

Planning Statement

Land at Blackshaw Clough,
Glossop



ELG Planning,
Gateway House,
55 Coniscliffe Road,
Darlington,
DL3 7EH

info@elgplanning.co.uk
www.elgplanning.co.uk



Contents

1.	Introduction	2
2.	Site Location and Context	4
3.	Proposed Development	6
4.	Planning Policy Context	8
5.	Planning Assessment	14
6.	Conclusions	19

REVISION RECORD					
Rev	Description	Date	Author	Checked	Approved
0	Final Issue	31/01/24	DM	JJG	JJG

1. Introduction

Purpose of Statement

- 1.1 This statement accompanies an outline application for residential development of up to 2no. dwellings with all matters reserved, on land at Blackshaw Clough, adjacent to the former Hawkshead Mill site, Glossop. The Hawkshead Mill site has recently been developed in line with reserved matters consent ref. HPK/2019/0311, which was pursuant to the outline consent (ref. HPK/2014/0573) for a residential development of up to 31 dwellings.
- 1.2 This statement will assess the proposals in the context of the adopted development plan and any material considerations deemed relevant to the determination of the application, including the National Planning Policy Framework (NPPF).

Structure of Statement

- 1.3 This statement is structured as follows:

Section 2 analyses the context of the site.

Section 3 describes the outline development proposals.

Section 4 sets out the relevant planning policy context.

Section 5 assesses the key planning issues and considerations relating to the outline proposals.

Section 6 draws conclusions on the overall findings of the statement.

2. Site Location and Context

Local Context

2.1 The application site (see Figure 2.1) is situated to the south-east of Blackshaw Clough (from which access is available) and is located to the west of the former Hawkshead Mill site, which comprised of an old mill that dated back to 1784. The mill was used for cotton spinning until the late 19th Century, before being replaced in the early 20th Century by a new mill manufacturing nuts and bolts, which were used for munitions during

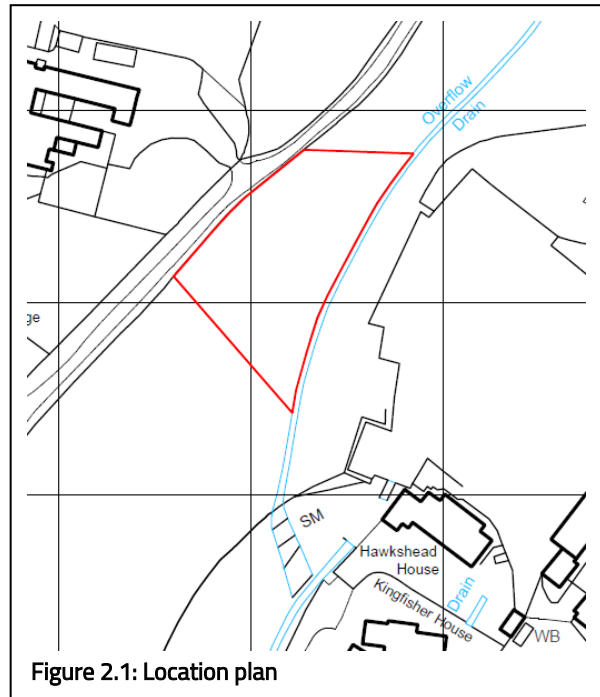


Figure 2.1: Location plan

World War I. The site is not located within the Old Glossop Conservation Area, nor are there any listed buildings on the application site.

2.2 To the north of the site is Green Belt, which stretches into the Peak District National Park, whilst to the east is the brownfield site of the former Hawkshead Mill (housing allocation G13), which has recently been developed for housing (see paragraph 2.5) by the applicant. To the south of the site is the built-up area of Glossop, with the site located approximately 1.5 miles north east of Glossop Town Centre.

2.3 In terms of topography, the site slopes downwards both from the north to south and from east to west. -Some tree and hedgerow presence is also noted on the site, albeit confined

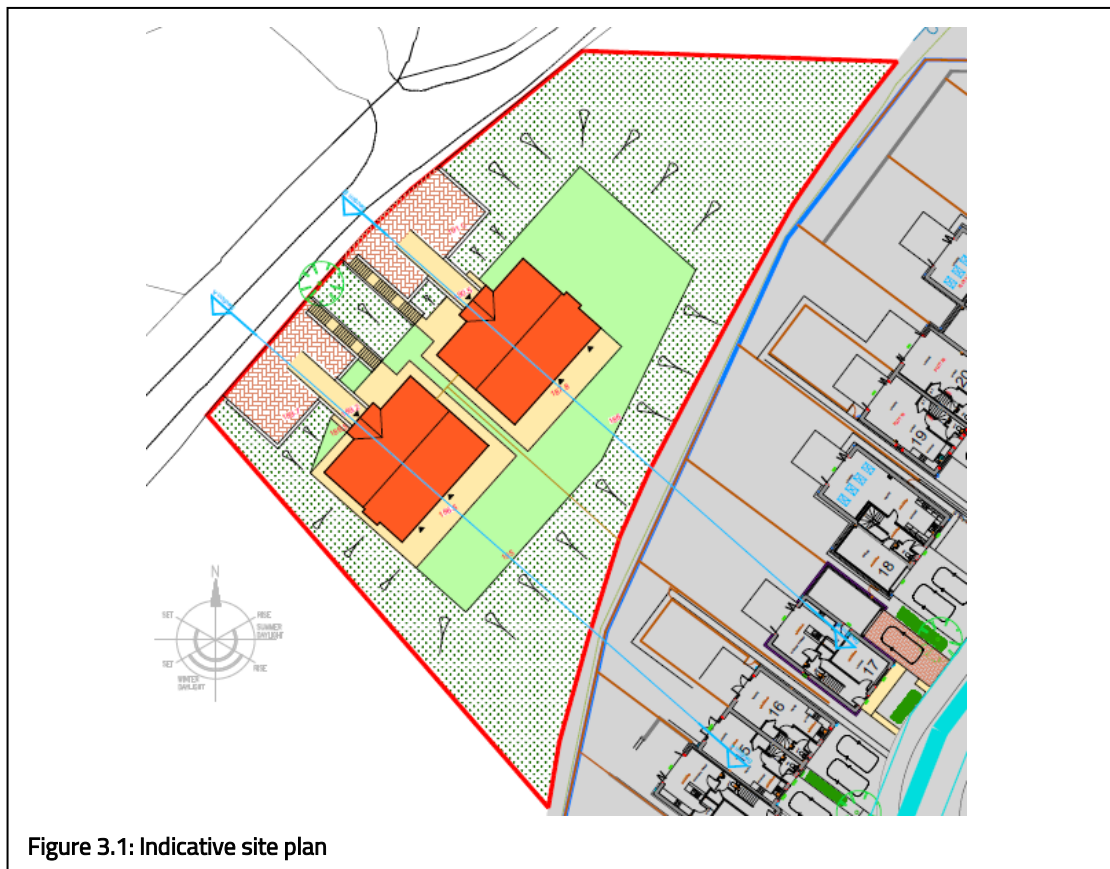
to the western boundary.

Planning History

- 2.4 The site is currently subject to a full application for the erection of 6no. dwellinghouses (ref. HPK/2021/0416), which remains undetermined.
- 2.5 As referred to earlier, the wider site (to the east) has recently been developed for housing by the applicant, in line with the following consents:
- **HPK/2019/0311** - Application for approval of Reserved matters (access, landscape, appearance, layout and scale) in relation to HPK/2014/0573. Approved: 19/06/2020.
 - **HPK/2014/0573** - Outline Planning Permission for Proposed Demolition of all Remaining Buildings and Redevelopment of Site to Provide up to 31 Dwellings. Approved: 27/06/2019.

3. Proposed Development

- 3.1 This statement accompanies an outline application for residential development of up to 2no. dwellings with all matters reserved, on land at Blackshaw Clough, adjacent to the former Hawkshead Mill site, Glossop.
- 3.2 In view of the nature of the application, the layout, appearance, and scale of development, together with the details of landscaping and the precise point(s) of access, are not under consideration at this time. Accordingly, the details shown at Figures 3.1 and 3.2 are merely indicative. However, these show how 2no. dwellings could be comfortably accommodated and constructed within the site (taking account of the levels and without any encroachment into the Green Belt), deliver a suitable quantum of parking, and be accessed safely off Blackshaw Clough, which is an adopted highway.



Indicative house types



Indicative sections

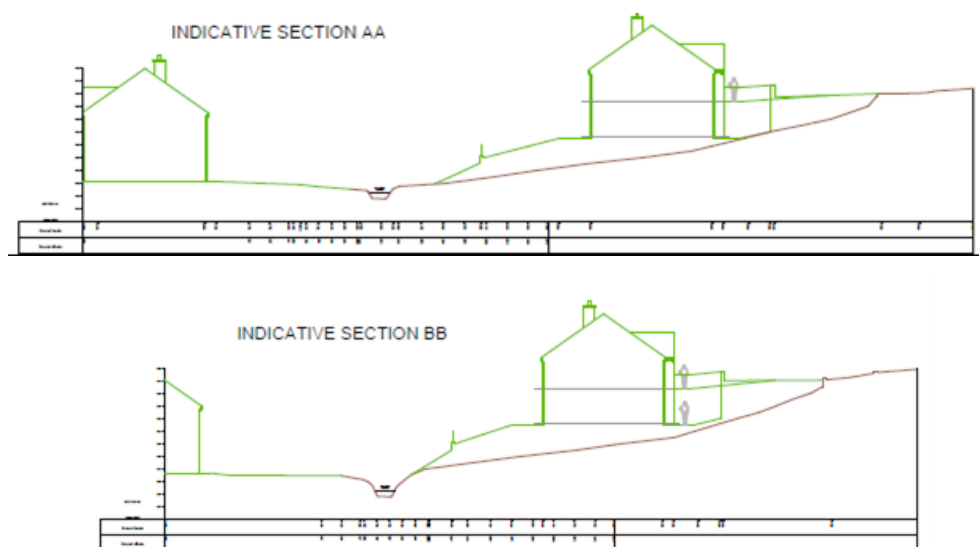


Figure 3.2: Indicative house types (top) and sections (bottom)

4. Planning Policy Context

- 4.1 Under the Levelling Up and Regeneration Act (LURA) 2023, Section 38 of the Planning and Compulsory Purchase Act (PCPA) 2004 has been amended as follows:

(5A) For the purposes of any area in England, subsections (5B) and (5C) apply if, for the purposes of any determination to be made under the planning Acts, regard is to be had to—

(a) the development plan, and

(b) any national development management policies.

(5B) Subject to subsections (5) and (5C), the determination must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise.

(5C) If to any extent the development plan conflicts with a national development management policy, the conflict must be resolved in favour of the national development management policy.”

- 4.2 With no national development management policies in place at present, the development plan remains the main consideration when making planning decisions for the time being. When conflicts with policies arise, decisions should be taken having weighed up all relevant material considerations, making a balanced judgment as to whether these (considerations) warrant a departure from the development plan.

The Adopted Development Plan

4.3 For the site in question, the development plan in force for the area comprises of:

- The High Peak Borough Council Local Plan (Adopted 2016)

4.4 As shown at Figure 4.1, the application site is identified as a housing allocation under Policy H 2 (G12 – Bute Street), as denoted by the brown hatched area. To confirm, the solid black line denotes the built-up area boundary, whilst the shaded green area to the north is the Green Belt.



Figure 4.1: High Peak Local Plan Map

N.B Red dot denoting the broad location of the site added by ELG

4.5 The following general development plan

policies are also deemed relevant on this occasion, bearing in mind the outline nature of the application and the scale of development proposed (N.B. it is acknowledged that the below list is not necessarily exhaustive of all policies that may be assessed relevant by the Local Planning Authority [LPA]):

- Local Policy S 1: Sustainable Development Principles;
- Policy S 1a: Presumption in Favour of Sustainable Development;
- Policy S 2: Settlement Hierarchy;
- Policy S 3: Strategic Housing Development;
- Policy H 1: Location of Housing Development;
- Policy H 2: Housing Allocations;
- Policy H 3: New Housing Development;

- Policy CF 6: Accessibility and Transport;
- Policy EQ 2: Landscape Character;
- Policy EQ 5: Biodiversity;
- Policy EQ 6: Design and Place Making;
- Policy EQ 9: Trees, Woodland and Hedgerows; and
- Policy EQ 11: Flood Risk Management.

4.6 It should be noted, however, that the Council has conducted a review of the High Peak Local Plan adopted in 2016 to determine if it is up to date, which concluded that the following policies are considered out of date when considered against the latest national policy and evidence and therefore will be given less weight when determining planning applications:

- Policy S 3: Strategic Housing Development;
- Policy S 4: Maintaining & Enhancing an Economic Base; and
- Policy H 4: Affordable Housing.

Other Material Considerations

National Planning Policy Framework

4.7 Published in December 2023, the revised NPPF sets out the Government's planning policies for England and how these are expected to be applied.

4.8 The NPPF confirms that the purpose of the planning system is to contribute towards the achievement of sustainable development and, in order to achieve this purpose, the planning system has three overarching objectives, which are interdependent and need to be pursued

in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

4.9 The NPPF confirms that at its heart is a presumption in favour of sustainable development, which for decision-taking means:

- 'c) approving development proposals that accord with the development plan without delay; or*
- d) 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.'*

- 4.10 The relevant parts of the NPPF will be highlighted and discussed in this statement when deemed to be necessary.

National Planning Practice Guidance

- 4.11 National Planning Practice Guidance (NPPG) is a web-based resource that brings together planning guidance on numerous planning topics in one place. It replaces a number of previous Government Circulars relating to planning guidance and process and is also a material consideration in plan-making and decision-taking, notwithstanding its status as guidance only. It is updated from time to time as and when necessary.

Supplementary Planning Documents

- 4.12 Whilst not part of the development plan, Supplementary Planning Documents (SPDs) are also a material consideration in the determination of planning applications. These do not introduce new policies or requirements but assist in the interpretation and application of existing policies and proposals.

4.13 The following SPDs are deemed relevant in this instance:

- High Peak Design Guide (Adopted February 2018);
- Glossop Design and Place Making Strategy (Adopted December 2011);
- Residential Design (Adopted December 2005);
- Designing Out Crime (Adopted June 2005); and
- The 6 C's Design Guide.

5. Planning Assessment

5.1 Taking into account the nature of the proposed development and the site context, the main planning considerations are considered to be:

- The principle of development;
- Design and amenity;
- Highways/parking; and
- Trees.

Principle of Development

5.2 As identified at paragraph 4.4 and Figure 4.1, the application site is a housing allocation in the Local Plan under Policy H 2 (G12 - Bute Street), and the adjacent site - also a housing allocation (G13 - Hawkshead Mill Old Glossop) - has recently been developed for 31no. dwellings in line with recent consents (see paragraph 2.5).

5.3 Further to the above, and as stipulated in Local Plan Policy S 2, development will be directed towards the most sustainable locations, as per the settlement hierarchy within the policy. Glossop is one of a number of market towns within the borough, and these (market towns) are identified within the policy as being the main focus for housing development.

5.4 Whilst Local Plan Policy S 3 is acknowledged by the LPA as being out-of-date and a review of the Local Plan has recently commenced, this is at a very early stage. As a result, proposals on current housing allocations, as is the case in this instance, must still be regarded as being acceptable in principle, especially with no updated allocations available or any changes to

the settlement hierarchy (see paragraph 5.3) at this time.

- 5.5 As an outline access with all matters reserved, it is conceivable that the plots would appeal to individuals looking to do a self or custom-build project. With this in mind, paragraph 70 of the NPPF (criterion b) is relevant, stating that LPAs should:

'seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing'.

- 5.6 Local Plan Policy H 1 is also supportive of such (self-building housing) schemes.
- 5.7 In view of all the above, it can be seen that the development proposals are acceptable in principle. Therefore, it falls that they will be fully acceptable in planning terms, subject to satisfying other relevant (general) development plan policies and material considerations, which is demonstrated at paragraphs 5.8 - 5.16.

Design and Amenity

- 5.8 Although scale, appearance, layout, and landscaping are reserved matters, the indicative layout demonstrates how the site could accommodate 2no. dwellings of a reasonable scale (in this instance four-bed properties are shown), with sufficient room for soft landscaping and the creation of private garden areas.
- 5.9 The indicative layout also demonstrates that 2no. dwellings could be sited in such a way to

achieve extended separation distances from the new dwellings to the east. Indeed, at the distances indicated and regardless of the current change in levels between the application site and the new housing, the proposals would not have any unacceptable impacts on their neighbours in terms of overshadowing or being overbearing, due to their position west of the existing dwellings. Similarly, occupants of the proposed dwellings would not be unduly impacted in the above ways, with the existing dwellings set at a lower level. In relation to the outlook from the proposed dwellings, the indicative plans show ground and first floor entry, given the need to achieve level access to properties and working around the existing site levels, with dual aspect living areas to ensure adequate natural light. The plans remain indicative only, however, with the layout reserved.

- 5.10 For the above reasons, it is evident that a residential development of up to 2no. dwellings can be delivered on the site in a satisfactory manner – subject to presenting suitable details at the reserved matters stage – which would comply with the relevant provisions within Local Plan Policy EQ 6, NPPF section 12, and the SPDs listed at paragraph 4.13.

Highways/Parking

- 5.11 Although access is unreserved, this will clearly be taken from Blackshaw Clough to the west, which leads from Bute Street. With Blackshaw Clough an adopted road and a relatively low-trafficked route, and given the small scale of development proposed, it is believed that the proposed means of access is entirely acceptable in principle, with vehicular trips associated with the development likely to be low in number.
- 5.12 With respect to parking, the indicative site layout shows 3no. car parking spaces for each of the 4-bed properties indicated. Notwithstanding all matters, including access and layout,

being reserved, it is obvious that the site can accommodate 2no. dwellings with a quantum of parking which aligns with the parking standards set out at Appendix 1 of the High Peak Local Plan.

5.13 Irrespective of the final parking provision, the application site is situated in a sustainable location with public transport and other local services available within a 20-minute walk of the site, including those within Glossop town centre.

5.14 Paragraph 115 of the NPPF is the key policy consideration in respect of highways matters. This is explicit that:

'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

5.15 Bearing in mind the assessments made at paragraphs 5.11 - 5.14, it is entirely reasonable and logical to conclude that:

- The highways impact of the final development (with the precise details of access and layout reserved) will not be severe and thus should not be prevented on such grounds; and
- The development proposals clearly accord with Local Plan Policies S 1a and CF 6 from a locational perspective, with the final scheme able to satisfy all the relevant provisions, as well as those of the 6 C's design guide, in due course.

Trees

- 5.16 With the layout reserved, the precise impact on existing trees and hedgerows are unknown presently, although clearly it is anticipated that any reserved matters applications would be expected to work around such existing features as much as possible, avoiding or minimising any impacts, in accordance with Local Plan Policy EQ 9. Should any removal of existing trees or hedgerows be required, however, they will be replaced in a ratio of 2:1, also in line with the same policy.

6. Conclusions

6.1 This statement accompanies an outline application for residential development of up to 2no. dwellings with all matters reserved, on land at Blackshaw Clough, adjacent to the former Hawkshead Mill site, Glossop.

6.2 For the reasons set out at section five of this statement, it is considered that the proposals are acceptable in all respects at the current outline stage, having regard to the relevant development plan policies and other material considerations, including the NPPF and SPDs/ supplementary guidance. This is on the basis the outline proposals have been informed by the constraints and opportunities of the site, and will:

- Be an entirely acceptable form of development, by providing new dwellings within a housing allocation, which will be compatible with the adjacent new estate;
- Be able to be delivered in a way that will not create any unacceptable residential amenity issues for either future residents at the site or those existing nearby;
- Be a sustainable form of development;
- Be able to be served by a suitable means of access and deliver a suitable quantum of parking;
- No give rise to any severe highways impacts; and
- Seek to avoid or minimise impacts on trees and hedgerows or propose a suitable scheme of planting by way of mitigation, once the final layout is known.

6.3 To conclude, and in view of the above, we respectfully request that the LPA resolves to grant outline planning permission (with all matters reserved) without delay, in line with the presumption in favour of sustainable development set out within the NPPF, subject to any conditions deemed appropriate on this occasion.