



Planning Statement

Land at Brentwood Farm
Glossop Road
Charlesworth

2 no. dormer bungalows and 3 no. detached garages with associated access, infrastructure and landscaping works following the demolition of farm buildings

December 2024

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1. INTRODUCTION

1.1. This planning statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a planning application on Land at Brentwood Farm, Glossop Road, Charlesworth for:

2 no. dormer bungalows and 3 no. detached garages with associated access, infrastructure and landscaping works following the demolition of farm buildings.

1.2. This structure of the remainder of this statement is as follows:

- **Section 2:** provides an overview of the property, surroundings and relevant planning history.
- **Section 3:** describes the proposals.
- **Section 4:** sets out the relevant planning policy for the proposal.
- **Section 5:** assesses the development against the relevant planning policy considerations.
- **Section 6:** concludes this statement.

2. SITE DETAILS AND BACKGROUND

- 2.1 The site sits to the south east of Glossop Road within a cluster of properties on the outskirts but within the village of Charlesworth. The site comprises part of the grounds of Brentwood Farm.
- 2.2 The site is broadly rectangular in shape and comprised of various buildings, structures and hardstanding previously used for growing flowers.
- 2.3 To the east, the site is adjacent to the house and garden of Brentwood Farm. To the west it is bound by land currently being developed by Beck Homes for 2 new properties and 3 finished bungalows known as The Nursery. To the north the property backs onto a field beyond which lies Charlesworth Rugby club and to the south is land part of Brentwood Farm that has been in use for flower growing.
- 2.4 The site is Flood Zone 1. There are no listed buildings on the site.
- 2.5 The site is currently accessed via a private access track serving Brentwood Farm from Glossop Road.
- 2.6 Charlesworth is a small but thriving village comprising a mix of residential properties and shops and services. Glossop Road provides good transport links to Glossop to the east and Marple Bridge/Marple to the south west.



Figure 1: Site Location: Google Maps satellite imagery: Accessed November 2024 (site boundary not to scale see submitted plans)

Planning History

- 2.7 The planning history for the site relates to its former use as part of Brentwood Farm.
- 2.8 A pre-application request was made to High Peak Council in August 2024 for advice upon the principle and design of a similar form of development. The Council's response is included in full at Appendix 1.
- 2.9 The advice can be summarised as follows:
- The proposal can be considered limited infill development in the Green Belt and is therefore acceptable in principle and complies with Local Plan Policies EQ3, EQ4 and the NPPF.
 - Generally, the proposed design similar to and consistent with the neighbouring bungalows under construction is acceptable.
 - Two minor design issues were identified:
 - Siting of a detached ancillary building in front of the building line.

- Recommended that detached garages are included behind the principal elevation.
- The houses will satisfy the Nationally Described Space Standards and neighbouring amenity will be preserved.
- Any application should be supported by a BNG assessment and mitigation strategy and appropriate ecological surveys.

3. PROPOSED DEVELOPMENT

- 3.1 The proposals and design rationale are described in detail in the accompanying Design and Access Statement. This section provides a summary of the proposed development.
- 3.2 The proposal is for 2 no 4 bedroom dormer bungalows and detached garages together with associated landscaping, access and infrastructure. A separate detached garage is also proposed for the adjoining Brentwood Farmhouse.
- 3.3 The proposed dwellings are of traditional design with pitched roofs. The walls are natural stone with stone detailing to all openings and main front gable.
- 3.4 The windows and doors are all traditional in form.
- 3.5 The properties are laid out fronting toward the existing access track adjoining the southern boundary. They would be accessed from Glossop Road via an extension of the access road for the neighbouring development of the southern parcel of garden centre land. Each dwelling will have 3 car parking spaces.
- 3.6 The mature hedgerow site boundaries will be retained as part of the proposals. New hedgerows, shrubs and trees are proposed as part of the landscaping.

4. RELEVANT PLANNING CONSIDERATIONS

4.1 This section sets out the relevant planning policy and other material considerations.

Development Plan

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the Development Plan unless material planning considerations support a different decision being taken.

4.3 The relevant development plan for the area is the High Peak Local Plan (adopted April 2016). The Local Plan Map identifies that the site lies within the countryside and Green Belt as shown on Figure 9. The Built-up Area (settlement) Boundary of Charlesworth lies a short distance (approximately 140m) to the south west. Charlesworth is identified as a Larger Village within the defined settlement hierarchy. The site lies within the Glossopdale Sub-Area within the development plan. The site lies outside the Peak District National Park boundary.

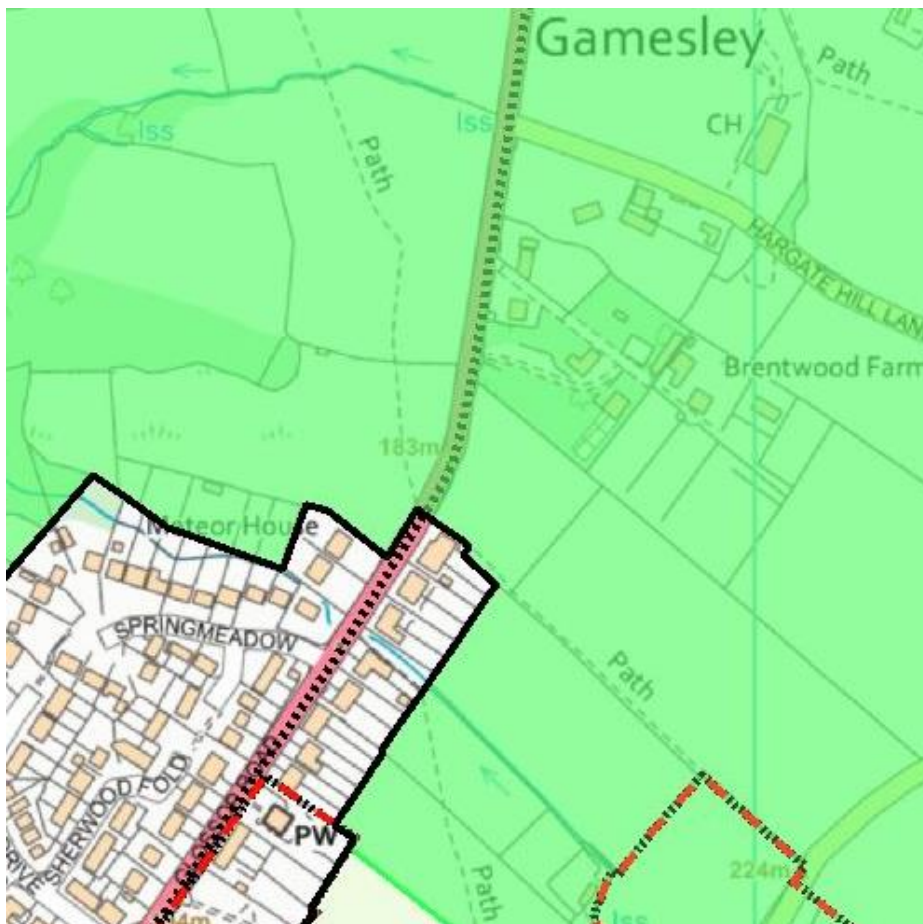


Figure 2: High Peak Local Plan Interactive Proposals Map Extract (accessed December 2021)

4.4 As the High Peak Local Plan was adopted prior to the latest publication of the National Planning Policy Framework (NPPF) the weight to be attached to Development Plan policies should be judged against whether they accord with the NPPF and the National Planning Practice Guidance (NPPG).

4.5 The following policy is considered relevant for the purpose of the determination of this planning application, this policy is considered 'up to date' in NPPF Paragraph 11 terms.

Policy S1 Sustainable Development Principles

4.6 Policy S1 lists specific sustainability requirements that all development should have regard to.

4.7 Of particular relevance to this proposal, Policy S1 highlights:

- Meeting 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; 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 S1a Presumption in Favour of Sustainable Development

4.8 This policy sets out that the Council will accord with the presumption in favour of sustainable development as set out in National Planning Policy Framework (NPPF).

Policy S2 Settlement Hierarchy

4.9 Policy S2 describes the settlement hierarchy in High Peak, identifying Charlesworth as a larger village where a moderate scale of development may be acceptable, consistent with meeting local rural needs. In all other rural areas outside of the settlement boundary of settlements, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5.

Policy S3 Strategic Housing Development Housing Land Supply and Distribution

4.10 This policy sets out the housing provision for the plan period and distribution of development across the Borough. Glossopdale will provide 27-35% of dwellings from large allocated sites and small sites which accord with Policy H1.

Policy S5 Glossopdale Sub-area Strategy

- 4.11 This policy sets out how the Council will promote sustainable growth in Glossopdale. Measures include protecting the Green Belt and supporting the development of new housing on sustainable sites within the built-up area boundary.

Policy EQ1 Climate Change

- 4.12 The policy sets out measures to achieve a low carbon future which include promoting energy efficiency and the use of renewable/low carbon energy in new development.

Policy EQ3 Rural Development

- 4.13 This policy seeks to strictly control new development outside of settlement boundaries. The policy allows new forms of residential development where there is re use of redundant and disused buildings and/or the redevelopment of a previously developed site, where it does not have an adverse impact on the character and appearance of the countryside. The policy also allows limited infilling of a small gap capable of accommodating no more than 2 dwellings of a similar size and scale to the surrounding dwellings in an otherwise continuously built frontage.

Policy EQ4 Green Belt Development

- 4.14 The policy states that within Green Belt, planning permission will not be granted for development unless it is inline with national policy.

Policy EQ5 Biodiversity

- 4.15 This policy encourages development to include measures to contribute positively to the overall biodiversity of the Plan Area.

Policy EQ6 Design and Place Making

- 4.16 Policy EQ6 sets out the requirement for development to be well designed and of a high quality through a range of requirements including: that development on the edge of settlement is of high quality that protects, enhances or restores landscape character; and that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent building and landscape features.

Policy EQ9 Trees, Woodland and Hedgerows

- 4.17 This policy requires existing mature trees and hedgerows be retained and integrated into developments. It also sets out that new developments will be required 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

Policy H1 Location of Housing Development.

4.18 The Council promote the effective reuse of land by encouraging housing development including by redevelopment and infill on sites suitable for that purpose. The Council will give consideration to approving sustainable sites outside the defined built up area boundaries provided that the development:

- would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement;
- would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside;
- would have reasonable access by foot, cycle or public transport to schools medical services, shops and community facilities; and
- additional requirements arising can be met by local and strategic infrastructure.

Policy H3 New Housing Development

4.19 The policy sets out the requirements for new housing development including relevant to this proposal: 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; and achieving adequate internal space to provide flexible accommodation.

Policy CF6 Accessibility and Transport

4.20 Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network. Appendix 1 of the Local Plan contains the adopted parking standards for all uses including residential development.

Material Considerations

National Planning Policy Framework

4.21 The National Planning Policy Framework 2024 (NPPF) includes the key objective of achieving sustainable development. Paragraph 11 confirms that decisions should apply a presumption in favour of sustainable development which means, where the policies most important for determining the application are out-of-date, granting permission unless (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably

outweigh the benefits, when assessed against the NPPF policies taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

4.22 NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications.

4.23 The parts most relevant are:

- Section 5 – Delivering a sufficient supply of homes
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and enhancing the natural environment

4.24 Paragraph 135 states that planning decisions should ensure that developments will function well and add to the overall quality of the area as well as being visually attractive as a result of good architecture, layout and appropriate and effective landscaping. It also requires decisions to 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.

4.25 Paragraph 154 sets out that the construction of new buildings is inappropriate in the Green Belt. Exceptions to this include limited infilling in villages.

High Peak Design Guide Supplementary Planning Document (Adopted December 2018)

4.26 This SPD identifies overarching principles for securing good design in the High Peak.

4.27 Buildings in the countryside or on the edge of settlements should sit comfortably in the landscape. Within villages or towns, the pattern of development should respect the grain of the settlement. New development should respond to the local tradition without slavishly copying and respect the scale of surrounding buildings with materials matching or complementing them.

Residential Design Guide Supplementary Planning Document (Adopted December 2005)

- 4.28 The SPD provides advice for the design of residential development and requires new forms of housing development to have reference to the traditions of High Peak in terms of scale, character and materials.

Planning Appeal Ref: APP/H1033/W/23/3317979 – Charlesworth Nursery and Garden Centre

- 4.29 This planning appeal is relevant as it relates to the adjacent site currently under construction and established that in applying NPPF Green Belt policy the property Slack Edges appears on the ground as a more logical edge to the settlement (than the local plan boundary) and that the appeal site was located within a village. The Inspector reasoned:

'The appeal site is on the edge of the densely built-up development within Charlesworth and lies within its more loosely developed fringes. The three newly constructed dwellings lie within close proximity to the defined village edge, with only the short section of field separating the cluster of buildings around the appeal site from the defined village boundary. With the exception of the Rugby Club building, there is no further built development beyond Hargate Hill Lane on this side of Glossop Road.'

Slack Edges, which is denoted by stone-built entrance pillars and low level hedging and is seen not only with this cluster of dwellings/buildings but also clearly with the dwellings within the settlement boundary. Therefore, despite the development becoming looser, Slack Edges appears on the ground as a more logical edge to the settlement. For this reason, I consider that the appeal site, which is positioned closer to the defined village, would be located within a village for the purposes of applying the [NPPF Green Belt] policy.'

5. PLANNING ASSESSMENT

5.1 Planning law requires that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise as set out at Section 38 (6) of The Planning Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990.

5.2 The National Planning Policy Framework is a material consideration in all planning decisions.

Principle of Development

5.3 The key considerations in determining this application are considered to be related to the principle of the development and in particular whether it would be inappropriate development within the Green Belt.

5.4 Paragraph 154 sets out that there are exceptions to inappropriate development in the Green Belt including limited infilling in villages. Outside of settlements, Local Plan Policy EQ3 allows limited infilling of a small gap capable of accommodating no more than 2 dwellings of a similar size and scale to the surrounding dwellings in an otherwise continuously built frontage.

5.5 In light of the Inspector's conclusions in the successful planning appeal on the adjacent land, it is considered that this proposal also meets the specific NPPF Green Belt exception '*limited infilling in villages*'. NPPF does not define either 'villages' or 'limited infilling'. The proposal would provide 2 new dwellings in a gap surrounded by a sizeable cluster of existing residential properties, Glossop Rugby Union Football Club and Brentwood Farm, 3 recently built houses known as 'The Nursery' and 2 more currently under construction immediately adjacent.

5.6 Just a single field separates this cluster of properties from the rest of Charlesworth and the defined settlement boundary in High Peak Local Plan. However, to all extents and purposes on the ground, the area falls within and functions as part the village of Charlesworth. The site is a short walking distance into the centre of Charlesworth, around 140m from the settlement boundary, and it has a close relationship with the existing cluster of development such that the proposal would be seen as part of the cluster.

5.7 The proposal complies with the Local Plan Policy EQ3 requirement for infill development to be part of a continuous frontage, as the site is positioned between 2 bungalows

under construction and the existing Brentwood Farm. It is also of a similar scale to the bungalows under construction and those further to the south.

- 5.8 In summary, it is considered that the site can be considered as part of the village of Charlesworth regardless of the defined settlement boundary and so, having regard to the situation on the ground, the proposal would represent limited infilling in a village in accordance with NPPF Green Belt Policy and Local Plan Policies EQ3 and EQ4.

Design

- 5.9 The proposed development is for a high-quality development that respects the character of the site, wider area and rural landscape.
- 5.10 The proposed dwellings have been carefully designed to match both the character and scale of the surrounding properties within the immediate cluster of development and Charlesworth village beyond in accordance with Local Plan Policy EQ3. Traditional stone materials and detailing is proposed in accordance with the guidelines in the High Peak Design Guide and Residential Design Guide SPD for new development to make reference to the traditions of High Peak.

Access and Parking

- 5.11 The application proposes access linking to the existing access to the southern site from Glossop Road which is capable of providing access for the additional 2 dwellings – taking the total number of dwellings accessed via this road to 7.
- 5.12 New access gates and a detached garage are proposed for Brentwood Farmhouse.
- 5.13 The proposals provide off-street parking, garages and turning areas which align with adopted parking standards contained in Appendix 1 of the Local Plan in accordance with Local Plan Policy CF6.

Residential Amenity

- 5.14 The proposed dormer bungalows will have no impact on the residential amenities of any adjoining properties. The properties are set within generous gardens spaced well away from other properties to ensure there are no overlooking or privacy issues.
- 5.15 Furthermore, the residential amenity of the existing properties (and those under construction) surrounding the site will be substantially improved by the redevelopment of the vacant and dilapidated buildings.
- 5.16 The proposal therefore accords with Local Plan Policies H3 and EQ6.

Biodiversity

- 5.17 A Preliminary Ecological Appraisal comprising a background data search and a Phase 1 habitat survey was carried out by EPS. The site is a combination of developed land and artificial unsealed surface which has started to be colonised by some pioneer weed species since the commercial operation ceased. There were no protected or notable animal species recorded during the survey.
- 5.18 The report recommends mitigation measures during construction and opportunities for enhancement including planting of native species, bird and bat boxes, log piles and hedgehog highways.
- 5.19 A bat survey was undertaken by EPS which concluded that The site offers low potential to support roosting bats. No evidence of bats was recorded during the survey and therefore it is recommended the proposed building works can proceed.
- 5.20 Recommendations for appropriate ecological enhancements included installing bat boxes on the buildings.
- 5.21 The detailed landscape layout incorporates the above recommendations ensuring the proposal accords with Local Plan Policies EQ5 and EQ9.

Summary

- 5.22 In summary, this section has demonstrated how the application complies with NPPF, relevant High Peak Local Plan policies and supplementary planning guidance.

6. CONCLUSION

6.1 This planning statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a planning application at the Former Charlesworth Garden Centre for:

2 no. dormer bungalows and 3 no. detached garages with associated access, infrastructure and landscaping works following the demolition of farm buildings.

6.2 Planning law requires that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise as set out at Section 38 (6) of The Planning Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990.

6.3 The relevant development plan is the High Peak Local Plan adopted in 2016.

6.4 The National Planning Policy Framework is a material consideration in all planning decisions.

6.5 The key considerations in determining this application are considered to be related to the principle of the development and in particular whether it would be inappropriate development within the Green Belt.

6.6 This statement has assessed the proposal against the relevant Green Belt policies which are set out in the National Planning Policy Framework.

6.7 It is demonstrated that the site can be considered as part of the village of Charlesworth regardless of the defined settlement boundary and so, having regard to the situation on the ground, the proposal would represent limited infilling in a village which is listed as an exception to inappropriate development in the Green Belt in NPPF paragraph 145.

6.8 This statement has also explained that the proposed development is for a high-quality design development that respects the character of the site, wider area and rural landscape. The existing residential amenity surrounding the site will be substantially improved by the redevelopment of the vacant and dilapidated buildings at the site.

6.9 In conclusion the proposed development is in accordance with the development plan and NPPF.

6.10 As such it is respectfully requested that the application is approved.