

PLANNING STATEMENT

Chatsworth Lodge, Carlisle Road, Buxton,
Derbyshire



February 2026

Planning Statement



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1.0 Introduction

1.1 This Planning Statement supports a planning application for Chatsworth Lodge, Buxton. The proposal will upgrade and reconfigure an existing residential building to deliver fewer, larger and higher-quality homes, meeting modern expectations including the Nationally Described Space Standard (NDSS), alongside a full refurbishment and fabric-first sustainability upgrades.

1.2 The application should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF, December 2024 – as updated on GOV.UK). (GOV.UK)

1.3 Pre-application engagement

A formal pre-application enquiry was submitted to High Peak Borough Council and responded to under reference PAD/2025/0024 (dated 12/02/2026). The Planning Officer's comments are generally supportive of the principle of reconfiguration/modernisation of the existing residential complex within Buxton's defined settlement boundary, subject to the detailed assessment of all planning matters through the application. The response notes that the proposals reduce the number of units from 28 to 19, and that the forthcoming application should clearly demonstrate that the benefits of improved housing quality (including NDSS and M4(2) compliant accommodation) outweigh the loss of units.

In design terms, the Officer notes that external works are limited (principally replacement windows) and, based on the information provided, the proposals are not anticipated to result in unacceptable impacts on the character of the site or street scene, nor on neighbouring amenity given there is no increase in built footprint.

The pre-application response also identifies that the site lies within the nutrient neutrality catchment and advises that a Habitats Regulations Assessment (HRA) process (initially screening) will be required to rule out likely significant effects on the relevant designated site. In response, the application package includes the necessary

nutrient neutrality/HRA information. In addition, and reflecting the Officer's amenity commentary (including reference to shadowing/overshadowing as an amenity consideration), a shadow assessment has been prepared and is submitted in support of the application.

The applicant notes that pre-application advice is informal and non-binding; however, it is included to demonstrate constructive engagement with the Council and to evidence how the submitted scheme and supporting reports respond to the Officer's advice.

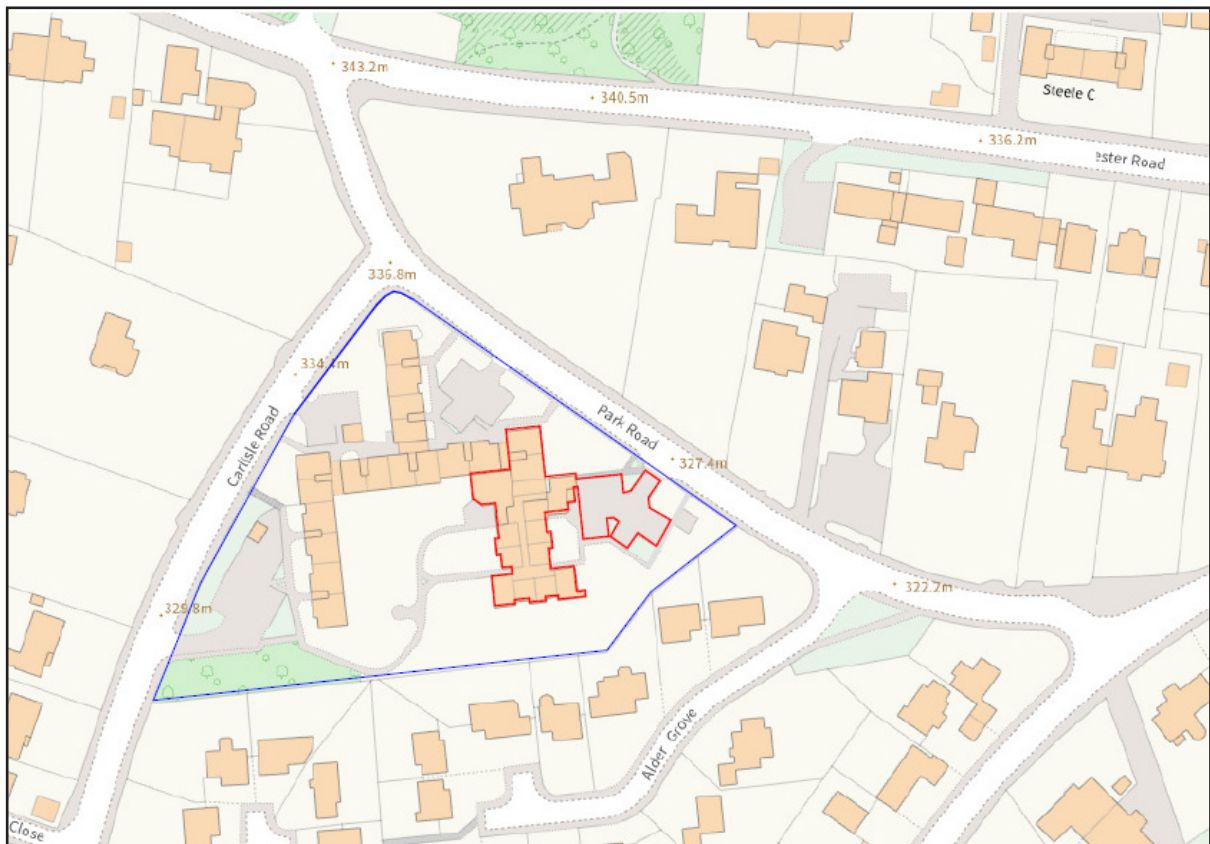
Whilst pre-application advice has been sought on the planning merits of the conversion, it does not constitute detailed agreement from the Council's waste/collection services. Accordingly, the waste strategy (including bin quantities, store layout/screening and collection arrangements) will be finalised in consultation with Alliance Environmental Services (AES) and the relevant Council teams through the planning process (and can be secured by condition if required).



2.0 Site Context

2.1 The Site contains an existing residential building within the built-up area of Buxton.

2.2 Heritage constraints: The Site is not within a conservation area and the building is not listed. As such, proposals are not anticipated to affect designated heritage assets; the planning assessment focuses on design, amenity, sustainability and environmental matters (including nutrient neutrality).



3.0 Description of the Development

3.1 The development comprises:

- Internal reconfiguration from 28 bedsits to 19 open-plan apartments, designed to be NDSS compliant.
- Comprehensive refurbishment, including safe removal/management of asbestos via the relevant statutory regimes (separately regulated), renewed internal finishes, and services upgrades as required.
- Thermal/fabric upgrades, improving performance and comfort, including upgraded building fabric measures and improved windows/ glazing (see below).
- Replacement / upgraded double glazing to improve energy performance and residential comfort, with a sympathetic appearance.
- New rooflights/sun tunnels to the rear serving the ground floor flat to improve daylight and internal amenity (discreetly detailed).
- New M4(3) flat with option of supported living accommodation.
- New/ upgraded AOVs to selected existing stairwells, improving life safety/ smoke ventilation, designed to minimise external visual impact.
- Indicative solar PV panels are shown on the proposed plans to the South, South West and North East elevations to support the overall sustainability and energy efficiency of the development.
- A new pedestal-mounted EV charger is also shown indicatively on the proposed site plan, providing a minimum charging provision for two vehicles.

3.2 The proposals are predominantly internal and do not intensify use of the Site. The reduction in unit numbers facilitates better standards and a holistic building upgrade.

4.0 Planning Policy Context

4.1 National Policy (NPPF)

4.1.1 The NPPF sits at the heart of decision-making and supports sustainable development, including making effective use of land and delivering well-designed places. (GOV.UK)

4.1.2 The NPPF is explicit that decision-makers should give significant weight to supporting energy

efficiency and low carbon heating improvements to existing buildings. This is directly relevant to the proposal's fabric-first upgrades and improved glazing. (GOV.UK)

4.2 Local context – Water in Buxton SPD (and nutrient neutrality)

4.2.1 High Peak Borough Council has adopted the Water in Buxton SPD (Adopted December 2021), which provides *guidance* to protect Buxton's water resources and to manage phosphate impacts associated with development. It is a material consideration. (High Peak Borough Council)

4.2.2 The Council's published guidance confirms that parts of High Peak (including Buxton) fall within the relevant catchment and that overnight accommodation (including new homes) can trigger a requirement to demonstrate no adverse effects on the integrity of the protected habitats, in line with the Habitats Regulations. (High Peak Borough Council).

5.0 Planning Assessment

5.1 Principle of development

5.1.1 The proposal retains a residential use and improves the quality of accommodation through a comprehensive refurbishment and reconfiguration. The scheme is a sustainable form of development, optimising an existing building within Buxton.

5.2 Housing quality – NDSS compliance

5.2.1 A key public benefit is the delivery of fewer but larger, self-contained apartments designed to meet NDSS. This represents a clear uplift from the existing bedsit arrangement and is aligned with national objectives for healthy, safe and high-quality living environments. (GOV.UK)

5.3 Design and external appearance

5.3.1 External changes are limited and focused on performance and safety (windows, rooflights/sun tunnels to the rear, AOVs). These elements can be conditioned to ensure discreet detailing and an appropriate appearance.



5.3.2 The rooflights/sun tunnels are proposed to the rear, supporting improved daylight for the ground floor flat without material effects on public views, and without creating overlooking.

5.3.3 In addition, indicative solar PV panels are shown on the proposed South, South West and North East elevations. These are limited in extent and form part of the wider refurbishment and sustainability strategy. A new pedestal-mounted EV charger, with minimum provision for two charging spaces, is also shown indicatively on the proposed site plan. Taken together, these elements are modest and proportionate additions which do not alter the overall form of the building and are not considered to result in unacceptable visual harm.

5.4 Residential amenity

5.4.1 The reduction from 28 to 19 units is likely to reduce intensity of occupation compared to the existing baseline. The internal redesign and rear rooflights/sun tunnels improve internal amenity, daylight and the usability of the accommodation.

5.4.2 Consistent with the Council's pre-application comments (PAD/2025/0024), the proposals do not increase the built footprint and are not anticipated to give rise to adverse amenity effects; a shadow assessment is submitted to support this position.

5.5 Sustainability and energy efficiency

5.5.1 The scheme is inherently sustainable through re-use and upgrading of an existing building. The proposed thermal upgrades and improved glazing directly align with the NPPF's strong support for energy efficiency improvements to existing buildings. (GOV.UK)

5.5.2 The proposals also incorporate indicative solar PV panels on the South, South West and North East elevations together with a pedestal-mounted EV charger serving a minimum of two vehicles. These measures further support the scheme's sustainability credentials by facilitating on-site renewable energy generation and lower-emission transport choices.

5.6 Nutrient neutrality and water considerations

5.6.1 The Site lies within the area where nutrient neutrality (phosphates) is required, linked to the Peak District Dales SAC catchment and associated Habitats Regulations considerations. The Council's guidance notes that residential (overnight) accommodation within the relevant catchment cannot be permitted unless likely significant effects can be ruled out (or appropriately mitigated). As advised at pre-application stage, the submission includes the necessary nutrient neutrality/HRA screening information to enable the LPA to assess likely significant effects (alone or in-combination) and secure mitigation where required.

5.6.2 The proposal reduces unit numbers (28 to 19) and forms part of a wider refurbishment/upgrade, which is expected to reduce (or at least not increase) nutrient loading compared to the existing situation, subject to the required assessment method.

5.6.3 The application will be supported by a Nutrient Neutrality Assessment using the Council/ Natural England approach (typically via the Natural England calculator referenced by the Council), to compare the existing and proposed nutrient budget and to demonstrate nutrient neutrality. If any residual loading remains, mitigation can be secured (e.g., via an agreed offset/credits mechanism or other acceptable strategy) through planning condition and/or legal agreement as necessary. (High Peak Borough Council)

5.6.4 The proposal also aligns with the Water in Buxton SPD, which addresses phosphate impacts and water efficiency measures in Buxton and provides a framework for water-related conditions where necessary. (High Peak Borough Council)

5.7 Tree Impact Statement

5.7.1 The application proposals relate primarily to the refurbishment and internal reconfiguration of the existing building. The works are predominantly to the existing structure and do not involve any extension or material increase in the building footprint.



Having regard to the nature of the development proposed, it is considered that a full arboricultural survey and report are not required at this stage. The current application does not propose built development within landscaped areas containing trees, nor does it propose any tree removal, pruning, or other direct works to trees within the site demise.

The only matter with potential relevance to the external layout is the future location and arrangement of bin storage, which is yet to be confirmed through the planning process, noting that this was not specifically addressed within the initial pre-application advice. At this stage, no fixed bin store design or location is proposed for approval.

Notwithstanding this, it has been established that a bin store could, in principle, be accommodated within the existing hardstanding car park area. In that scenario, there would be no encroachment into soft landscaped areas and no impact upon trees within the site demise. The loss of two parking spaces could be accommodated in this location, particularly having regard to the reduced number of units proposed, together with the provision of two additional cycle stands near the main entrance.

Accordingly, on the basis of the refurbishment works currently proposed, there is no identified arboricultural impact arising that would justify commissioning a full arboricultural survey and report at this stage. A full tree survey would therefore be disproportionate to the nature and scope of the current application as submitted.

However, should the Local Planning Authority require the bin store, or any other external works, to be located within a soft landscaped area or otherwise in proximity to existing trees, then the need for arboricultural assessment can be reviewed and, if necessary, a tree survey and supporting arboricultural - to BS 5837:2012 - report can be commissioned at that stage.

As submitted, the proposals are not considered to give rise to material harm to existing trees within or adjoining the site.

5.8 Environmental Noise Assessment Findings

5.8.1 The Environmental Noise Assessment

concludes that, with the recommended glazing/ventilation and façade detailing, internal noise standards can be met and environmental noise is not expected to have an adverse impact on residential amenity.

5.9 Affordable Housing Considerations

5.9.1 All 19 units proposed will remain affordable rented homes, in a format which responds to current housing demands, improves quality and addresses sustainability through energy efficiency upgrades.

6.0 Conclusion

6.1 The proposal will deliver a clear planning benefit through:

- A step-change in housing quality by replacing bedsits with NDSS-compliant apartments;
- A full building refurbishment, including thermal upgrades and improved glazing;
- Discreet rear rooflights/sun tunnels improving internal amenity;
- Targeted life-safety enhancements (AOVs) with limited external impact; and
- A policy-compliant approach to nutrient neutrality, supported by the necessary assessment and mitigation strategy. (GOV.UK)

6.2 On balance, the proposal represents sustainable development and should be supported, subject to appropriate planning conditions and the nutrient neutrality requirements being addressed.

