

Land at Junction of Dinting Road and Dinting Lane, Glossop

Planning, Design and Access Statement

November 2023 - RevA

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Introduction

This report provides a combined planning, design and access statement in support of the proposals to redevelop land at the junction of Dinting Road and Dinting Lane, Glossop.

The application site covers an area of approximately 0.18 ha (0.44 acres) and is located off Dinting Road, Glossop. Access to the application site is proposed via a new access off Dinting Lane.

Following this introduction, this Planning, Design and Access Statement includes the following:

- Section 2 – Site Description and Constraints provides a description of the application site and summary of the key technical constraints.
- Section 3 – Planning Policy Context and Appraisal provides a review of the relevant adopted planning policy context, and the planning history to inform a planning appraisal.
- Section 4 – Pre-application Consultation provides a summary of the advice and feedback on the draft proposals from High Peak Borough Council.
- Section 5 – Development Proposals provides a summary of the development proposals.
- Section 6 – Design and Access Parameters sets out the key design parameters.
- Section 7 – Planning Balance and Conclusions provides an assessment of the overall planning balance and conclusions in support of the proposals.

This planning design and access statement is supported by the full set of plans and drawings submitted with the application to include:

- Site Location Plan (Redline Plan) @1:1250
- Block Plan @1:500
- Existing Site Plan – Topographical Survey @1:200
- Proposed Site Plan @1:200
- HT4 - Proposed Plans and Elevations @1:50 & 1:100
- HT5 - Proposed Plans and Elevations @1:50 & 1:100
- Proposed Site Sections @1:100 & 1:200
- Stage 1 Desktop Ground Contamination Report
- Tree Survey
- Arboricultural Impact Assessment
- Noise Assessment
- Ecology Report
- Energy Statement

Site Description and Constraints

The proposals for the site as set out in this Planning, Design and Access Statement have been prepared based on a thorough assessment of the site constraints, its context and consultation with the planning department.

The Site Description

The application site covers an area of 0.18 ha (0.44 acres) and is located off Dinting Road, Glossop.

The site is currently unused and vacant low-quality land.

The site includes some mature trees and hedgerow fronting onto Dinting Road.

The site slopes from north to south and is partly overlooked by the existing housing fronting onto Dinting Road. The existing housing is located within an established residential area characterised by bungalows which consist of red/brown brick with grey tile roofs.

Location and Accessibility

The site is in a sustainable location some 20 minute walk (1 mile) from Glossop Town Centre.

Additional shops and services are located some 0.6 miles to the south east, including a Tesco superstore and Wren Nest Retail Park that includes Wickes, Next, Argos, PureGym, Pets at Home, Iceland, and Halfords.

A number of primary and secondary schools are located nearby including Dinting C of E Primary School (0.4 miles), St Lukes Primary School (0.6 miles), Gamesley Primary School (1.1 miles), Glossopdale School and Sixth Form (1.2 miles), and St Philip Howard Catholic Voluntary Academy (0.8 miles).

The site is well served by public transport with the number 393 bus route on Dinting Road, a couple of minutes' walk from the site, providing hourly services to Glossop Town Centre. Dinting Train Station is a five-

minute walk from the site and Glossop Train Station is 0.9 miles from the site.

Site Constraints

In developing the proposals for the site, we have undertaken a full assessment of the key technical considerations on site to include:



Figure 1: Site Location

Access and Highways

The development will be accessed from Dinting Lane.

Car parking will need to be provided on the basis of 3 spaces per 4 bed + dwelling alongside 1 cycle space per dwelling where no garage or shed is provided.

Trees and Ecology

The ecology assessment of the site did not identify any priority habitats or protected species on the site other than the existing hedgerow fronting onto Dinting Road that is classified as 'Important' in accordance with The Hedgerows Regulations 1997.

No trees on site were considered to have bat roost potential and therefore no bat surveys are required.

Japanese Knotweed, Montbretia, Indian Balsam and Variegated Yellow Archangel, all invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), have been detected within the site.

Feedback from the Arboriculture Officer at High Peak Borough Council recommends the retention of the 'Important' Hedgerow to help retain the habitat for protected species and help the scheme integrate into the landscape. This position is supported by the planning case officer and therefore the scheme will support the retention of all of the hedgerow.

In addition, appropriate protection and mitigation measures will be required to protect the existing trees/habitats to the south of the site during construction with mitigation to include; tree protection measures during construction; protection of birds and other wildlife during construction; and the treatment of the Japanese knotweed on site using a specialist contractor (this is already underway).

Ground Report

A Phase 1 Ground Report has been prepared of the site. This shows that there is low historical industrial land use on the site and no recent industrial land use on the site; additionally, the risk of surface water flooding is 1 in 30 years and the risk of groundwater flooding is low. There are no environmental or historical designations on the site other than SSSI Impact Risk Zone. Moreover, natural ground subsidence is very low - moderate. The conceptual ground model indicates that a normal intrusive ground investigation is required to assess the ground conditions.

Flood Risk

A review of the GOV.UK Flood Maps for Planning website shows that the site is located in flood zone 1 and therefore has a low risk of flooding and does not require a flood risk assessment.

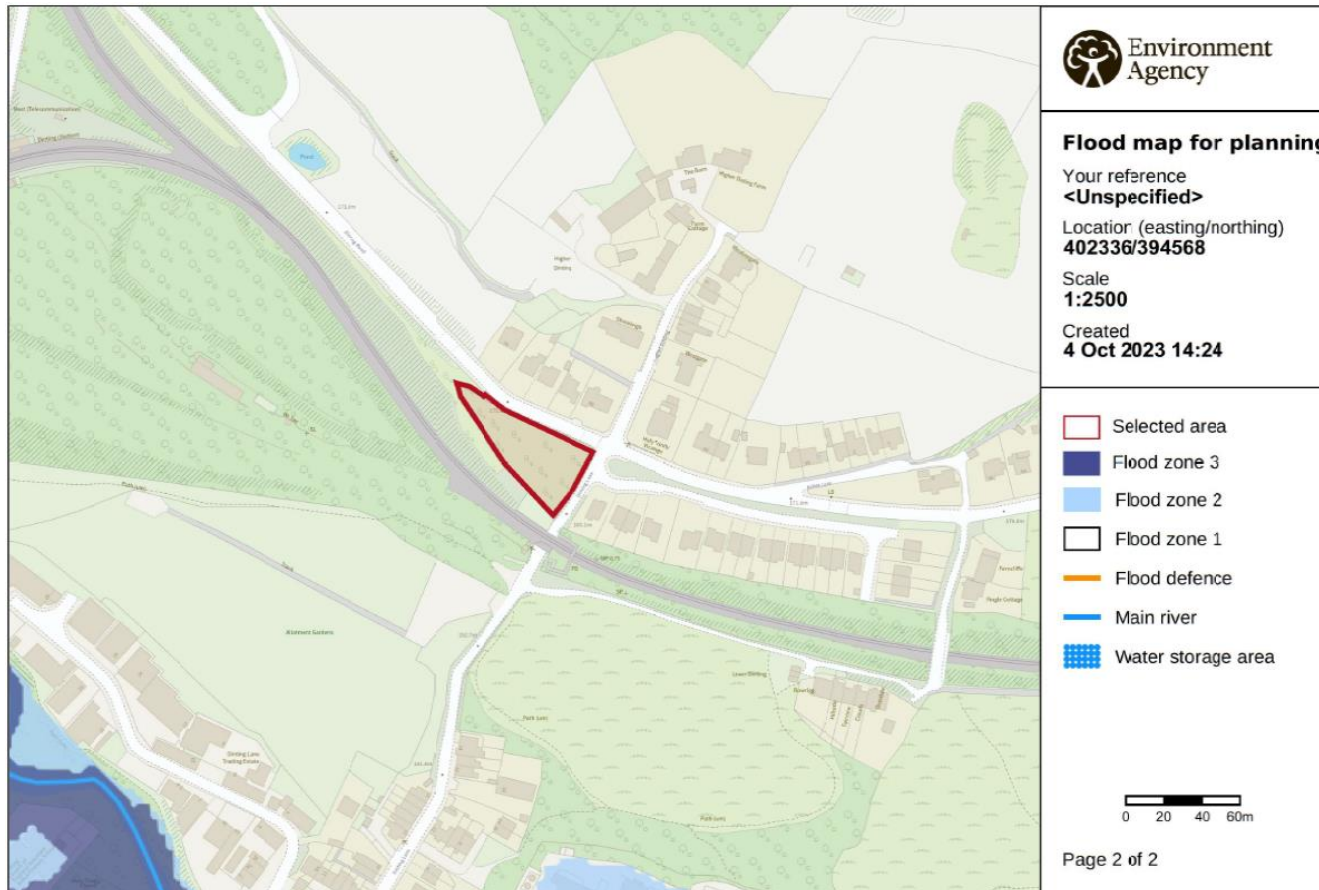


Figure 2: Flood Maps for Planning, October 2023

Planning Policy Context and Appraisal

In support of the proposals for the site a review of the current planning policy context and relevant planning history has been undertaken to inform an assessment of the key planning issues.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies contained within the Statutory Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. This is an important material consideration.

The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

At the heart of the NPPF under Paragraph 11 is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

Approving development proposals that accord with an up-to date development plan without delay; or

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

The application of policies in this Framework that protect areas or assets of particular importance

provides a clear reason for refusing the development proposed; or

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 8 outlines the three dimensions to sustainable development: economic, social and environmental.

Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, the needs of groups with specific housing requirements are addressed and land with permission is developed without delay.

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.

Paragraph 130 promotes good design as a key aspect of sustainable development, it requires planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building

types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The policies of the NPPF are supported by other policies and guidance at a national level as published within National Planning Practice Guidance (NPPG) and the National Design Guide.

Local Planning Policy

The site is subject to the policies of the adopted development plan which is comprised of the High Peak Local Plan 2016 and supporting Supplementary Planning Documents (SPDs).

High Peak Local Plan (2016)

The key policies relevant to the site and proposals include:

Policy S 1 - Sustainable Development Principles

All new development should make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment; and mitigating the process of climate change. This includes:

- Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment); and
- 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.

Policy EQ 6 - Design and Place Making

All development should be 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. This requires development to contribute positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.

Policy EQ 9 - Trees, Woodland and Hedgerows

The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

This will be achieved by:

- Requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss;
- Requiring new developments where appropriate to provide tree planting and soft landscaping, including where possible the replacement of any trees that are removed at a ratio of 2:1;
- Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.

Policy H 1 - Location of Housing Development

This policy promotes the effective reuse 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.

It also supports housing development on unallocated sites within defined built-up area boundaries of the towns and larger villages.

Policy H 3 - New Housing Development

The Council requires all new residential development to address the housing needs of local people by:

- a) Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H4.
- b) 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.
- c) Providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality.
- d) Ensuring new residential development includes a proportion of housing suitable for newly forming local households.
- e) 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.

Policy CF 6 - Accessibility and Transport

This policy seeks to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

All new development is required to be located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

It is required that new development can be integrated within existing or proposed transport

infrastructure to further ensure choice of transportation method and enhance potential accessibility benefits.

Development must not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

Policy S1a – Presumption in favour of sustainable development

The Council will work with applicants to find solutions which will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy S2 - Settlement Hierarchy

Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge are defined as 'Market Towns' and will be the main focus for housing, employment and service growth, consistent with maintaining and where possible enhancing their role, distinctive character, vitality, and appearance.

Policy S5 – Glossopdale Sub-Area Strategy

This policy seeks to promote the sustainable growth of Glossopdale whilst promoting and 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. This includes:

- Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the Glossopdale sub-area.
- Supporting the development of new housing on sustainable sites within the built-up area boundary.
- Supporting the development of new housing within the mixed redevelopment of industrial legacy sites.
- Ensuring that residential development avoids adverse impact on the integrity of the Peak District

Moors Special Protection Area, South Pennine Moors Special Area of Conservation (SAC) and Dark Peak Site of Special Scientific Interest (SSSI).

Policy EQ1 – Climate Change

This policy outlines the Council's ambitions to mitigate and adapt to climate change, which includes new developments designed to contribute to achieving national targets to reduce greenhouse gas emissions by using landform, layout, building orientation, tree planting, massing and landscaping to reduce likely energy consumption and resilience to increased temperatures. It also supports the use of sustainable design and construction techniques including the use of recycled materials in construction, including where appropriate the local or on-site sourcing of these building materials.

Policy EQ5 – Biodiversity

This policy states that the biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests. For instance, development should include measures to contribute positively to the overall biodiversity of the area.

Policy CF7 - Planning Obligations and Community Infrastructure

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 a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions.

Appendix 1 – Parking Guidance

Appendix 1 provides car parking and cycling provision, including:

- 2 Bed – 1.5 spaces and 1 cycle space if no garage/shed.

- 3 Bed – 2 spaces and 1 cycle space if no garage/shed.

- 4 Bed – 3 spaces and 1 cycle space if no garage/shed.

Supplementary Planning Documents High Peak Design Guide SPD (adopted February 2018)

The SPD provides the overarching principles in securing good design. For new developments the following key points are relevant to this site:

- Consider views into and out of the site.
- In towns and villages be guided by the existing context, pattern and grain of development and building heights.
- Large buildings are often difficult to accommodate so consider a low profile, shallow roof and the use of recessive colours.
- New development should be guided by the existing character and context. Consider both contemporary and traditional forms that are high quality and functional.
- Respect surrounding scale but jumps in scale may be acceptable at key locations.
- Modern materials allow for larger glazed openings. This is a desirable feature, but care needs to be taken over their insertion in traditional forms of development.
- Aim for zero carbon emissions on new development.

Glossop Design and Place Making Strategy SPD (adopted March 2012)

The SPD provides a vision for how Glossop's town centre will look as it starts to attract development and regeneration activity and a set of design principles to guide and manage future changes. The document offers eight design principles to guide future development, including:

1. Character – A Sense of Place and History: Reinforce the distinct character of Glossop town centre.
2. Continuity And Enclosure – Definition of Space: Reinforce and create town centre streets and spaces that are attractively defined.
3. Quality of the Public Realm – Spaces and Routes: Create town centre spaces that are safe, comfortable, well maintained, welcoming and accessible to everyone.
4. Ease of Movement – Connectivity: Make the town centre easy to get to and move around in, particularly for pedestrians.
5. Legibility – Ease of Understanding: Create a town centre that both residents and visitors can understand and find their way around in.
6. Adaptability – Ease of Change: Create a town centre that can adapt to change over time.
7. Diversity – Ease of Choice: Create a town centre with variety and choice.
8. Sustainability – Safeguarding the Future: Create a social, economic and environmentally sustainable town centre.

Residential Design SPD (adopted December 2005)

The document provides a local contribution to the nationwide agenda for creating a step change in the quality of new housing layout and design. The guide raises awareness of design issues in High Peak for new housing development. Relevant guidance includes:

- Promote walking over other transport modes through siting and layout.
- Create a structure of development blocks with public 'fronts' and 'private backs.'
- Traffic calming should be integral to the layout and design of buildings and streets rather than a series of 'add on' elements.
- For new family homes, build townhouses and semi-detached houses. Build closers to the road. Cluster buildings together. Include a mix of small and large dwellings.
- Position car-parking courtyards in areas where set back and wider streets would disrupt the character of the area. Break up large car parking areas into a series of smaller car parks.

Designing out Crime SPD (adopted June 2005)

The guide was provided by Derbyshire Constabulary and High Peak Borough Council and offers advice on design for community safety in a variety of contexts and environments. The following points are relevant to this site:

- There should be a mix of dwelling types as this then increases the potential for occupancy of dwellings throughout the day and therefore gives increased chance of natural surveillance.
- Dwellings should face onto the most public side of the road.
- Rear gardens should back onto areas that are themselves secured.

- Parking areas should be well viewed.
- The use of shrubs, climbers and appropriate planting can make an environment more attractive, secure and reduce the potential for crime.
- Lighting should be fitted so as to deter criminal activity and anti-social behaviour.
- Pedestrian access should be wide enough to accommodate a variety of use including families with children and wheelchair users.

Planning Obligations SPD (adopted December 2005)

The document provides guidance on planning obligations which aim to mitigate the impacts of proposed new development.

Due to the size and location of the development it is not expected that developer contributions will be necessary/applicable.

Landscape Character SPD (adopted March 2006)

The SPD provides guidance for the design of new developments and alterations to existing developments. This document covers all forms of development in the countryside – this development does not fall within the countryside.

Planning History

The relevant planning history for the site is set out below.

Ref. No: HPK/2021/0654

Status: Application Withdrawn – 01/06/2023

Description: Development of 9 new dwellings.

Ref. No: HPK/2018/0015

Status: Application Approved – 19/06/2018

Description: Retrospective application for temporary ground levelling works for site welfare facilities, parking and storage for the duration of the adjacent housing development.

Ref. No: DET/2010/0002

Status: Approved - August 2010

Description: Demolition of Former Gatehouse

Ref. No: HPK/0002/8107

Status: Application Refused – 18/08/1989

Description: Residential development (2 House/bungalows)

Ref. No: HPK/0002/6800

Status Refused - September 1988.

Description: Residential Development (One House)

Ref. No: HPK/0001/0844

Status: Application Refused

Description: Proposed dwellings.

Pre-application Consultation/ History

Pre-application consultation was requested via a written response based on the submission of a pre-application form and supporting information to include:

- Site Location Plan
- Site Use and History
- Site Photographs
- Details of the proposed development to include a description of the development, layout plan, floor plans, elevations and site sections

A written response was received from Mark Ollerenshaw at High Peak Council Planning Service on the 13/07/2020.

A summary of the feedback received is provided below:

"The site is in a relatively sustainable location with good links to local services and shops by walking/cycling and nearby public transport. Although the Council is able to demonstrate a five-year housing supply, the proposed additional residential units would make a contribution towards the supply of housing in the borough, and provide a contribution economically and socially to the area. The site is within the built-up area boundary of Glossop and there is a presumption that the principle of residential development on the site will be acceptable, subject to other policies of the Local Plan and material planning considerations".

The key concerns that were outlined led to the redesign of the development. "The properties would be sited within close proximity of Dinting Road. Existing properties along this section of Dinting Road are generally set well back from the road frontage with front garden and planting and this is part of the character of the area. It may therefore be more appropriate to set the proposed properties further

back into the site to reflect the character of the area". "Given concerns over the layout and possible issues with privacy, I consider that the layout is trying to accommodate too much development on the site".

Additional guidance was also provided including, "Noise impact is going to be a key issue given the proximity of the site to the railway line. A site-specific scheme for protecting the proposed residential units from noise would be required. Network Rail advise that a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10m of the operational railway would be required in addition to any planning consent. Network Rail also make comments on drainage, including the need for surface waters and foul waters to drain away from the direction of the railway boundary".

Responses received from consultees have been taken into account in the revised scheme layout. On the 31/05/2022 the Local Highway Authority commented that they view "the open plan frontage car parking points to an overdevelopment / cramming of the site". Moreover, on the 02/08/2022, the HPBC Aboricultural comments viewed the scheme as "overdevelopment and of a poor design".

Initially from pre-application to the original submission the scheme was reduced from 10 dwellings to 9; this revised layout proposes a further reduction to 7 dwellings. Additionally, the layout has changed so that gardens back onto each other rather than being positioned along Dinting Road.

Resubmission

This scheme was withdrawn following consultations and discussions with planning and planning consultants.

The new submission takes into account all of the areas of the design that were not found to be acceptable to the planning officer's involved. They principally centered on the following elements:

Highways

1. An access junction is now provided onto Dinting Lane to a private road serving all dwellings. Visibility splay shows unobstructed views either side of this new junction (as per existing, adjacent, development The View).

2. This junction crosses a narrow strip of Highways owned land. We are proposing to incorporate a footpath to this section of land and will liaise with highways regarding the design prior to commencement on site.

3. The proposed bin collection point is less than 25m from the junction. We propose that the bin lorry will remain on Dinting Lane for collection.

Design

A significant issue with previous submissions, raised by planning, centered around the need to mimic the layout and density of the adjacent site (The View).

The current submission now provides both a similar density as the adjacent site and has a similar layout, with a single access road serving all properties. Any differences between these sites are necessitated by considerations requested by the planner's consultants.

Ecology

Our ecology survey report and Derbyshire Wildlife Trust indicated the need to retain the hedgerow to Dinting Road. Previous submissions had not addressed this issue, however the current proposal is for this hedgerow to be retained in its entirety.

Development Proposals

The proposed development is for the erection of 5 detached dwellings.

Access to the dwellings will be from Dinting Lane.

In accordance with the High Peak Borough Council parking standards 2 – 3 car parking spaces/garage would be provided for each property, along with cycling parking.



Figure 3:
Application site and proposed development layout

Design and Access Parameters

Use and Amount

This planning application seeks to erect 5 dwellings (C3 dwellinghouse).

The proposal is for 4no. 4bed detached dwellings and 1no. 5bed detached dwelling.

The proposed accommodation is set across two floors and has been arranged with a dining, kitchen, lounge, and garage at ground floor with bedrooms and bathrooms on the first floor.

Layout

The layout and orientation of the dwellings respond to the site character and constraints identified previously to both integrate the proposals within the landscape and to protect the existing hedgerow.

Amenity distances have been fully adhered to with the dwellings designed and oriented to provide a 21m between habitable windows.

Landscaping

The new dwellings are to be constructed with private gardens that retain the existing hedgerow.

The gardens to the new dwellings will be landscaped to include turf with timber boarded boundary fences between properties and external boundaries.

Scale and Density

The scale of the proposals at 2 storey's in height is comparable with the new build properties directly east of the site.

The density of the proposals at c. 5 dwellings is comparable to the densities of surrounding residential areas.

Appearance and Materials

The use of materials will complement those used in the neighbouring properties as follows:

- The main house will be finished in stone (Marshalls Edenhall Darlstone), see Appendix A.
- The Roof will be Marley Modern Smooth grey tiles, see Appendix A.
- Facias, soffits, gutters, and downspouts will all be white UPVC, see Appendix A.
- Windows will be grey/anthracite UPVC.
- Driveways will be tarmacadam.
- The type of fencing that will be used is shown in Appendix B.
- Gardens will be laid with turf.

Access and Parking

Access to and from the application site is off Dinting Lane via a new junction that will provide a 6.5m wide access point to the new dwellings.

Car parking will be provided in accordance with Appendix 1 of the High Peak Local Plan with 2 - 3 car parking spaces/garages per property. The dwellings will have a garage which provides a cycling space.

Planning Appraisal

The key planning considerations in the determination of this application are considered under the respective headings below:

- Principle of Development
- Design and Character
- Residential Amenity
- Trees and Ecology
- Sustainability

Principle of Development

The location of the site is within the established urban area of Glossop which is classified as a market town within Policy S2 of the High Peak Local Plan (2016) which encourages residential development in such areas. Policy H1 also supports housing development on unallocated sites within the defined built-up area boundaries of the towns.

Design and Character

The proposal to develop 5 dwellings has been designed to complement the existing character, scale and appearance of the neighbouring properties.

The new dwellings are detached with a maximum height of 2 storeys designed in a traditional style with pitched roofs and front and rear gables that reflect the design and architectural styles of the surrounding area.

The proposed materials include stone walls and grey tile roofs that again will complement those used in existing properties in the surrounding area.

The new dwellings have been designed and sited to minimise the impact on the existing landscape features of the site, including the part retention of the existing hedgerow along Dinting Road and subsequent replanting.

An ecology survey has been undertaken to support the proposals and ensure any impact on existing trees are minimised during construction.

Overall, therefore it is considered that the proposals are acceptable in terms of design and character to satisfy the requirements under Policy EQ5 of the High Peak Local Plan (2016).

Residential Amenity

The design, scale and massing and siting of the new dwellings has taken account of the need to minimise the impact on the residential amenity of surrounding properties.

The new dwellings are of no more than 2 stories in height with separation distances of a minimum of 21m between habitable room windows.

As a result, the proposed development is considered to be acceptable in terms of amenity impacts and thus in accordance with Policy EQ6 of the High Peak Local Plan. It also accords with the design guidance set out in the SPD Landscape Character, High Peak Design Guide SPD, and the Glossop Design and Place Making Strategy SPD.

Trees and Ecology

An Arboricultural Impact Assessment and Tree Survey report has been prepared by TBA landscape architects to assess the ecological impacts of the proposals, including the existing trees and hedgerow on site.

In the initial tree survey report, a total of 12 items were surveyed within and adjacent the development site. These items comprised 8 individual

trees, and 4 groups. No trees on site were considered to have bat roost potential and therefore no bat surveys are required, however bat/bird boxes will be explored as part of the Biodiversity assessment.

Japanese Knotweed, Montbretia, Indian Balsam and Variegated Yellow Archangel, all invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), have been detected within the site.

The ecology assessment of the site did not identify any priority habitats or protected species on the main part of the site other than the existing hedgerow fronting onto Dinting Road that is classified as 'Important' in accordance with The Hedgerows Regulations 1997.

Feedback from the Arboriculture Officer at High Peak Borough Council recommends the retention of the 'Important' Hedgerow to help retain the habitat for protected species and help the scheme integrate into the landscape. This position is supported by the planning case officer and therefore the scheme will support the retention of the hedgerow.

In addition, appropriate protection and mitigation measures will be required to protect the existing trees/habitats to the south of the site during construction with mitigation to include; tree protection measures during construction; protection of birds and other wildlife during construction; and the treatment of the Japanese knotweed on site using a specialist contractor.

Noise

A noise and vibration assessment has been prepared by PDA Acoustic Consultants in February 2023.

Noise level surveys were undertaken at various positions on site representative of day and night-time hours. Local noise climate is dominated by road traffic from Dinting Lane to the north of the site, and train noise from the railway line to the south of the site. Calculations suggest that the noise level criteria of BS8233:2014 can be achieved within the proposed accommodation.

The measured and predicted vibration levels are well below the 'Low probability of adverse comment' criterion of BS 6472.

Phase 1 Ground Report

A Phase 1 Ground Report has been prepared of the site. This shows that there is low historical industrial land use on the site and no recent industrial land use on the site; additionally, the risk of surface water flooding is 1 in 30 years and the risk of groundwater flooding is low. There are no environmental or historical designations on the site other than SSSI Impact Risk Zone. Moreover, natural ground subsidence is very low - moderate. The conceptual ground model indicates that a normal intrusive ground investigation is required to assess the ground conditions.

On the basis of the technical and environmental assessments it is our view that the proposals meet the requirements under Policy EQ5 and EQ9 of the High Peak Local Plan.

Sustainability

The NPPF at paragraph 8 identifies three dimensions to sustainable development: economic, social and environmental. An assessment of the application proposals against these three dimensions is provided below.

Economic – The proposals will make a contribution to the local economy through direct and indirect economic benefits through support to local building companies and suppliers during the construction of the dwellings and through the generation of c. £84k in tax revenue and approx. £11k in council tax revenues per annum once completed and occupied.

Social – The proposals will deliver 5 new family dwellings within the established built-up area of Glossop that will help meet local housing needs and deliver more housing choice.

Environmental – The proposals will be carefully integrated into the urban landscape and will retain the existing hedgerow whilst also creating new planting that will enhance the biodiversity of the site.

Planning Balance and Conclusions

This planning, design and access statement has been prepared in support of the proposals to develop 5 new dwellings at the junction of Dinting Road and Dinting Lane, Glossop.

Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act (1990) require that applications for planning permission must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

The adopted development plan that covers the site is comprised of the High Peak Local Plan 2016 and supplementary planning documents.

The assessment of the proposals against the relevant policies of the adopted development plan and NPPF demonstrates that the proposed development is acceptable in terms of its sustainable location, design and impact on residential amenity and landscape character, retention and protection of existing hedgerows and access and parking.

On balance we consider that the proposals are fully compliant in policy terms and therefore represent sustainable development and should be approved without delay.

Appendix A - Proposed Materials

Walling



Marshall's Edenhall Darlstone Pitched face 450mm x 140mm

Roof Covering



Marley Modern Smooth grey tiles

Fascia's/ Soffits/ Gutters & Downspouts



White uPVC

Windows and Doors



Grey (RAL 7016 - Anthracite) uPVC frames with double glazed units – frames set back min. of 75mm from face of brickwork.

Appendix B - Boundary Treatments

