

HERITAGE STATEMENT LIDL GREAT BRITAIN LIMITED April 2026

Full Planning Application for the erection of ANPR CCTV cameras and a new camera column, relocation of EV charging bays, removal of 4no. car parking spaces and display of associated ANPR advertisements at Lidl, Mill Street, Glossop, SK13 8HS.

INTRODUCTION

This Heritage Statement has been prepared by Rapleys LLP on behalf of Lidl Great Britain Limited, and is submitted in support of a full planning application for the erection of ANPR CCTV cameras and a new camera column, relocation of EV charging bays, removal of 4no. car parking spaces and display of associated ANPR advertisements at Lidl, Mill Street, Glossop.

SITE CHARACTERISTICS

The application site is located along Mill Street, Glossop. The foodstore building is located to the north of the site, with the car park located to the south of the site. Access is taken from Mill Street, to the south east of the site.

The site is located adjacent to a number of retail and commercial units. Glossop Brook is located adjacent to the south of the site.

Whilst the site and its immediate surroundings feature some materials and vernacular common in the surrounding area, the character of the area is predominantly commercial, with a number of retail and hospitality units located in the area.

The site is located within the Howard Town Conservation Area.

A number of Listed Buildings are located within the surrounding area. The Grade II listed Howard Town House is located approximately 52m to the north west, the Grade II listed 8-14 High Street East is located approximately 64m to the north west, and the Grade II listed Number 25 and Attached Wall is located approximately 93m to the north west.

Parts of the site to the south and west are located in Flood Zone 2, and a small area of the south of the site is located in Flood Zone 3.

THE PROPOSAL

The proposed development comprises the installation of 3no. ANPR CCTV cameras, the erection of a new camera column, the relocation of the EV charging bays, the removal of 4no. car parking spaces, replacement landscaping, and display of associated ANPR advertisements.

3no. ANPR CCTV cameras are proposed. 2no. cameras will be installed on existing lighting columns in the south east corner of the site, and in the centre of the car park. The third camera will be installed on a new camera column in the south west corner of the site.

The existing 2no. EV charging bays to the west of the site will be relocated slightly to the south. This will result in the loss of 2no. standard car parking spaces.

2no. standard car parking spaces will also be removed, slightly to the east of the EV charging bays. These two spaces will be replaced by landscaping.

The removal of the parking spaces is required to enable the ANPR system to fully cover all car parking spaces, as the 4no. spaces to be removed cannot be read by the ANPR CCTV cameras.

The proposed ANPR CCTV cameras will be a Tytonical cameras. The cameras are compact in scale. The cameras will be located 4m above ground level.

The proposed signs will measure 0.6m x 0.8m.

PLANNING POLICY CONTEXT

National Planning Policy

The National Planning Policy Framework (NPPF) was most recently updated in December 2024. It sets out the purpose of the planning system of achieving sustainable development and how these are expected to be applied.

In respect of achieving well-designed places, Paragraph 131 states that the creation of high-quality, beautiful, and sustainable buildings and places through good design is a key aspect of sustainable development.

Explaining further, Paragraph 135 ensures that local planning policies and decisions should aim to 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 landscaping setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- 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 (including green and other public space) 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."*

Paragraph 213 of the NPPF confirms that any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification.

Paragraph 214 goes on to set out that;

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use."*

Paragraph 215 continues to state that 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 Policy

The Development Plan for High Peak Borough Council comprises of the High Peak Local Plan (2016) along with any made Neighbourhood Plans. In this case, the following policies within the Local Plan are of relevance:

High Peak Local Plan (2016)

Policy S 1 (Sustainable Development Principles) outlines that the Council expects that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment within the Plan Area. This will be achieved by a number of methods, including supporting the local economy and businesses by providing for a range of economic development that provide employment opportunities suitable for local people in sustainable locations.

Policy EQ 6 (Design and Place Making) 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.

Policy EQ 7 (Built and Historic Environment) 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.

OTHER MATERIAL CONSIDERATIONS

Glossop Conservation Area Character Appraisal

The site is covered by the Glossop Conservation Area Character Appraisal, adopted in March 2006.

The Appraisal summarises the character and architectural qualities of the Conservation Area as follows:

“The key characteristic of Glossop as mill town is a network of densely developed streets with terraces of workers housing sitting alongside large industrial complexes with a thriving retail centre at its core. The majority of residential buildings are of a vernacular style; their contribution to the character of the area is subtle in that it is found in the repetition of simple details or in the decorative embellishments on a small number of key buildings. In what remains of the mill complexes their contribution is in the sheer scale of the architectural statement. The polite design of key 19th and early 20th century commercial and civic buildings at its core contributes significantly to the character of the town”.

The application site formerly comprised of the Woods Mill, which was demolished in circa 2016. The Lidl foodstore and residential development now lies on the former Woods Mill site.

Significant development on and around the application site has taken place since the adoption of the Conservation Area Character Appraisal in 2006. Whilst the overall characteristics of Glossop outlined in the Appraisal are still relevant, the considerations relating to the application site have very limited weight due to the development in the area since the production of the Appraisal.

HERITAGE ASSESSMENT

The application seeks to erect ANPR CCTV cameras and a new camera column, relocate EV charging bays, remove 4no. car parking spaces, replacement landscaping and display associated ANPR advertisements.

The ANPR CCTV cameras and camera column are minor in scale and will only be viewed within the vicinity of the site.

The relocation of the EV charging bays will move them south by only a few metres, and will represent a very minor visual change at low level.

The removal of car parking spaces and replacement landscaping only represent a surface level change and will only be visible in the immediate vicinity of the site.

The proposed ANPR advertisements will be small in scale and spread out across the site, as well as not being illuminated. The advertisements will only be visible within the site.

On the basis of the above, the proposed development will not result in a material change to the overall appearance of the site, from within the site or from the surrounding area.

It is considered that the proposal will have no adverse impact upon the character or significance of the Conservation Area or surrounding Listed Buildings.

Therefore, it is considered that the proposal will have no adverse impact upon the surrounding designated heritage assets, and have no adverse impact in heritage terms.

Accordingly, the proposal is in line with Paragraphs 213 and 214 of the NPPF and Policy EQ 7 of the High Peak Local Plan, and there are no heritage related reasons as to why this proposal should not be supported.

CONCLUSION

This Heritage Statement has been prepared in support of a full planning application for the erection of ANPR CCTV cameras and a new camera column, relocation of EV charging bays, removal of 4no. car parking spaces, replacement landscaping, and display of associated ANPR advertisements at Lidl, Mill Street, Glossop.

The works are very minor in nature and are considered to result in no adverse impacts to the appearance of the site or the significance of the surrounding heritage assets.

The proposal is therefore considered to be compliant with the NPPF and Policy EQ 7 of the High Peak Local Plan, and acceptable in heritage terms.

As such, there are no heritage related reason as to why the proposal should not be supported.