



Mason and Marlowe

PLANNING STATEMENT

CONVERSION, REFURBISHMENT AND EXTENSION OF MAIN BUILDING INTO 17 FLATS AND ERECTION OF FOUR SEMI-DETACHED HOUSES

Goyt Valley House, Jubilee Street New Mills, High Peak, SK22 4PA

Mason and Marlowe Ltd on behalf of
Tolo Properties Ltd

March 2025

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1 INTRODUCTION

This planning statement has been prepared on behalf of Tolo Properties Ltd (the “Applicant”), in relation to Goyt Valley House, Jubilee Street New Mills, High Peak, SK22 4PA, ‘the development site’; and in support of a planning application for:

Conversion, refurbishment and extension of main building into 17 flats and erection of four semi-detached houses

This planning statement provides an assessment of the proposal based on the site and its surroundings, local plan policies and national planning policy guidance.

1.1 This statement

The purpose of this statement is to identify and address the main planning issues associated with the proposed development, demonstrating how the proposal would be acceptable in the context of the Development Plan (DP) and other material planning considerations.

The statement is structured as follows:

- Section 2 describes the application site and its surroundings, and outlines the planning history and lawful use of the site;
- Section 3 outlines the outcome of the pre-application
- Section 4 describes the proposed development;
- Section 5 identifies the planning policies and statutory requirements relevant to the determination of the application;
- Section 6 identifies the key planning considerations raised by the proposed development;
- Section 7 concludes that planning permission should be granted.

2 SITE SURROUNDINGS

Goyt Valley House in New Mills, High Peak. The site comprises a former local authority care home which has recently been sold, and the premises are vacant. It is a 3-storey building which currently has a C2 (residential institution) use. The building is situated in a residential area, the terrace properties opposite have a traditional stone appearance. Properties on Jubilee Gardens and Bakehurst Close, to the rear, are more recent developments from the last 20 years or so.

The facility, which accommodated 30 older residents, was closed by the local authority in 2022 due to escalating renovation costs, along with six other care homes, since when it has remained empty. The three-storey, 12,400 sq ft building, situated on a 0.8 acre site on Jubilee Street close is New Mills town centre with good bus and cycle routes.

The 30 room care home benefits from large rooms and spaces in which, some have their own separate toilet and bathrooms: large courtyard and amenity space. This and many other factors make the building perfectly suited for residential apartment use.

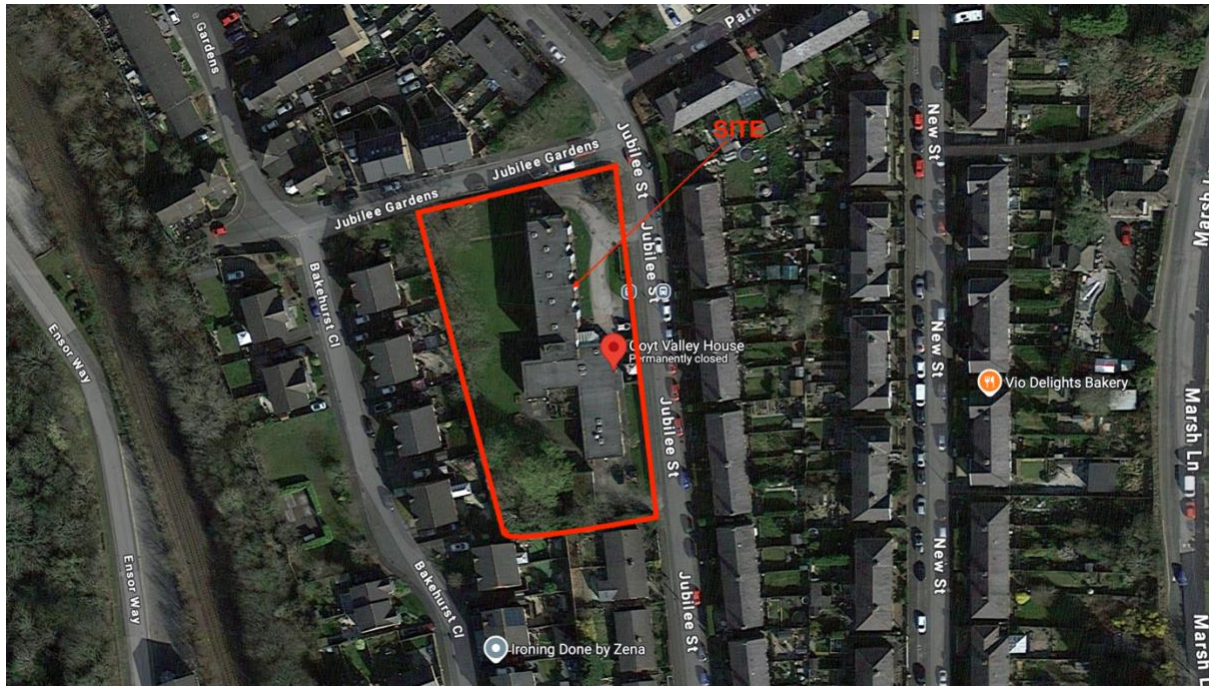


Fig. 1: Application Site within Hill Mill

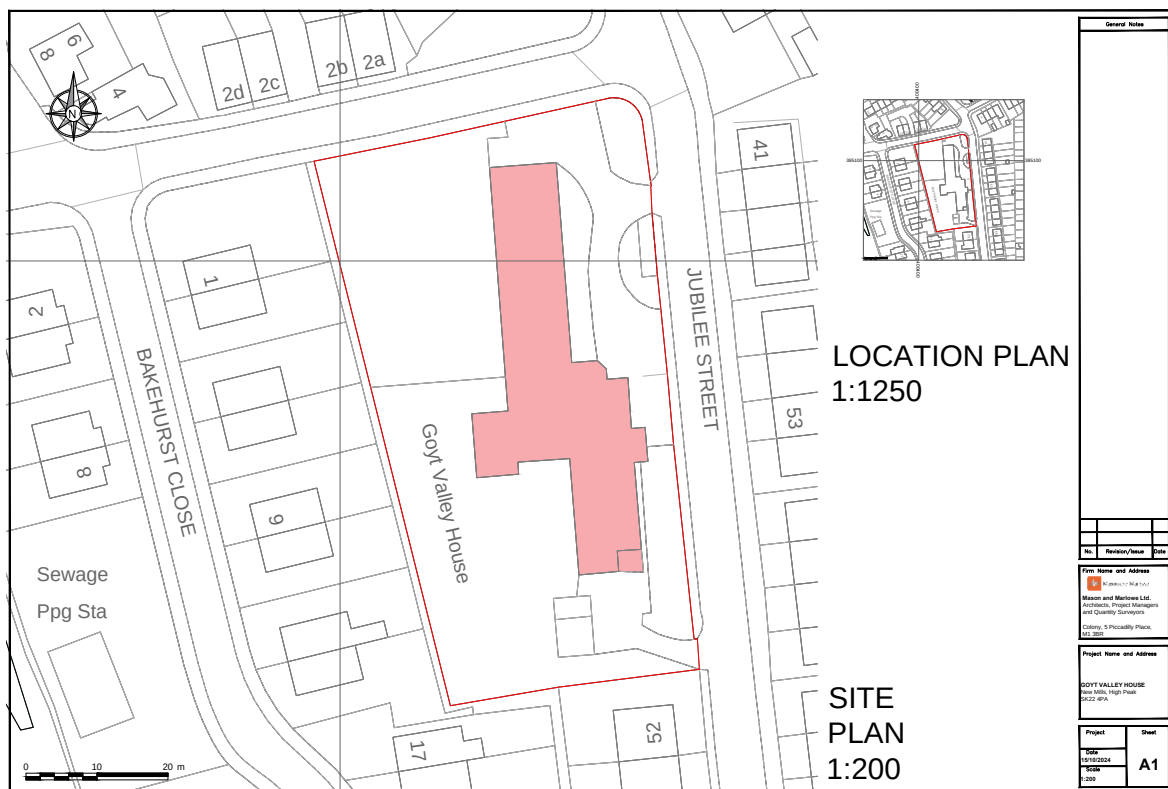


Figure 2: Goyt Valley House Site plans.

2.1 Site and surroundings

The site has two separate vehicular access points onto Jubilee Street. The southern access provides access to a detached garage building and the north access provides access to car parking and service areas. Land to the west of the site is lawned with a number of mature trees. There is a bus stop immediately in front of the site.

2.2 Allocations / designations

The site is not subject to any land use or environmental designations.

2.3 Planning history

There is no planning history on this site.

3 PRE-APPLICATION DISCUSSIONS

As is best practice, the applicant engaged with the Council in seeking their view on the application proposal. A pre-application was submitted and there was no objection to the principle of residential development at the site as it is previously developed land. However, the primary issue related to policy CF5 and the loss of a community facility was brought up and will be addressed in the Viability Report submitted with this application.

Furthermore, because the development is in a sustainable location with a lot of green area and trees, there are opportunities to reduce car parking and retain trees and open space.

4 PROPOSED DEVELOPMENT

This section outlines the proposed development and should be read in conjunction with the Design and Access Statement, which accompanies this application.

The description of development is:

Conversion, refurbishment and extension of main building into 17 flats and erection of four semi-detached houses

The proposal is for the conversion of a 30-room residential care home, including a single-story vertical extension to create 17 number apartment (2 x 2 studio beds, 4 x 1 bed, 9 x 2 bed & 2 x 3 bed). It is proposed to demolish the garage and part of the ground floor of Goyt Valley house to construct 4, semi-detached 3-bedroom houses, which would be sited parallel to the main building. The existing building is dated and the proposal to refurbish, convert and extend will ensure the longevity of the building by giving it another purpose.

A new access point is proposed onto Jubilee Gardens which would provide access to a rear car parking area. Some communal open space would be provided for residents. Other communal facilities are proposed on the ground floor of the building including a gym, and cycle storage rooms.



Figure 3: Proposed Goyt Valley Development

The site will be comprehensively redeveloped to provide, a total of 2 x 2 studio bed apartments, 4 x 1 bed apartments, 9 x 2 bed apartments & 2 x 3 bed apartments including associated bike store situated on the ground floor. All the apartments meet the National Space standards and amenities.

Apartments

- A0-Studio - 44m²
- A1-1B - 53m²
- A2-1B - 52m²
- A3-2B - 69m²
- A4-Studio - 38m²
- A5-1B - 38m²
- A6-1B - 44m²
- A7-2B - 61m²
- A8-2B - 61m²
- A9-2B - 69m²
- A10-3B - 83m²
- A11-2B - 61m²
- A12-2B - 61m²
- A13-2B - 69m²
- A14-3B - 83m²
- A15-2B - 71m²

- A16-2B – 68m²
- Bin Area – 33.69m²
- Bike Area – 17.219m²

Semi-detached Houses each have:

- Ground floor – 56.24m²
 - First floor – 43.44m²
 - Second floor – 30.38m²
- Total GIFA: 130m²

4.1 Objective of the scheme

The overall aim of the proposal is to:

1. Return the site to active use with a long-term comprehensive development solution.
2. Provide the best and most efficient use of site compatible with local context
3. Find opportunities to enhance the street scene.
4. Provide much needed housing in the New Mills area.
5. Respect neighbouring uses, occupiers and development proposals.

4.2 Balance

In this location, the proposed density of the scheme strikes an appropriate balance between the efficient utilisation of the existing building and ensuring that the use respects the established character and local context.

The development has been designed to accord with the Development Plan objectives for good quality design and sustainability credentials in all respects to ensure that the building is resource efficient in design for future occupation.

5 POLICY AND LEGISLATIVE FRAMEWORK

This section provides an overview of the Development Plan and other material considerations relevant to the consideration of these proposals, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended).

5.1 Legislative Requirements

The National Planning Policy Framework (NPPF), published in March 2012, sets out the Government's planning policies for England and how these are expected to be applied. The key theme throughout the NPPF is the presumption in favour of sustainable development. Paragraph 14 of the NPPF states the presumption in favour of sustainable development should be seen as a golden thread running through both plan-making and decision-taking. In terms of decision taking, this means approving development proposals that accord with the Development Plan (DP) without delay and granting planning permission where the DP is absent, silent or relevant policies are out of date, unless adverse impacts would significantly and demonstrably outweigh the benefits of the proposals.

The National Planning Policy Framework (NPPF), Guidance Note 1 (General Policy and Principles) states that the appearance of proposed development and its relationship to its surroundings are material considerations in determining planning applications and appeals.

“Good design can help promote sustainable development; improve the quality of the existing environment; attract business and investment; and reinforce civic pride and a sense of place.” (PPG1 Para 15)

Planning Policy Guidance Note 3 (Housing) offers further support to the promotion of good housing design, including:

- Creating attractive places and spaces, which have their own distinctive identity but respect and enhance local character.
- Promote safe layouts and designs, which take account of public health, crime prevention and community safety.
- Focus on the quality of the places and living environments and give priority to the needs of pedestrians rather than the movement and parking of vehicles.
- Avoid inflexible planning standards and reduce road widths, traffic speeds and promote safer environments for pedestrians.
- Promote the energy efficiency of new housing.

Guidance to LPAs is to approach decision-taking in a positive way (Paragraph 186) and in doing so, decision takers at every level should look for solutions rather than problems (Paragraph 187).

The NPPF is supported by the National Planning Policy Guidance (NPPG).

5.2 Development Plan

The proposed development has been prepared taking account of relevant planning policies, including High Peak Local Plan Strategy (April 2016), High Peak Supplementary Planning Documents and relevant National Planning Policy and Guidance. Relevant policies are listed below for both development plans:

5.3 Policies

High Peak Local Plan Adopted April 2016

Policy S1 Sustainable Development Principles

Policy S1a Presumption in Favour of Sustainable Development

Policy S2 Settlement Hierarchy

Policy S3 Strategic Housing Development

Policy S6 Central Sub- area strategy

Policy EQ1 Climate Change

Policy EQ2 Landscape Character

Policy EQ5 Biodiversity

Policy EQ6 Design and Place Making

Policy EQ7 Built and Historic Environment

Policy EQ9 Trees, Woodlands and hedgerows

Policy EQ10 Pollution Control and Unstable Land

Policy EQ11 Flood Risk Management

Policy H1 Location of Housing Development

Policy H3 New Housing Allocations

Policy H4 Affordable Housing
Policy CF3 Local Infrastructure Provision
Policy CF4 Open Space, Sports and Recreation Facilities
Policy CF6 Accessibility and Transport
Policy CF7 Planning Obligations and Community Infrastructure Levy

Policy GD4 Character, Form and Design

This local policy establishes that a planning proposal will be permitted when:

“Its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape.” (Para 3.35)

Policy H11 Layout and Design of Residential Development

Policy H11 promotes development which creates safe and accessible living environments which include a mix of housing types and sizes, and which are well designed.

Supplementary Planning Documents (SPD)

Residential Design Guide SPD (2005)¹ and High Peak Design Guide SPD (2018)² – seeks to promote high quality design and identifies the overarching principles in securing good design. Whilst the Residential Design Guide further details amenity considerations in relation to residential development. The documents provide further detail to the policies relating to Design and Place Making and achieving high quality development within the High Peak area.

Developer Contributions SPD (2023)³ – sets out the mechanisms for securing developer contributions. It also sets of the priority that different types of contributions will normally be given in circumstances when viability dictates that the full suite of contributions cannot be provided.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

The NPPF and NPPG are material considerations in the determination of planning applications.

6 KEY PLANNING CONSIDERATIONS

This section assesses the proposals, highlighting the key planning considerations relevant to the determination of the application, by taking each element of the scheme in turn:

Proposals for residential accommodation in New Mills should ensure:

- Appropriate and safe access arrangements
- Secure, well designed and accessible cycle parking; and
- Appropriate and well-located waste and recycling facilities

An assessment against the relevant policy tests will be undertaken below.

6.1 Principle

The site is located within the defined settlement limits of New Mills, and it is also previously developed land. National planning policy and local plan policies S1 and S2 encourage development in sustainable locations and on brownfield sites. New Mills is classified as a Market Town and is therefore a sustainable location for new housing development. Therefore, the proposed residential development of this site would be, in principle, acceptable to the local council.

Notwithstanding the presumption in favour of residential development on brownfield sites in sustainable settlements, the National Planning Policy Framework (NPPF) and local plan policy CF5 do resist the loss of community assets and facilities which does include Care Homes.

6.2 Loss of Community Asset

The proposed development falls to be assessed against the National Planning Policy Framework (NPPF), and relevant Supplementary Planning Guidance. In accordance with the NPPF planning policies, decisions should aim to achieve healthy, inclusive and safe places.

The NPPF (paragraphs 92 and 93) goes on to advise that a healthy and safe community should promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other. Planning decisions should provide social, recreational and cultural facilities and services the community needs and incorporate the use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, places of worship, as well as care homes).

In accordance with the NPPF planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

As referred to above, the NPPF permits development that would result in the loss of a community facility when either:

1. It can be demonstrated that there is no longer a need for the facility; or
2. an alternative facility of equivalent or better standard will be provided, either on site or elsewhere, for the purposes of accommodating meetings, worship, indoor sports, social activities and events, performances and other community activities and services.

Similarly, national planning policy requires planning decisions to 'guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs'. In this case any application for the conversion of the public house should be accompanied by evidence to demonstrate that the public house is no longer viable as a community facility of its scale.

The proposal will result in the loss of a care home. Policy CF5 does set out exceptional circumstances where community facilities can be lost:

“unless it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility, or an alternative facility of the same type is available or can be provided in an accessible location. If permission is granted for a change of use or redevelopment, preference

will be given to premises remaining in some form of community or employment use so long as this does not result in traffic, amenity, environmental or conservation problems.”

The Viability Statement submitted along with this planning statement, outlines further justification for the loss of the care home and conversion of to residential development.

6.3 Need for housing

The principle of the conversion of the building into a residential development and a further construction of for semidetached houses is acceptable in principle. There is a clear identified need for high quality and generously proportioned and spacious housing, that will attract families and working-class individuals to live in a diverse community. The Town Centre will also have spin-off benefits for local businesses and shops whose trade tends to rely on new people and increased patronage.

6.4 Housing Mix

There are a total of 21 dwellings proposed. The site will be comprehensively redeveloped to provide, a total of 17 apartments; 2 x 2 studio bed apartments, 4 x 1 bed apartments, 9 x 2 bed apartments & 2 x 3 bed apartments including associated bike store situated on the ground floor. All the apartments meet the National Space standards and amenities. A further 4 new 3 Bedroom Semi-detached houses will be built parallel to the apartment building. These will be built as Eco Houses from SIP Panels, with heat pump and solar on roof.

Policy H3 of the adopted Local Plan requires new residential development to address the housing needs of the local people, by, amongst a number of criteria, 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 households. This policy also sets out the need to provide housing that takes account of the characteristics of the existing housing stock in the surrounding locality.

The High Peak District Council Housing and Economic Land Needs Assessment (September 2022) (HELNA) provides an updated analysis of the housing mix required for the Borough including recommended housing mix for each of the Local Plan Sub-Areas. Table 12.7 from the HELNA has been reproduced below, with New Mills census statistics and the scheme mix added.

	Studio	1-bed	2-bed	3-bed	4-bed	5 or more bed
Market – HELNA Central Area	0%	8%	45%	32%	11%	4%
Market – HELNA Central Area (with market adjustment)	0%	7%	39%	36%	15%	4%
2022 HELNA Central Area Social Housing mix (prior to adjustment)	0%	53%	26%	20%	1%	0%
2022 HELNA Central Area Social Housing (with market adjustment)	0%	45%	22%	26%	7%	0%
New Mills East Census housing stock data	0%	11%	35%	44%	9%	
Proposed Mix	2 9%	4 19%	9 43%	6 29%	0	0

The housing mix is reasonably aligned with the HELNA Central Area and ward statistics although the one-bedroom and studio provision is higher due to the conversion and working within the constraints of the existing building. However, this mix is also close to New Mills East

Census housing stock data. The provision of greater smaller units is always a benefit as often developments tend to cater for more larger family housing. In a sustainable location the provision of smaller units as apartments is considered a benefit of the scheme.

6.5 Space Standards

Policy H3 also requires all dwellings to comply with the National Described Space Standard (NDSS). All the proposed units comply with the NDSS standards.

6.6 Affordable Housing

Policy H3 and H4 state that residential development should seek to achieve the following proportions: 20% affordable housing on sites up to 24 units. The proposed number of dwellings on this site is 21. This falls short of the 24 units requiring 20% affordable housing contribution. As stated in the policies, where the provision of affordable houses proposed is below the requirement set out, the Council will require applicants to provide evidence by way of financial appraisal to justify a reduced provision.

Policy H4 of the Local Plan states that residential developments of sites of 5-24 dwellings (0.16 hectares or more) should provide 20% affordable housing. High Peak's requirement for affordable housing is therefore applicable to sites of 10 or more dwellings, with 20% provision expected on proposed sites of 10-24 homes.

Furthermore, paragraph 65 of the NPPF states *provision of affordable housing should not be sought for residential development that are not major development, other than in designated rural areas. To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.*

Although, in the pre-application discussion, the council officer proposed a contribution of 4 dwellings with an 80% Affordable Rent (3 dwellings) and 20% Shared Ownership (1 dwellings), in lieu of the above, given that the site is a re-use of a brownfield land as well as redevelopment of a vacant building, any affordable housing contribution due, should be reduced.

The Developer Contributions SPD defines vacant as a building that has not been in continuous use for any 6 months period during the last 3 years. This means the whole building must have been vacant at the time the application is validated for Vacant Building Credit (VBC) to be applied.

Evidence of the building being vacant for more than 6 months period during the last 3 years is given below:

6.6.1 Vacant for 3 years

The former care home facility was owned-and-run by Derbyshire County Council, which accommodated 30 older residents, was closed by the local authority in 2022 due to escalating renovation costs, since when it has remained empty, until it was acquired by the applicant, Tolo Properties Ltd in July 2024. The property has been vacant since 2022 when it was closed and still vacant since acquisition. The property has been vacant for approximately 3 years now.

Vacant Building Credit Calculation

Proposal	Housing development of 21 dwellings Affordable Housing requirement 20% The Proposed Gross Internal Floor Area (GIA): 1,889m ² - Basement floor GIFA – 59m² - Ground floor GIFA – 482m² - First floor GIFA – 331m² - Second floor GIFA – 331m² - Third floor GIFA – 166m² 4 Semi-detached House (4 x 130) – 520m² The existing Gross Internal Floor Area (GIFA): 1,371m ² - Basement floor GIFA – 59m² - Ground floor GIFA – 610m² - First floor GIFA – 331m² - Second floor GIFA – 331m² - Garage – 40m²	
Step 1	Calculate the affordable housing contribution based on the total number of eligible dwellings and the affordable housing percentage (30%) required by the council's planning policy	Affordable housing contribution 21 units x 20% = 4 units
Step 2	Calculate the amount of existing floorspace, if any, as a proportion of the floorspace provided by the development: E/P x 100 (where E = existing floorspace and P = proposed floorspace)	1371m ² /1889m ² x 100 = 73%
Step 3	Calculate the amount of AH credit: Step 1 AH units x Step 2 percentage	4 units x 73% = 3 units
Step 4	Deduct the AH credit from the policy compliant affordable housing contribution, Step 1 AH number – Step 3 AH credit	4 units – 3 units = 1 unit (1 affordable dwellings to be delivered on-site)

The vacant building credit calculation above establishes 1 affordable dwelling to be delivered on-site. To reiterate, this is given that the site is a re-use of a brownfield land as well as redevelopment of a vacant building, as such any affordable housing contribution due, would be reduced. In this case, it is reduced from 4 units to 1 unit.

6.6.2 Goyt Valley House Security Issues and Criminal Case with Derbyshire Police

There has been ongoing vandalism, theft, and burglary on the property since it was acquired by the applicant. The table below outlines the recent incidents on the property which has involve Derbyshire police being called in.

Goyt Valley House Security Issues

	Date	Description of event
1	22nd of January 2025	Intruder broke into the building from fire exit and started painting and graffiti on the walls
2	24th of January 2025	Derbyshire Police was on site to open a criminal case
3	25th of January 2025	Crime Scene investigator was on site to collect all evidence
4	2nd February 2025 9:10Pm	Intruder broke into the building again and police came on site and repelled them
5	8th March 2025 8:21Pm	Intruder broke into the building and neighbours called the police, and police was on site and criminals run again

6	16th March 2025	Buglers broke into the building and police was on site at 7:07PM
7	17th of March 2025	Intruders put an advert on social media to burndown the building with rumours that the building will be changed to immigration centre. The police are trying to find the person(s) responsible for the advert on social medial
Person of Contact, Derbyshire Police Incident Ref: 280-240125 Crime Ref: 25000045841 Officer: Mitchell, Christopher, 15479 Role: Investigation Officer Phone (if listed): 07545100683 E-mail: Christopher.Mitchell@derbyshire.police.uk Derbyshire Constabulary		

Please refer to photos of vandalism caused to the property in Appendix 1.

6.7 Design and Layout

In accordance with paragraph 126 of the NPPF, the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Goyt Valley House proposed development would provide an acceptable standard of residential amenity for the future occupiers. The existing building is dated and the proposal to refurbish, convert and extend will ensure the longevity of the building by giving it another purpose. The reuse and conversion of the existing building is encouraged by local plan policies SS1 and H1.

The most significant change to the building will be the addition of a third level to provide two additional flats. The third floor would be recessed from front, rear and northern side elevations by 1.3m, with only the two stairwells (as a means of escape) being flush with the front and north-western corner. The third floor will be set in 9m from the southern elevation.

6.7.1 Materials

The external façade of the building remains unchanged except for the use of brown zinc cladding material on the proposed single storey vertical extension and fenestration on main building. The new semi-detached houses will be built as Eco Houses from SIP Panels, with heat pump and solar on roof.

Currently the exterior of the building has a brown brick facade with PVCu windows and coloured panelling with a flat roof. It is a typical utilitarian looking building dating from the 1970s. The only external changes will be the exterior walling to the new third floor extension which will be brown zinc.

The High Peak Design Guide takes a traditional approach to design materials promoting the use of stone and slate. However, in this instance the existing building is a dated C.20th building which bears no resemblance to the local vernacular. Therefore, the use of a contemporary material such as zinc is considered appropriate to the site context. It is considered that the

material is acceptable, as the building is unique and doesn't respond to its surroundings, which has a very mixed character due to the different ages of properties.

The addition of an extra storey is also acceptable in design terms as it is recessed from the main elevations of the building. The development is on a lower plane than the properties on Jubilee Street and would not cause any adverse impact on residential amenity. The current distances to the properties on the opposite side of Jubilee Street is approximately 26m and the site is set in a lower position than these houses, which complies with distances between habitable room windows.

The site currently benefits from a large lawned garden to the rear of the property. Some of it will be used for car parking, and the rest will serve as open space, which will provide amenity and recreational benefits for the residents as well as softening the appearance of the development and the potential for biodiversity benefits.

6.7.2 Four new dwellings

The proposals include erection of 4, semi-detached 3 bedroom houses by demolishing the existing garage and part of the single storey element of Goyt Valley House. The proposed dwellings are three stories with rooflights to the front gable serving the second-floor bedroom. All four dwellings have reasonable sized rear gardens and the distances to the properties on Bakehurst Close are in excess of 23m.

There is a long line of three-storey houses on Bakehurst Close, the next street parallel to Jubilee Street. Hence there are numerous examples of three storey dwellings in the vicinity of the site and we are confident that the site and surroundings can accommodate three storey properties.

As stated before, the semi-detached houses would be built as Eco Homes from SIP panels, with heat pumps and solar panels on the roof. This complies with Policy EQ1 which requires development to incorporate sustainable design and construction techniques, energy and efficiency measures to achieve sustainable development.

Generally, High Peak prefers a traditional approach to design materials, promoting the use of stone and slate based on the High Peak Design Guide but in this instance the surrounding character is mixed and there is a recent more contemporary looking development on Jubilee Gardens which used brown bricks, upvc windows, and Marley roof tiles.

6.8 Trees & landscaping

There are several mature trees at the site, the Arboricultural Impact Assessment will show that no trees will be harmed. The proposal intends to preserve them as they are beneficial to the biodiversity of the site, and offers shade to the residents and also acts as a screen between the site and the properties on Bakehurst Close.

6.9 Ecology

Biodiversity Net Gain (BNG) has come into force and is now a mandatory requirement for all developments. The Environment Act requires a mandatory minimum of 10% biodiversity net gain to be delivered preferably on-site, or off-site and by biodiversity credits. A BNG assessment conducted by Pennine Ecological will be submitted with the application.

6.10 Highways Implications

The proposal will have a negligible net highways impact. There will be three different access to the site to allow for easy flow of traffic and access to the proposed development. The first access will be one on Jubilee Gardens Street, which will serve the larger car park. It will also serve as the Bin collection point. The other two access will be on Jubilee Street, which will serve as entry and exit points to both the apartments and the semi-detached properties.

There are least 30 parking spaces. The proposed apartments will also benefit from multiple EV Parking. All the houses will come with electric car charging point. Two cycle areas have been provided in the building.

Please refer to the Transport Statement for more information on parking and alternative means of transport.

6.11 Bin Storage and Cycle Parking

A separate enclosed bin storage will be provided. The bin collection point will be moved to the new access on Jubilee Garden Street.

6.12 Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

7 CONCLUSION

In summary, the proposed residential development is acceptable at this site as it is previously developed land. Although, there is a loss of a community facility, the site has been vacant for about 3 years and is now experiencing some vandalism, break-ins, and graffiti. The development will put the vacant building back to an appropriate use that is sympathetic to the surrounding residential context.

The proposed development offers good design, with sustainable and energy efficient material; and creates a better place in which to live and work and help the community

The proposed residential development will provide much needed housing in the New Mills area and will go some way to help the LPA deliver its housing targets, in turn helping to sustain economic growth in the Town Centre. The proposal will also provide the best and most efficient use of the property compatible with local context.

8 Appendix 1

Goyt Valley House Security issue and Problem for neighbourhood

Derbyshire Police case:

Incident Ref: 280-240125

Crime Ref: 25000045841

Officer: Mitchell, Christopher, 15479

Role: Investigation Officer

Phone (if listed): 07545100683

E-mail: Christopher.Mitchell@derbyshire.police.uk

Derbyshire Constabulary













