significance that remains and would result in a substantial harm to the non-designated asset and historical significance of the surrounding area.
2. The applicant has failed to demonstrate that the scheme cannot viably support contributions towards affordable housing and other infrastructure provision.

The Appeal

2.13 The NHS lodged an appeal to the Planning Inspectorate ('PINS') under non-determination (on 9 November 2021). At the Hearing held on 19 July 2022, it was reported that both parties had agreed the appeal scheme could viably support contributions towards affordable housing and other infrastructure. As such, the Council withdrew its objection to the second reason for refusal, subject to the completion of a Unilateral Undertaking.

2.14 Following the Hearing and site visits, PINS confirmed that the appeal had been allowed and therefore planning permission granted on 5 September 2022. This firmly establishes the principle of redeveloping the site for residential use.

2.15 In relation to the key matters regarding the Committee's suggested reasons for refusal, it was agreed prior to the Hearing that the scheme could viably support contributions towards affordable housing and therefore the second reason for refusal was removed.

2.16 In terms of the impact on heritage assets, the Inspector found that despite Historic England concluding that the site did not meet the criteria for listing, there were elements of some of the buildings that do have architectural interest as a non-designated heritage asset. The historic fabric of the site is also considered to make a positive contribution to the character and appearance of the area. In this regard, the Inspector noted that the Administration Block is the most prominent building when entering the site, and that its retention (along with the modified access road and vegetation either side) would preserve a key part of the site's character, as well as the associated historical interest of the former workhouse building.

Planning Conditions

2.17 The outline consent was approved subject to a number of conditions, of which four specifically relate to the reserved matters application. We summarise these below.

- Condition 3 attached to the outline permission requires the approval of the reserved matters, through the submission of the particulars relating to appearance, landscaping, layout and scale of the buildings to be erected and landscaping of the site.
- Condition 4 then states that the development must be carried out in accordance with the approved plans and Condition 5 requests the submission of details to include the existing and proposed levels across the site, together with the finished floor levels of the proposed buildings.
- Finally, Condition 7 states that the reserved matters application should include the design of the internal layout of the site and the construction details of the residential estate roads and footways.

- 2.18 In addition to the above, a number of pre-commencement and pre-occupation conditions require discharging, which will be covered under separate applications.

Pre-Application Discussions and Public Consultation

- 2.19 The applicant submitted a request for pre-application advice to High Peak Borough Council on 16 May 2022 and has subsequently engaged in discussions with planning, archaeological and highway officers.
- 2.20 The pre-application submission was accompanied by an indicative site layout and the local authority provided initial comments on the proposed design, which have subsequently been taken account of in finalising the design. The comments raised related to detailed design considerations relating to the appearance, layout and parking.
- 2.21 In addition to the above, a pre-application consultation leaflet was also delivered to a total of approximately 60 properties in proximity to the application site in order to gain the views of the local residents in respect of the detail of the design (taking account of the fact that the principle of development has been previously agreed). The leaflet was also issued to the local Ward Members to notify them of the proposal.
- 2.22 A total of nine responses were received as part of the pre-application consultation process, of which all were supportive of the proposed layout and none raised significant concerns regarding the scheme. Specific comments regarding the design elements of the scheme are as follows:
- That the number of dwellings proposed is acceptable;
 - The retention of the former workhouse is welcomed and historic features should be protected;
 - That the proposed landscaping scheme is important and should be considered in detail to take account of the surroundings;
 - That the scheme should introduce sustainable elements;
 - That full consideration must be given to the drainage strategy on the site;
 - That full consideration to the biodiversity of the site should be provided and mitigation introduced in respect of bird, bat and owl boxes and hedgehog friendly fencing; and
 - That detail should be provided to fully consider implications during the construction phase.
- 2.23 The comments raised by local residents have been taken account of in finalising the proposed development, and further detail including the construction method statement will be provided to the local authority for consideration later in the process.

3. The Proposed Development

- 3.1 The application seeks approval of the appearance, landscaping, layout and scale following the granting of outline consent for residential development at the application site. We provide detail below in respect of the four reserved matters below.
- 3.2 Full detail of the proposal is provided in the accompanying planning drawing pack and Design Justification Statement produced by MPSL.

Appearance

- 3.3 The scheme has been designed to be in line with the adopted High Peak Design Guide SPD (February 2018), ensuring that the proposal respects the local context and creates a development which complements the surrounding context. The design takes account of the local vernacular and responds well to the existing built form.
- 3.1 As set out in the Design Justification Statement, the scheme has been designed to feature two character areas formed through changes in materials and architectural styles.
- 3.2 The proposed dwellings within each of the character areas have distinct architectural style and features which naturally complement each other. The two character areas can be summarised as the following:
 - 1. **Character Area 1 – Contemporary** - taking its reference from more historic buildings within the locality, and traditional built form, albeit in a modern way. Building materials include reconstituted stone facings, smooth stone facings and mock slate roof tiles. Architectural details include a contemporary parapet, artstone heads and sills, artstone detailing, light grey PVC window frames, and black rainwater goods and meter boxes.
 - 2. **Character Area 2 – Traditional** - taking its reference from buildings within the locality and the existing Ward Block. Building materials include reconstituted stone facings and mock slate roof tiles. Architectural details include an artstone quoin detail, artstone heads and sills, artstone band course, light grey PVC window frames, exposed rafter feet and black rainwater goods and meter boxes. Refer to the accompanying house type packs submitted as part of the application for further details.
- 3.3 Boundary treatments have been carefully chosen to create well defined streets and spaces which clearly demarcate between public and private areas. Boundary treatments, building materials, surface treatments, and soft landscaping will work collaboratively to establish a comprehensive streetscape and overall sense of place.

Layout

- 3.4 The detailed design seeks permission for the construction of a total of 41 dwellings, comprising a mix of one, three and four bedroom properties. The former Administration Block will be retained and converted into ten residential properties, along with 31 newly constructed dwellings elsewhere on the site.
- 3.5 The proposed typology and tenure mix has been informed by the local authority's housing need and the density, scale and massing, takes account of the site's context, the surrounding land uses and the existing buildings on the site. All dwellings have been designed in line with the NDSS'.
- 3.6 In this regard, the proposed layout has been designed to respond to the principles established as part of the outline planning permission and adopted local policy. The layout demonstrates good urban design practice,

reflects local context, and delivers good standards of private amenity space, along with the creation of attractive areas of green space.

3.7 Furthermore, the layout appropriately responds to the existing on-site features which include, the retention of existing trees and retention of the existing Admin Block. The proposed finish floor levels have also been designed to align with the existing topography, ensuring that the proposals will positively integrate into the local urban grain.

3.8 Other key elements of the proposed layout are as follows:

- Access to the scheme is to the north of Bute Street, in accordance with the approved outline consent. In addition, the existing open space to the west of the access road will be retained as part of the proposal.
- The existing Admin Block will be retained and converted into 10 no. properties. Associated parking is proposed to the rear of the units, ensuring the proposed street scape is free of vehicles.
- Parking for plots 1 - 11 is proposed to rear, in a similar form to the parking for the Admin Block. Parking spaces will be separate using structured landscaping, ensuring an appropriate level of hard / soft landscaping which will contribute to the proposed sense of place.
- The existing access between the Site and Blackshaw Clough will be downgraded to pedestrian use only.
- A grasscrete link is proposed to the north-western boundary, this will provide a maintenance access to the adjacent fields which will reside within the applicants ownership.

Scale

3.9 The general scale and massing of the development seeks to respond and respect the local vernacular. As such, the proposals reflect traditional residential housing within the vicinity of the Site, comprising 2 and 2.5 storey housing, with the inclusion of single storey garages.

3.10 Built form and massing has been carefully designed to replicate the site's historic form and character, in line with comments received from the Council as part of the pre-application stage and to respond to locally adopted planning policy and policy guidance.

Landscaping

3.11 The landscape strategy has been designed to create a balanced mix of hard and soft landscaping which will positively contribute to an overriding sense of place. Full details in respect of the proposed landscape strategy are provided on the enclosed plans produced by Land Studio.

3.12 Front garden space will comprise lawned areas complimented by a mix of native / ornamental shrub and hedge planting which will naturally blend with development edges and peripheral areas. Low walls and piers, where indicated, will also assist with the demarcation of private amenity space. Private driveways, where applicable, are separated with ornamental tree planting which vary in size, offering seasonal colour and visual interest within the street scape.

3.13 Rear gardens will be turfed apart from the areas of hardstanding reserved for refuse and patios. The area of open space to the south is retained as part of the proposals, maintaining the historic character of the site. A new footpath route is proposed through this space connecting to the site access off Bute Street.

3.14 The existing trees will be retained across the Site, where possible, including those that benefit from a TPO. Any tree loss will be mitigated with replacement tree planting, refer to the AIA for further details.

4. Policy Overview

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise.
- 4.2 The currently adopted Development Plan for the area comprises, the High Peak Borough Local Plan, which was adopted in April 2016. Other material considerations relevant to the determination of the application include:
- National Planning Policy Framework;
 - National Planning Practice Guidance; and
 - High Peak Borough Supplementary Planning Documents.

Adopted Development Plan

- 4.3 The Development Plan for the site comprises the High Peak Borough Council Local Plan, which was adopted in April 2016, along with other Supplementary Planning Documents (SPDs). The application site is not allocated for any specific use as shown by the current Proposals Map.
- 4.4 We provide a summary below of the policies of relevance to this application.
- 4.5 Policy S 1 (Sustainable Development Principles) sets out the Council's expectation for all new development to make a positive contribution towards the sustainability of communities as. The Policy states that this will be achieved by:
- Meeting most development needs within or adjacent to existing communities
 - Making effective use of land (including the remediation of contaminated land and reuse of brownfield land), buildings and existing infrastructure
 - Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment)
 - Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations
 - Minimising the need to travel by promoting development in locations where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport with minimal reliance on the private car.
- 4.6 The policy further states that new development should make effective use of land and buildings and be located in sustainable locations in line with the settlement hierarchy.
- 4.7 Policy S 1a (Presumption in Favour of Sustainable Development) reflects the presumption in favour of sustainable development contained within the NPPF and states that the Council will work proactively with applicants to find solutions that mean proposals can be approved wherever possible, and secure development that improves the economic, social and environmental conditions in the area. It also adds that planning applications that accord with those policies within the Local Plan will be approved without delay unless material considerations indicate otherwise.
- 4.8 Policy S 2 (Settlement Hierarchy) states that the settlement hierarchy for the Borough and seeks to direct development towards the most sustainable locations.

- 4.9 Glossop is defined as a Market Town, which are the focus for housing, employment, and service growth in the Borough, consistent with maintaining and where possible enhancing their role, distinctive character vitality and appearance.
- 4.10 Policy S 5 (Glossopdale Sub-Area Strategy) identifies the site falls within the Glossopdale sub-area. The policy stipulates that the Council will seek to promote the sustainable growth of Glossopdale whilst maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community.
- 4.11 Policy H 1 (Location of Housing Development) sets out that the Council will ensure provision is made by supporting the development of specific sites through new site allocations in the Local Plan and by promoting the effective reuse of land by encouraging housing development on all sites suitable for that purpose.
- 4.12 Policy H 3 (New Housing Development) requires all new residential development address the housing needs of local people, by:
- Meeting the requirements for affordable housing within the overall provision of new residential development
 - Providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types
 - Providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community
 - Ensuring new residential development includes a proportion of housing suitable for newly forming households
 - Supporting dwellings designed to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.
- 4.13 Policy H 4 (Affordable Housing) sets out that the Council will seek to maximise the delivery of affordable housing across the plan area and states that in order to address the need for affordable housing, residential development should seek to achieve 30% affordable housing on sites of 25 units or more, of which 80% should be rented accommodation, the balance being intermediate housing.
- 4.14 Supporting paragraph 5.150 recognises that the provision of Affordable Housing can affect the profitability, and ultimately the viability of housing development; Policy H4 providing flexibility through a financial viability test to justify any reduced provision of affordable housing below the required policy level.
- 4.15 Policy EQ 6 (Design and Place Making) seeks to ensure all development is well designed and of a quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.
- 4.16 Policy EQ 7 (Built and Historic Environment) states that the Council will conserve heritage assets in a manner appropriate to their significance. This will also ensure that development proposals contribute positively to the character of the built and historic environment.
- 4.17 Policy EQ 8 (Green Infrastructure) requires new development proposals, where appropriate, to contribute towards the creation of new or enhancement of existing green infrastructure, including public and private open space, and responds to the location of existing green infrastructure and ecological networks.

- 4.18 Policy CF 3 (Local Infrastructure Provision) requires new development be suitable located and supported by appropriate complementary measures to ensure accessibility to services and jobs and the health and well-being of local communities and encourages modal shift from private car to walking and cycling, where possible.
- 4.19 Policy CF 4 (Open Space, Sports and Recreational Facilities) requires residential development to provide or contribute towards public open space and sports facilities.
- 4.20 Policy CF 5 (Provision and Retention of Local Community Services and Facilities) seeks the retention and improvement of local community services and facilities. The exception being if those services or facilities are no longer financially or commercially viable and there are no other means of maintaining the facility.
- 4.21 Policy CF 6 (Accessibility and Transport) seeks to ensure that development can be safely accessed in a sustainable manner and minimising the need to travel by unsustainable modes of transport and approving developments provided that the capacity and design of the transport network serving the site will reasonably accommodate the anticipated increase in travel without materially harming highway safety or local amenity and requiring applications be accompanied by Travel Plan and Transport Assessment.
- 4.22 Policy CF 7 (Planning Obligations and Community Infrastructure Levy) sets out that development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities, and/or mitigation necessary to make development acceptable in planning terms through the appropriate use of planning obligations and/or conditions, having regard to economic viability.

National Planning Policy Framework

- 4.23 The National Planning Policy Framework ('the NPPF') was updated in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. The policies contained within the NPPF are material considerations which local planning authorities should take into account.
- 4.24 It identifies at Paragraph 8 that there are three overarching objectives to sustainable development:
- a. Economic: building a strong, responsive and competitive economy;
 - b. Social: supporting strong, vibrant and healthy communities; and
 - c. Environment: protecting and enhancing the natural environment and built and historic environment.

Chapter 4: Decision Making

- 4.25 Chapter 4 generally provides guidance on decision-making and outlines that local planning authorities should approach decisions on proposed development in a positive and creative way, approving applications for sustainable development where possible. Additionally, it outlines that weight given to emerging plans and associated policies should be attributed based on the stage of preparation of the emerging plan. Chapter 4 also confirms that planning obligations should only be sought where necessary to make development acceptable in planning terms and where obligations are directly related to the development for which permission is sought.

Chapter 5: Delivering a sufficient supply of homes

- 4.26 Chapter 5 sets out the Government's objectives to significantly boost the supply of homes, placing emphasis on the amount and variety of land required to come forward where needed. In particular, paragraph 62 outlines that homes should be provided, in terms of size, type and tenure for the needs of different groups, including

those requiring affordable housing, families for children, older people, those with disabilities, people who rent their homes and self/custom-builders.

- 4.27 In addition, local planning authorities should identify and update a supply of deliverable sites for housing sufficient to provide a minimum of five years' worth of housing against its requirement.

Chapter 6: Building a strong, competitive economy

- 4.28 Chapter 6 outlines that significant weight should be placed on the need to support economic growth. Importantly, it confirms that sites to meet local business and community needs may have to be found adjacent to or beyond existing settlements. Sites that are well-related to existing settlements should be encouraged where these opportunities exist.

Chapter 8: Promoting healthy and safe communities

- 4.29 Planning decisions should aim to achieve healthy, inclusive and safe places supporting social interaction, safety, accessibility and healthy lifestyles and in order to provide the services the community needs they should look to enhance the sustainability of communities, take into account improving health, social and cultural well-being for all sections of the community. The importance of high-quality open spaces features heavily within Chapter 8, particularly at paragraph 98 where it is stated that access to such spaces is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

Chapter 9: Promoting sustainable transport

- 4.30 Chapter 9 requires development proposals to consider transport issues from the early stages in order to reflect upon potential impacts on transport network and to take opportunities to promote sustainable transport modes and ensure that access to sites can be achieved by all. Priority is required to be given firstly to pedestrian and cycle movements, whilst also addressing the needs of those with disabilities and reduced mobility.
- 4.31 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or where the residual cumulative impacts on the road networks would be severe, according to paragraph 111.

Chapter 11: Making effective use of land

- 4.32 Chapter 11 seeks to ensure that decisions promote an effective use of land to meet the needs for homes and other uses. Decisions should encourage multiple benefits of development from both urban and rural land and making environmental gains and the multi-functionality of undeveloped land in providing wildlife, flooding and drainage benefits. It also requires decisions to ensure that the need for different types of housing, the existing character of an area and design of attractive and healthy places is promoted whilst seeking an efficient use of land.

Chapter 12: Achieving well designed places

- 4.33 Chapter 12 generally focuses on design quality and confirms that the creation of high quality, beautiful and sustainable buildings and places is fundamental to the planning and development process. Developments are required to function well and add to the quality of an area and result in visually attractive architecture, layout and landscaping, whilst being sympathetic to local character and history.

4.34 Paragraph 132 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

4.35 Paragraph 134 states that development that is not well designed should be refused where it fails to reflect local design policies and government guidance on design. However, significant weight should be given to development which reflects local design policies, and outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

4.36 Flood risk and climate change is addressed by Chapter 14 where the incorporation of sustainable drainage systems is promoted in order to reduce the risks of flooding, and development should not increase the risk of flooding elsewhere. Development should be adaptable to climate change and should help to reduce greenhouse gas emissions through its location, orientation and design.

Chapter 15: Conserving and enhancing the natural environment

4.37 Regarding the natural environment, Chapter 15 seeks to ensure that development contributes and enhances the natural environment through the protection and enhancement of valued landscapes, biodiversity sites and soils.

4.38 It promotes net gains for biodiversity and seeks to ensure that development does not contribute to or suffer from the effects of soil, air, water or noise pollution whilst helping to improve local conditions in relation to air and water quality. In addition, significant harm to biodiversity is to be avoided, mitigated against, compensated for or development causing it, refused. Sites should be suitable for development by way of ground quality and land stability, whilst development must be appropriate for its location in terms of any effects on health, the natural environment, general amenity, potential sensitivity of an area or a proposed development to pollution.

Chapter 16: Conserving and enhancing the historic environment

4.39 Chapter 16 concerns the historic environment and requires applicants to describe the significance of heritage assets affected, including any contribution to their setting. Harm to or loss of the significance of a heritage asset should be clearly and convincingly justified, whereas substantial harm arising should mean refusal unless public benefits outweigh the harm or loss of the asset.

4.40 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

5. Assessment of the Proposal

- 5.1 The purpose of this section of the Statement is to provide an overview of the key technical planning matters of relevance to the proposal.
- 5.2 As the principle of residential development has been established through the granting of the outline consent, the principal purpose of this review below is to demonstrate that the detailed design of the scheme complies with all relevant planning policies.

Design

- 5.3 Policy EQ 6 of the adopted local plan seeks to ensure that development is well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.
- 5.4 The proposal has been carefully designed to take account of the context of the site, the parameters of the outline consent and the specific characteristics of the site and surroundings, including the extensive vegetation and historic assets.
- 5.5 The layout demonstrates good urban design practice, reflects local context, and delivers good standards of private amenity space, along with the creation of attractive areas of green space.
- 5.6 Further detailed consideration of the design is provided in the Design Justification Statement, which also demonstrates how comments made at pre-application stage by the local authority and local stakeholders has been taken account of in finalising the scheme.
- 5.7 The scheme fully complies with both local and national planning policy insofar as they relate to the design of the scheme.

Landscape and Trees

- 5.8 The application is accompanied by a Landscape Masterplan produced by Land Studio. The scheme has been designed to create a mix of both hard and soft landscaping across the site, to ensure that the proposal can function appropriately but also seek to positively contribute to an overriding sense of place.
- 5.9 In terms of trees, a small number of trees will be removed to facilitate development but any loss will be mitigated through appropriate replacement tree planting. All trees subject to a TPO are proposed to be retained as part of the proposal except G23 and T22 which are required to be removed to facilitate the development.
- 5.10 The proposal therefore complies with local and national planning policy, in that the scheme seeks to protect and enhance the landscape character of the site, and ensures that the landscape proposal has been carefully considered to take account of the surroundings. Furthermore, the scheme seeks to maintain biodiversity qualities.

Highways and Transportation

- 5.11 SCP Transportation Planning has produced a Transport Statement which provides details in respect of the anticipated transport impacts associated with the proposal. As set out above, the principle of the redevelopment of the site for residential purposes has been established and the Appeal proposals considered a

greater number of dwellings on the site. The Appeal transport evidence concluded that there would be a reduction in daily traffic flow along Bute Street and the local highway network associated with the proposal for residential purposes when compared with the re use of the site as a hospital. This view was also agreed by the County Council's highways officer.

- 5.12 The latest highways evidence again concludes that The proposed redevelopment of the site would lead to a reduced level of traffic generation from the site when compared with the extant hospital during both peak hours and on a daily basis. As such there would be a benefit for the local highway network. The net change in flow are -17 vph (am peak), -2 vph (pm peak) and – 226 vehicles per 12 hour day.
- 5.13 The proposed site access from Bute Street has been redesigned to provide a 2m wide footway plus a 5m wide carriageway and a 600mm margin. The gradient of the access has also been amended to provide a gradient no greater than 1 in 10 for vehicles. Further a segregated footway link is to be provided with a better gradient.
- 5.14 The proposals include provision of facilities for each house to have an electric charging point and also provides suitable levels of parking for cars as well as for cycles, either within garaging or in secure sheds.
- 5.15 The layout will allow a refuse vehicle to enter and leave the site in forward gear and to collect refuse and recycling from each unit in a suitable manner. Furthermore, the accessibility of the site has been updated and there is clearly a realistic choice of travelmode available which can be further enhanced through the use of a Travel Plan. The Travel Plan can be conditioned using an appropriate condition
- 5.16 It is therefore concluded that there can be no overriding highways objections to the proposals and that it complies with local and national planning policy.

Heritage Assessment

- 5.17 Both local and national planning policy seeks to protect the historic environment. Indeed, this was a key matter discussed at the Inquiry in respect of the outline consent and which forms an important element of the proposed development. As set out earlier in this Statement, the Inspector noted that the Administration Block is the most prominent building when entering the site, and that its retention (along with the modified access road and vegetation either side) would preserve a key part of the site's character, as well as the associated historical interest of the former workhouse building.
- 5.18 Lanpro has been instructed to prepare a Heritage Statement to assess the impact of the proposal on heritage assets. The Statement confirms that most of what is deemed to be of heritage value in the Shire Hill Hospital site is vested in the local historic interest relating to the former Glossop Union Workhouse, as several of the structures illustrate the construction and designed use in 19th century buildings utilised for poor relief. The later developments within the application site, including alterations to the 19th century structure and addition of new buildings, illustrate the changes in both design as well improving health standards that came into practice with the evolution of social welfare as a whole. However, the essential principal elements have been lost to subsequent phases of modification and development.
- 5.19 The proposed development of the site is in accordance with the outline approval, which considered that the demolition of all buildings with the exception of the Administration block would be acceptable. The reserved matters application includes details for the refurbishment of the Administration block.
- 5.20 Overall, Lanpro conclude that the physical removal of all but the Administration building would have a harmful effect (less than substantial) on the non-designated Shire Hill Hospital (formerly the Glossop Union Workhouse).

This was acknowledged during the granting of consent for the outline application in 2022 in which a balanced judgement was made in favour of the benefits of the proposed scheme (in line with para 203 of NPPF (2021)).

- 5.21 Due to modern alterations and substantial deterioration and vandalism of the buildings since the closure in 2018 eroding any architectural interest, much of its heritage value is now vested in its local historical interest.
- 5.22 The proposed development has been designed to respond to the current layout, by retaining the extant earliest buildings and maintaining the build line along this frontage. This retains legibility of the historic linear frontage and east/west alignment of the earlier Workhouse and Infirmary buildings in the proposed layout.

Flood Risk and Drainage

- 5.23 Ensuring that the proposal is appropriately designed so as to not increase the risk of flooding elsewhere and reduce the risk of flooding internally is a key requirement of planning policy. In this regard, Policy S 1 requires that all new development addresses flood risk mitigation/adaption and ensures that sustainable urban drainage systems are considered at the outset within the proposals. Furthermore, Policy EQ 8 then states that where appropriate, green infrastructure can help mitigate the effects of climate change and Policy EQ 11 provides further specific guidance in respect of flood risk management.
- 5.24 Brennan Consult has prepared a Flood Risk Assessment and Drainage Strategy to support the detailed application. The Flood Risk Assessment has considered all other forms of flooding and overall, has found that the site is at low risk of flooding from all other sources.
- 5.25 The surface drainage strategy as outlined below is to restrict the proposed flow rate to ensure that the flood risk to the site and surrounding catchment is not increased by the development. The Sustainable Drainage Systems (SuDS) hierarchy has been considered in the drainage strategy.
- 5.26 The surface water runoff will be collected from the roof and hardstanding areas and directed into a new adopted underground surface water network which will outfall to the existing surface water sewer in Bute Street at an agreed peak rate of 10l/s for all events up to an including the 100 year plus a 45% allowance for climate change. Attenuation will be provided by an adopted oversized pipes and a private offline geocellular tank.
- 5.27 The existing site is largely impermeable with unrestricted discharge and so the proposed strategy provides a significant reduction in pre-development discharge rates. An outline drainage layout with hydraulic calculations has been prepared to support this approach and can be found in the Appendices provided with the Flood Risk Assessment.
- 5.28 Sustainable Drainage Systems (SuDS) in the form of Prevention (water butts), Source Control (permeable paving) and Site Control (over sized pipes & geocellular attenuation) methods will be incorporated.
- 5.29 There is no residual flood risk from the development site to the surrounding district due to the reduction in storm water flow rates. The development does not therefore increase the risk of flooding to other adjacent neighbourhoods. Out of chamber or gully flooding for the extreme 100 year plus climate change event may occur within the development site and is classed as exceedance flows. Any Exceedance flood water from this event will be contained within the development boundary and directed away from the building to the parking and highway areas.

- 5.30 Foul water generated by the development will be discharged to the foul water public sewer in Kilmory Fold. The foul discharge does not present an increased flood risk to the surrounding district.
- 5.31 The proposed drainage strategy has therefore been designed to respond directly to the site's specific context but also to ensure that the proposal complies with both local and national planning policy.

Biodiversity

- 5.32 Policy EQ 5 of the adopted local plan seeks to ensure that development proposals do not result in a significant harm to biodiversity or geodiversity interests.
- 5.33 ADAS has produced a Preliminary Ecological Appraisal of the application site. The Appraisal identifies that habitats of local ecological importance were found on site including woodland and mature trees, the majority of which will be retained as part of the proposed development. Current landscape plans include the planting of native trees on site, it is recommended that any trees to be removed are replaced at a planting ratio of 2:1.
- 5.34 Habitats on site (including Building 2) provide nesting opportunities for birds during the breeding bird season (March – August inclusive). ADAS recommend that any clearance (and demolition of Building 2) is undertaken outside of the bird breeding season. If this is not possible, a pre-works check for bird nests must be undertaken by a suitability experienced ecologist.
- 5.35 A Barn Owl nesting box was identified within a structure located adjacent to the proposed development site with an individual recorded roosting in the structure at the time of the survey. This nest box must be removed outside of the bird breeding season (March – August inclusive) following a precautionary check to confirm an absence of nesting Barn Owl. Recommended mitigation/compensation in relation to Barn Owl has been provided within this assessment.
- 5.36 Seven structures and numerous trees with low – high bat roost potential were identified on site. Bat presence/likely absence surveys of all buildings, structures and trees with a moderate – high bat roost potential on site, are currently being undertaken by ADAS. The result of these surveys will inform an impact assessment in relation to bats on site and appropriate and proportionate mitigation/compensation.
- 5.37 Species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), were identified on site. It is recommended that a non-native invasive species method statement and management plan is compiled.
- 5.38 Subject to the adoption of all the recommendations outlined in ADAS' report, it is considered that the proposed works would accord with relevant wildlife legislation.
- 5.39 Recommendations in relation to landscape proposals and biodiversity enhancement of the site have been provided within ADAS' assessment. The assessment demonstrates that the proposal complies with both local and national policy relating to ecological and biodiversity matters.

Energy

- 5.40 Policy S 1 of the adopted local plan seeks to minimise carbon or energy impacts associated with the development, according to the principles of the 'energy hierarchy'.
- 5.41 Watt Energy has prepared an Energy Statement to support the proposal. The Energy Statement specifically addresses the adopted planning policies in respect of ensuring development incorporates sustainable design.

5.42 The Energy Statement indicates that the following key measures will be included within the scheme:

- A SUDs strategy will be produced to outline all measures to be incorporated that will ensure any additional surface water is collected, treated and removed.
- The development will incorporate green infrastructure in the form of extensive planting involving hedges, trees, sedum/green roofs and ornamental planting that will instil a sense of wellbeing whilst also assisting with offsetting carbon dioxide and balancing local temperatures through evapotranspiration
- Internal water efficiency will be prioritised by ensuring that efficient water fixtures are proposed so that each dwelling achieves less than 110L per person per day and 'A' rated appliances will be specified where possible.
- Waste minimisation will be targeted from throughout construction and occupational phase. It is targeted that at least 90% of construction waste will be diverted from landfill. Whilst tri-separator refuse shoots will be installed on each floor to promote recycling.
- In addition to targeting Secure by Design accreditation through adoption crime prevention measures, the site layout promotes busy spaces and routes and facilitates natural surveillance. These will therefore reduce the fear of crime and subsequently improving mental health of residents, visitors and workers.
- Prioritising reusing existing materials and locally sourced materials for construction to reduce waste and transportation to landfill in addition and promote a low embodied carbon development.
- When new materials are specified that are not locally attainable then only those that score well on the BRE: The Green Guide to Specification are to be used; to further encourage the use of sustainable materials and reductions in embodied carbon.
- The buildings will have a daylight and sunlight analysis carried out and will aim to achieve high pass rates. Additionally, highly efficient MVHR systems are being proposed to each new build dwelling to provide a continuous source of fresh air and maintain healthy indoor environments. These will promote healthy housing and subsequently boost physical and mental wellbeing of residents.

5.43 In summary, it has been clearly demonstrated that the principle of development is fully established when considered against the Development Plan.

6. Conclusion

- 6.1 Cube Homes propose to create a high quality, high specification residential development on land at the former Shire Hill Hospital in Glossop.
- 6.2 This reserved matters scheme seeks approval to the scale, layout, landscaping and appearance details for this residential development. It has been carefully and sensitively designed to a high standard providing all key elements to ensure the creation of a sustainable community, whilst having regard to the drawings and documents approved within the outline planning permission and the relevant policies of the Development Plan.
- 6.3 The approval of this application is in alignment with the aspirations and objectives of adopted local plan, through the delivery of a residential led development which would make a significant contribution towards the borough's housing land supply. The proposed housing mix responds to the need to provide a mixed and inclusive community whilst also reflecting the character and density of the existing properties in the wider area and reflecting the heritage and vegetative elements of the site.
- 6.4 The application has been the subject of pre-application discussions with the Council and other key stakeholders including the local community, and it is wholly acceptable in design and technical terms. Matters raised at pre-application stage have been reflected in the submitted scheme where feasible and appropriate.
- 6.5 The proposals represent a sensitively designed scheme which strikes an acceptable balance between conserving and enhancing the natural environment and ensuring an appropriate, high quality architectural response, in keeping with the overall aims and objectives of the High Peak Local Plan. It therefore complies with planning policy at all levels and should be approved without delay.
- 6.6 The application is supported by a suite of technical drawings and information to enable the Council's swift determination of the application and to allow the commencement of development at the earliest opportunity.



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