



Bingswood Road, Whaley Bridge

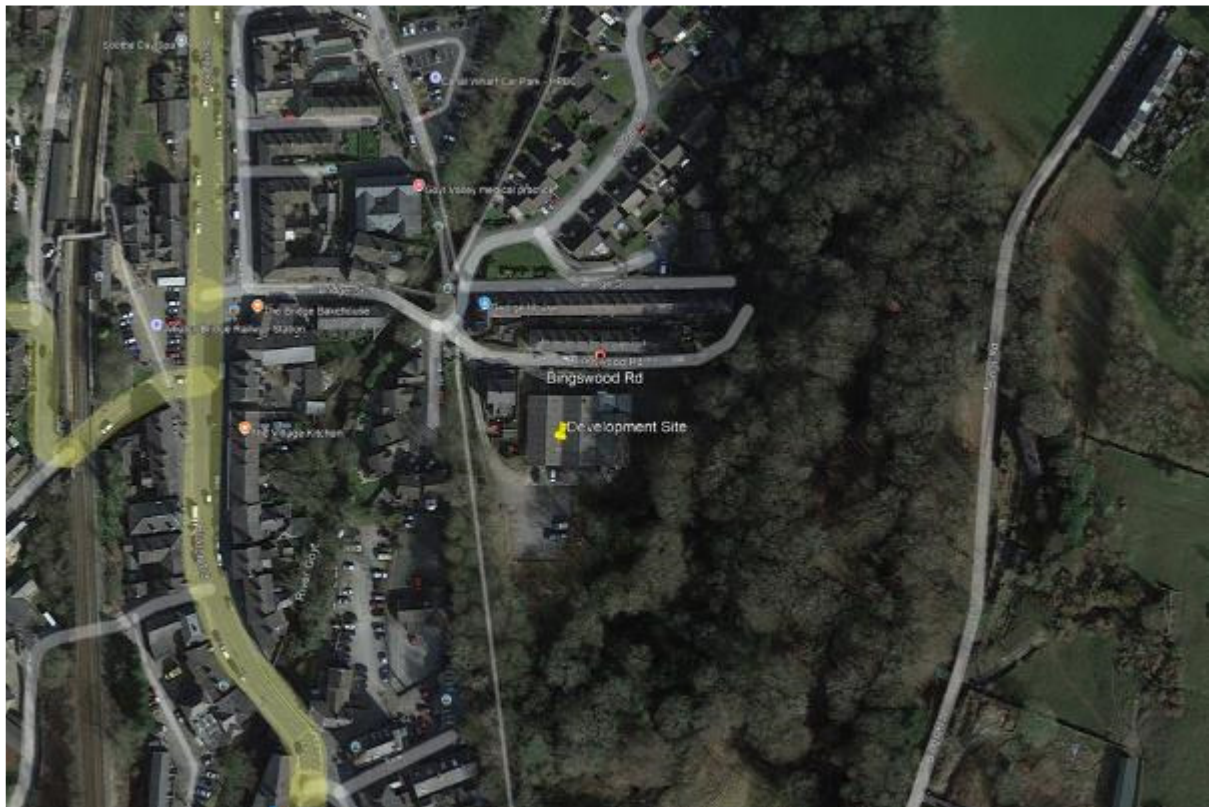
Demolition of Existing Factory and Construction of New Factory and Offices

DESIGN AND ACCESS STATEMENT

1950.Db.02

October 2025

This statement has been prepared to accompany the Full Planning Application for the demolition of the existing works building and the construction of a new factory and office building.



Site Description and context

The site is approximately 0.52 hectares in area and is currently designated as light industrial use.

It is located on the south side of Bingswood Road, east of the River Goyt and on the eastern edge of Whaley Bridge.

The site is accessible from the A5004 and the bus routes along this road. It is within walking distance of Whaley Bridge town centre and Whaley Bridge train station, which links the town to Manchester, Stockport and Buxton.

The site currently contains an existing works building, formerly the premises of A F Whiteley & Co Ltd, which was a metal fabricating business. This company ceased trading, from this building, in 2016. The building has remained empty since then.



Existing works building to be demolished



View of rear of existing works building from public footpath to south west

Relevant Planning Policy

The National Planning Policy Framework (NPPF) 2024

Section 2 – Achieving Sustainable Development
Section 6 – Building a Strong Competitive Economy
Section 7 – Ensuring the Vitality of Town Centres
Section 9 – Promoting Sustainable Transport
Section 12 – Achieving Well-designed Places
Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 16 - Conserving and enhancing the Historic Environment

High Peak Local Plan 2016

Policy S1 - Sustainable Development Principles
Policy S1a – Presumption in Favour of Sustainable Development
Policy S2 – Settlement Hierarchy
Policy S6 – Central Sub-area Strategy
Policy EQ1 – Climate Change
Policy EQ2 – Landscape Character

Policy EQ 5 – Biodiversity
Policy EQ6 – Design and Place Making
Policy EQ7 – Built and Historic Environment
Policy EQ10 – Pollution Control and Unstable Land
Policy EQ11 - Flood Risk Management
Policy E1 – New Employment Development
Policy CF6 – Accessibility and Transport

Supplementary Planning Guidance

High Peak Design Guide
Landscape Character

Response to Relevant Planning Policies

NPPF

Section 2 of the NPPF 2024 states that:

“The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.”

It goes on to say that the planning system has three, interdependent objectives that should be pursued:

- **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.*

Clearly, the replacement of a redundant industrial building, with a new, energy efficient premises for a growing, local company complies with this economic objective. The land is already designated as light industrial, and this will remain the case. New Employment will be created on the site, helping to contribute to improved productivity and growth for the local economy.

- **A social objective** – *to support strong, vibrant and healthy communities.*

Minibus Options provides much need employment for the local area. This new building will allow them to expand and create more jobs. Higher employment is a key factor in helping to support *strong, vibrant and healthy communities.*

- **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 environment.*

The proposals involve the demolition of an existing building that is considered a “negative building” within the Whaley Bridge Conservation Area. It will be replaced with a modern building that respects and enhances the Conservation Area.

The new building will be constructed on an existing industrial site, re-using the currently vacant plot and bringing it back into employment use.

The new building will be insulated and will benefit from solar power and rainwater harvesting, helping the company move to lower carbon production.

The proposals clearly comply with Section 2 of the NPPF.

Section 6 of the NPPF states that:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

The proposals will allow an existing, local business to expand and grow, without moving out of Whaley Bridge. The new facilities will enable the company to improve productivity and provide more employment for the local area, which in turn will support the local economy.

The proposals comply with Section 6 of the NPPF

Section 7 of the NPPF states that:

“Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.”

The policies should:

“retain and enhance existing markets and where appropriate, re-introduce or create new ones”

The proposals will create a new source of employment, within walking distance of Whaley Bridge town centre. This in turn will support and enhance an existing market for the town centre economy.

The proposals comply with Section 7 of the NPPF.

Section 9 of the NPPF state that:

“Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision led approach to identify transport solutions that deliver well-designed, sustainable and popular places”

Being located within walking distance of both the town centre and the railway station, the proposal site is perfectly placed to minimise car journeys, from the workplace to local amenities, as well as promote sustainable transport to the new factory and offices.

Although sufficient car parking can be provided within the site, the proposals will also provide cycle storage.

As the site is an existing employment one, for light industrial use, the impact on the existing transport network will be minimal.

The proposals comply with Section 9 of the NPPF

Section 12 of the NPPF states that:

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 of change;*
- 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 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 removal of a redundant and derelict building will, undoubtedly, improve the overall quality of the area. The new building will enable the existing business to expand and use the site for many years to come.

The existing building is an unattractive and incongruous structure, that has been identified as a “negative building” within the Whaly Bridge Conservation Area. The proposed building has been designed to complement and enhance the existing local character.

It will be constructed using stone and slate, in a modern vernacular, helping it to sit harmoniously within the existing built environment, whilst maintaining its character as an industrial building.

The removal of the vacant building, and the continuing use of the site, will remove an eyesore and a potential source of anti-social behaviour. This in turn will help to create a safer place for residents and a more welcoming appearance for the streetscape.

The new building will be fully accessible, for future users, and an outdoor space has been created for the use of employees.

The proposals comply with Section 12 of the NPPF.

Section 14 of the NPPF states that:

“The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

The proposals represent a good reuse of an existing industrial site, which is considered a less vulnerable category of development within Flood Zone 2. Previous applications on the site have sought to provide housing on the site, which would be considered more vulnerable.

The proposals also include the use of rainwater harvesting on the site, which will help to mitigate against surface water surcharge on the existing surface water sewers.

The new building will be highly insulated, with solar panels to provide the energy requirements for the new factory, making it a low carbon development, in the long term,

The proposals comply with Section 14 of the NPPF.

Section 16 of the NPPF states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

The proposals involve the demolition of a building that is considered a “negative building” within the Whaley Bridge Conservation Area Character Appraisal.

This means that the harm to the Conservation Area is limited, and the proposals represent an opportunity to enhance its setting.

The proposed building will better compliment the historic houses on Bingswood Road and can only be a positive influence on the Conservation Area.

The proposals comply with Section 16 of the NPPF.

High Peak Local Plan 2016

Policy S1 states that:

“The Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.

Much of the relevant parts of this local policy are covered by Section 2 of the NPPF.

However, the new building will be located in an established community, it represents an effective use of an existing brownfield site by bringing back into use an existing employment area. It has been designed as a modern vernacular, using traditional materials, that reflect the unique character of the High Peak. The construction of the new factory and offices will provide jobs for the local community and a growing market for the existing businesses in Whaley Bridge. The site is located within walking distance of Whaley Bridge town centre, the railway station and several bus routes, minimising the need for reliance on the use of a private car. It will be constructed on the footprint of an existing building, removing the risk of damage to trees and areas of biodiversity habitat. The new building will also take advantage of renewable energy, through the installation of solar panels and reduce the risk of flooding through rainwater harvesting and other sustainable drainage systems.

The proposals comply with Policy S1.

Policy S1a states that:

“When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It 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.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *Specific policies in that Framework indicate that development should be restricted”*

As has been outline, earlier in this document, these proposals represent sustainable development, as defined in the NPPF. Therefore, the proposals comply with Policy S1a.

Policy S2 states that:

“Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:

Market Towns

Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bride 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.’

The new building will be located in Whaley Bridge town centre, which is one of the ‘Market Towns’ named in Policy S2, as the main focus for development.

Policy S2 goes on to say:

“The Council will seek to maintain and enhance the vitality and viability of town centres and local centres as defined on the Maps in accordance with their function, role and scale based on the following hierarchy:

- *Main Town Centres: Buxton and Glossop*
- *Small Town Centres: Chapel-en-le-Frith, New Mills and Whaley Bridge*
- *Larger Villages and Harpur Hill Local Centre*
- *Other Settlements*

New retail, leisure or office development should be focused within the town centres or local centres in accordance with Policies CF1 and CF2.”

The proposals will help to maintain and enhance the viability of Whaley Bridge town centre and therefore comply with policy S2.

Policy S6 states that:

“The Council will seek to promote the sustainable growth of the Central Area such that it reflects the historic character of the settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the local community.”

Clearly, the construction of a new factory and offices, for an established local business, represents employment opportunity and promotes growth. This is an established employment site and its re-use undoubtedly reflects the historic character of Whaley Bridge.

Therefore, the proposals comply with Policy S6.

Policy EQ1 states that:

“The Council will adopt strategies to mitigate and adapt to climate change. In addressing the move to a low carbon future for High Peak, the Council will plan for new development in locations and ways that reduce greenhouse gas emissions and adopt the principles set out in the energy hierarchy.

The Council intends to meet part of its future energy needs through renewable or low carbon energy sources and will therefore encourage and support the provision of renewable and low carbon technologies, including both stand-alone installations, and micro-renewables integrated within new or existing development.”

As stated earlier in this document, the new factory will be well insulated, it will include solar panels to provide sufficient electricity to supply the demands of the processes of the business and it will include provisions for rainwater harvesting and re-use.

The proposals comply with Policy EQ1.

Policy EQ2 states that:

"The Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and or its benefit to the economic, environmental and social well-being of the Plan Area.

This will be achieved by:

- *Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers, ecological networks or other topographical features*
- *Requiring that development proposals are informed by and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.*
- *Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park*
- *Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment."*

The proposed new building will be constructed on the footprint of an existing structure, so will have no impact on natural features within the landscape.

The proposals involve the removal of a negative building from the Conservation Area, and its replacement with a new structure that compliments and enhances the local built environment.

The proposals comply with Policy EQ2.

Policy EQ5 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."

An ecological survey and report have been submitted with this application. This document includes a biodiversity net gain calculation which shows that the proposals comply with local and national policies relating to biodiversity net gain.

The proposals therefore comply with Policy EQ5.

Policy EQ6 states that:

"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."

As previously stated in this document, the proposals involve the removal of a negative building from the conservation area. The new building has been designed to compliment and enhance the character of the local area, through the use of vernacular forms and traditional materials.

The design includes the installation of solar panels and rainwater harvesting, which will help to minimise its carbon footprint and energy consumption.

The removal of the vacant building will bring the site back into use and remove the potential for anti-social behaviour that is often seen on vacant land and in empty buildings.

The site has more than sufficient area for off road parking and the development includes an area for bike storage, to encourage sustainable travel to and from the development.

The proposals comply with Policy EQ6.

Policy EQ7 states that:

“The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.

Particular protection will be given to designated and non-designated heritage assets and their Settings including:

- *Listed Buildings*
- *Conservation Areas*
- *Historic Parks and Gardens*
- *Scheduled Monuments*
- *Archaeological Sites or heritage features*
- *Heritage trees and woodlands*
- *Locally listed heritage assets”*

The application site lies with the Whaley Bridge Conservation Area and the impact of the proposals, on the heritage asset, has been covered in the Heritage Statement that accompanies the planning application.

The proposals comply with Policy EQ7.

Policy EQ10 states that:

“The Council will protect people and the environment from unsafe, unhealthy and polluted environments.”

A Phase 1 Contamination Report has been submitted with this application and planning conditions can be imposed to ensure the control of noise, light or other nuisance created by the proposals.

Again, this is an established employment site, which is designated for light industrial use. The proposals do not seek to change this use.

The proposals comply with Policy EQ10

Policy EQ11 states that:

“The Council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. When considering planning applications the Council will also have regard to all relevant Catchment Flood Management Plans and the Local Flood Risk Management Strategy”

A brief flood risk assessment has been submitted as part of the Planning Application, but as the new building will be situated on the footprint of an existing, industrial building, the flood risk for the site has not changed.

The proposed use is defined as a ‘less vulnerable’ category of development, which is acceptable in Flood Zone 2.

The proposals comply with Policy EQ11.

Policy E1 States that:

“New business and industrial developments in sustainable locations that contribute towards the creation and retention of a wide range of jobs, education and training opportunities will be supported”.

These proposals represent an opportunity for an established, local business to grow and employ more people.

The site is an existing employment site, in a town centre location.

The proposals comply with Policy E1.

Policy CF6 states that:

“The Council will seek 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.”

The site is an existing, light industrial site, within Whaley Bridge town centre.

Although there is sufficient space to provide the necessary car parking, on the site, it is within walking distance of Whaley Bridge railway station and the bus routes on Market Street. The proposals will provide adequate bike storage to encourage employees to cycle to work, using the existing public rights of way in the immediate area.

The proposals comply with Policy CF6.

Conclusions

The proposals will result in the removal of an incongruous building which has no positive contribution to the Conservation Area and has been identified as a “negative building” by The Whaley Bridge Conservation Area Character Appraisal.

The proposals comply with all the relevant national and local planning policies.

As such, the application should be approved, without delay, as a sustainable development, in line with Section 2 of the NPPF and Policy S1a of the High peak Local Plan 2016.

HIGH PEAK ARCHITECTS LTD

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