

**PROPOSED EXTENSION TO
CARPENTER LTD, DINTING LODGE
INDUSTRIAL ESTATE, GLOSSOP**

PLANNING STATEMENT

on behalf of

CARPENTER LTD

prepared by

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Ref. C/2584

1.0 INTRODUCTION

1.1 Purpose

1.1.1 This Statement has been prepared on behalf of Carpenter Ltd in support of a planning application for an extension to their existing premises at Dinting Lodge Industrial Estate, Glossop. The scheme will provide a total of 12,160m² floorspace.

1.1.2 The Statement describes the site and its planning history, before setting out the planning policy context under which the application should be considered. The planning merits of the proposal are then examined. The conclusion is reached that the substantial economic benefits of the development constitute a major material consideration that outweighs planning policy relating to the site. For this reason planning permission should therefore be granted.

2.0 SITE IN CONTEXT

2.1 Site Description

- 2.1.1 The site in total consists of approximately 20ha of land to the western fringes of Glossop town centre. It is bounded by the A57 Dinting Vale to the south west, Shaw Road to the north east, Shaw Lane and Dinting Road to the north west and Dinting Viaduct to the south east. Part of the site is defined as lying within a Primary Employment Area, whilst the remainder is identified as Open Countryside. The topography of the site is generally quite steep, sloping downwards from Shaw Lane and towards the A57 at the valley bottom.
- 2.1.2 A series of large industrial buildings currently occupy the western portion of the site. This has a modern brick/steel clad exterior with two large extensions to the rear. These are laid out as a series of interlocking bays running in an east-west direction. Two smaller units occupy the land immediately in front of the main building and have a frontage onto the A57. These are more traditional in character, having originally been built as a bleaching works in the early 20th Century. However they have now been extended and a number of more modern influences added to facilitate the current use of the site. Together, the buildings support a thriving foam manufacturing business which employs around 183 local people.
- 2.1.3 The remainder of the site is currently undeveloped although part of it has been the subject of previous land filling. A small enclosed woodland area and 3 water bodies are located in the south east corner, at the foot of the valley and adjacent to the A57. Further up the slope, the landscape becomes more open and comprises of grassland with scattered tree and shrub planting.
- 2.1.4 The proposed development area is accessed from a service road off Shaw Road. This passes between the buildings and leads through to a loading/service area to the east of the main building and parking area along the main A57 frontage.

2.2 Surrounding Area

- 2.2.1 The surrounding landscape has a varied character and is typical of many urban fringe locations. Industrial uses dominate the land either side of A57 with many of the buildings being former mills converted to storage, warehousing and industrial uses. As industry in the area has developed, a number of modern purpose built buildings have been erected along the roadside. Together, these buildings increase the level of enclosure in the area along the A57 and mark an

important transition into the town centre. A residential area lies to the rear of the industrial buildings. Properties consist of traditional stone terraces along Shaw Road which give way to post war detached and semi detached properties to the north.

- 2.2.2 The wider landscape is characterised by open countryside of varying quality. The upper slopes of the valley are managed to provide farmland, whilst the lower slopes nearer the residential area are generally more enclosed with recreational influences.

3.0 PROPOSED DEVELOPMENT

3.1 Background

3.1.1 Carpenter Ltd. is a long established multinational manufacturing business specialising in the production and manufacture of foam, polyester fibre and other related products.

3.1.2 The business has offices throughout the USA, Canada and Europe and have been manufacturing for over 50 years. In the UK, they operate from 4 locations, the main headquarters being located at Dinting Lodge Industrial Estate, Glossop. Here, they undertake a number of different processes including the manufacture of carpet underlay and foam blocks. Such is the success of the business that they now require additional floorspace to develop and expand production further. They are also keen to improve efficiency and rationalise transport movements between sites. The proposed extension has been designed with these considerations in mind.

3.2 Proposed Development

3.2.2 The extension will provide a total of 12,160m² floorspace and have an L-shaped footprint to wrap around the north east corner of the main production building. It will have a steel portal frame with all external walls to match the existing building. The height and profile of the roof will also mirror that of the adjoining building. When operational, the development will be used for the storage of foam blocks and equipment used in the manufacture of carpet underlay. It is envisaged that around 50-70 new jobs at the Glossop site will be created as a direct result of the development.

3.2.3 In order to facilitate the extension, the existing servicing area will be relocated further east into the site. The sloping topography means that tree felling, excavation and remodelling works will be required to create a level surface suitable for large delivery vehicles. The existing truck park will be retained with staff car parking available between this and an existing building.

4.0 PLANNING HISTORY

4.1 Introduction

4.1.1 The application site has an extensive history of successful planning applications. These are summarised below:

03/1010	Erection of industrial buildings to facilitate the expansion of existing manufacturing and storage accommodation. Approved 10 th December 1991
03/1011	Extension to existing storage facilities by erection of new building with loading forecourt Approved 10 th December 1991
03/1424	Variation of condition to revise access arrangements Approved 8 th April 1992
03/1425	Variation of condition to revise access arrangements Approved 8 th April 1992
03/1458	Change of use from baling unit for scrap foam to proposed blending process unit Approved with conditions 28 th March 1992
03/1776	Construction of a pump house as an extension to the production plant building Approved with conditions 3 rd August 1992
03/1820	Proposed re-location of existing plant emission equipment. Approved 2 nd November 1992
03/2093	Erection of a pump house to facilitate industrial pumping equipment Approved with conditions 7 th March 1993
03/2517	Proposed alteration to existing roof over plant room to increase internal height Approved 11 th June 1993
03/3219	Portal framed extension to existing premises to be used for warehousing and light industrial purposes

	Approved 11 th April 1994
03/3754	Extension for warehouse and light industrial purposes Approved 21 October 1994
03/4581	Portal framed extension to factory Approved 19 th October 1995
02/0414	Erection of a foam storage warehouse building Approved on 28 th October 2002
05/0313	Provision of new pipe bridge between existing building, proposed raised roof and single storey extension to existing pump room Approved 27 th May 2005

4.2 Conclusion

- 4.2.1 The site has been the subject of a series of substantial applications over time as the scale of development has expanded, turnover increased and more jobs have been created. The current application simply represents the next stage in the evolution of the facilities on the site.

5.0 PLANNING CONTEXT

5.1 Introduction

5.1.1 This section identifies the national, regional and local planning context for the proposed development at Dinting Lodge Industrial Estate.

5.2 Relevant Plans and Policies

5.2.1 The statutory development plan for the application site consists of the Regional Spatial Strategy [RSS] and the High Peak Adopted Local Plan.

5.3 Designations

5.3.1 The existing buildings are identified as lying within a Primary Employment Zone, whilst the remainder of the land holding is defined as open countryside. Part of the area also falls within a Wildlife Area. The site adjoins the built up area to east.

5.4 National Planning Guidance

5.4.1 Planning policy is provided at a national level by Planning Policy Guidance Notes [PPGs] and Planning Policy Statements [PPSs]. These are supplemented by departmental Circulars, White Papers and Ministerial Statements.

5.4.2 PPS1: Delivering Sustainable Development – was formally issued in 2005. It sets out the government's overarching aims for delivering an effective planning system. It reaffirms a commitment to a plan-led system which was originally laid out in the Town and Country Planning Act 1990 and seeks to promote a strong, stable and productive economy that aims to bring jobs and prosperity for all [para. 23]. .

5.4.3 PPG4: Industrial, Commercial Development and Small Firms – was issued in 1994. It encourages local planning authorities to take a positive approach when considering proposals for business uses [para. 5] and encourages developments which minimise the length and number of trips especially by motor vehicles [para. 10].

5.4.4 PPS4: Consultation paper on a new planning policy statement 4: Planning for prosperous economies – The current consultation paper on PPS4 was issued in May 2009 and is likely to represent close to the final version of statement. PPS4 will replace and build on a number of planning policy statements and guidance, notably PPG4, PPG5, PPS6 and PPS7. The statement considers the

wider effects of the current economic slowdown and how local planning authorities (LPAs) can help support a prosperous economy.

5.4.5 PPG13: Transport – was issued in April 2001 with the objective of delivering a safe, efficient and integrated transport system to support a strong and prosperous economy. It seeks to promote accessibility to jobs and services and reduce the need to travel by car [para. 4].

5.4.6 Of particular note with regards to the proposed works at Dinting Lodge is policy EC12: Planning applications for economic development. Policy EC12 notes that planning authorities should take a positive approach to applications for economic development, whether in urban or rural areas. Guidance is offered to LPAs that an evidence based approach should be adopted when assessing applications for economic development. This process would consider the economic and market benefits of development against environmental and social issues. It is suggested that unless LPAs have good reason to believe that the social, economic and environment costs of development outweigh the benefits; applications should be looked upon favourably.

5.5 Regional Spatial Strategy

5.5.1 Regional Planning Guidance for the East Midlands [RPG8] was issued in January 2001 and became the Regional Spatial Strategy [RSS] by virtue of the Planning and Compulsory Purchase Act 2004. A revised plan was published in March 2005 and provided a broad strategy for the East Midlands up to 2021. This however, has now been replaced East Midlands Regional Plan. The current version was published in March 2009, following a consultation period, and provides a broad development strategy for the East Midlands up to 2026

5.5.2 The current plan sets out priorities for the environment, transport, infrastructure, economic development and housing. Relevant policies are outlined below:

- Policy 1: Regional Core Objectives – supports development which promotes economic prosperity, employment opportunities, regional competitiveness and improves accessibility to jobs.
- Policy 2: Better Design – encourages design led approaches which take account of local character and minimise energy use.
- Policy 3: Distribution of New Development – encourages that development should aspire to shorten journeys and facilitate access to

jobs and services. In addition this policy encourages development that strengthens rural enterprises.

- Policy 9: Spatial Priorities for Development outside the Peak District National Park – emphasis the need to retain and generate local employment.
- Policy 20: Regional Priorities for Employment Land – requires that good quality allocated employment sites are brought forward to meet the specific requirements of potential investors.
- Policy 43: Regional Transport Objectives – An emphasis will be placed upon development that will assist in reducing traffic growth across the region.
- Policy 45: Regional Approached to Traffic Growth Reduction – encourages development that reduces the need to travel.

5.6 Derby and Derbyshire Joint Structure Plan

5.6.1 The Structure Plan was adopted in January 2001 and has now been replaced by the East Midlands Regional Spatial Strategy.

5.7 High Peak Local Plan

5.7.1 The High Peak Local Plan was adopted in March 2005. Under the provisions of the Planning and Compulsory Purchase Act 2004, policies in the Local Plan were valid for a period of 3 years. Local authorities were invited to apply to the Secretary of State to 'save' selected local plan policies beyond this period. Accordingly, the following policies have been saved for development control purposes within the borough:

5.7.2 Policy EMP4: Primary Employment Zones – identifies land at Dinting Lane Industrial Estate as suitable for the following uses: B1 [business]; B2 [general industry]; and B8 [storage and distribution]; and other employment generating uses.

5.7.3 Policy GD1: Sustainability and Development Context – supports the principles of sustainable development.

5.7.4 Policy GD4: Character, Form and Design – states that planning permission shall be granted provided that its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and

- fenestration and associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will be no undue detrimental effect on the visual qualities of the locality or the wider landscaping.
- 5.7.5 Policy GD5: Amenity – requires that proposals do not create an unacceptable loss of, or suffer from unacceptable levels of, privacy or general amenity by reason of overlooking or a loss of light and sunlight, pollution or traffic safety and generation.
- 5.7.6 Policy BC10: Archaeological and Other Heritage Features – requires that there will not be a significant adverse effect upon other known archaeological or heritage features.
- 5.7.7 Policy EP1: Landscape Character – seeks to conserve and enhance the character of the landscape as appropriate.
- 5.7.8 Policy BC12: Environmental Improvements – accords a high priority to environmental enhancements measures extending from Woolley Bridge to Glossop Town Centre.
- 5.7.9 Policy OC1: Open Countryside – seeks to direct development to the existing built up areas, stating planning permission will only be granted for development which is integral to the rural economy and which can only be carried out in the countryside.
- 5.7.10 Policy OC4: Landscape Character and Design - states that permission will be granted for development that is considered appropriate to its surroundings and has been designed appropriately with regards to the character of the landscape.
- 5.7.11 Policy OC9: Protected Species – states planning permission will be granted for development which is likely to have a material adverse effect upon a protected species unless the development incorporates a viable population of the species or in exceptional circumstances.
- 5.7.12 Policy OC10: Trees and Woodlands – provides that development will be approved where it will not materially injure the health of a woodland or significant group of trees, or exceptionally, where the loss or injury is accepted, adequate replacement planting is provided.
- 5.7.13 Policy GDSP1: Sustainable Development – promotes development that respects the principles of sustainable development.

- 5.7.14 Policy EP14: Sites and Features of Nature Conservation Importance – requires that full account is taken of its likely impact nature conservation value. Compensation and mitigation is allowed if the need for development is shown to be greater than the environmental losses.
- 5.7.15 Policy EP14: Habitats – seeks to enhance the range and quality of natural heritage sites and landscape features.

5.8 Conclusion

- 5.8.1 Planning policy is supportive of proposals for employment generating uses in appropriate locations. New development must be designed in accordance with the character of the local area.

6.0 PLANNING MERITS

6.1 Introduction

6.1.1 In considering the planning merits of any development proposal, the starting point is the development plan, as required by Section 38[6] of the Planning and Compulsory Purchase Act 2004. However if it can be demonstrated that material considerations indicate that the application should be determined other than in accordance with the development plan and that these considerations justify the proposal, then planning permission should be granted.

6.1.2 On this basis the key planning issues in the determination of this application relate to the following:

- The principle of development;
- The design and appearance of the proposed development;
- The impact upon landscape and visual amenity;
- The impact upon natural habitats and ecology;
- The impact upon the local highway network.

6.1.3 Each of these issues will be examined in turn, with additional justification set out in the following accompanying Design and Access Statement and Environmental Impact Assessment [EIA].

6.2 Principle of Development

6.2.1 The proposed extension will be largely located within the area designated as a Primary Employment Zone (PEZ). Within these areas, Policy EMP4 of the adopted local plan accepts that planning permission will be granted for employment generating uses including general industry (class B2) and storage and distribution uses (class B8). The development will provide a total of 12,160m² new floorspace which will be used to increase storage and processing capacity of the existing premises.

6.2.2 The Glossop site currently provides a total of 25,000m² of workspace. This is used for the manufacture of foam products used for furniture, bedding and the automotive and acoustic industries. It is also a major component in carpet underlay and Carpenter have recently begun to expand this aspect of the business. This has proved extremely popular and the company are now struggling to keep pace with demand. With orders expected to more than double within the next five years, they now urgently require additional space to facilitate this expansion and satisfy market demands.

- 6.2.3 Alongside this, Carpenter's visco elastic business continues to grow at a steady rate. The foam produced is used extensively in the bedding industry and in the manufacture of mattresses and pillows. Unlike conventional foam blocks, the blocks require a large area in which to be stored, resulting a significant reduction in the overall stock holding capacity of the existing store. With space at the site already limited, the business is at risk of loosing valuable trade unless further production space is found.
- 6.2.4 It is expected by growing the business in this way Carpenter would generate around 50-70 new jobs at their Glossop site alone, bringing the total workforce to well over 200. All the new jobs created would be for unskilled and semi skilled workers, the majority of whom would live locally in neighbouring residential areas. Accordingly, the development will have a positive effect upon the local economy providing employment and training opportunities to local people.
- 6.2.5 More fundamentally the development would safeguard the long term future of Carpenter at the site. Unless the business can continue to grow and respond to changing global markets, the American parent company will invariably have to consider alternative premises including in locations outside of the borough. The implications of this upon the local economy would be colossal. Accordingly, the development is essential both in economic and social terms.

6.3 Design and Appearance

- 6.3.1 The proposed extension has been designed to provide a modern, versatile factory space which sits comfortably alongside existing buildings and does not appear unduly prominent in the landscape. It will wrap around the north east corner of the building, affording scope to extend the manufacturing process already undertaken within the building and improve the overall efficiency of the business.
- 6.3.2 As regards materials, the external walls will be constructed using vertically laid cladding to match the existing buildings. The roof will be smooth black EPDM. Polyester powder coated steel doors will be inserted to the openings along the side and rear elevations (elevations B and C), sectional doors will be provided along the front elevation (elevation A). These materials ensure that the extension blends seamlessly with other development at the site.
- 6.3.3 A new service area will be created on land further to the east in order to accommodate the traffic displaced by the extension. In order to achieve a level surface, part of the hillside will be cut away. The land around will then be remodelled to give it a more natural profile which blends with the sloping topography of the site.

6.4 Landscape and Visual Amenity

- 6.4.1 The importance of creating and conserving attractive landscapes is widely recognised in both national and local planning policy. New development must be sympathetic to the local environment in which it is situated, contributing to the conservation or enhancement of attractive features and overall character.
- 6.4.2 The accompanying ES identifies that the site lies within a Settled Valley Pastures landscape character area. This is characterised by steep valley sides containing areas of countryside intermixed with urban and industrial zones. Large open landscape characterise the valley tops, whilst the valley bottoms contain small enclosed woodlands and industrial dominated landscapes. The wider landscape contains a number of landscape character zones including industrial dominated landscape, open countryside, residential, river corridor, woodland landscape and archaeological and historical landscapes.
- 6.4.3 The application site itself falls within two character zones. The buildings are located within an industrial area, adjacent to Dinting Brook at the base of a sloping valley, whilst the eastern part of the site falls within an open countryside area. This landscape type is dominated by grassland with small woodlands

and has a recreational influence. The proposed development will have localised impacts on landscape character in terms of changing landform and a loss of mature trees. Changes in the landform are an essential part of the scheme and cannot be mitigated against, however screening will be introduced to help reduce the impact. Additional planting and screening will also mitigate against the loss of trees and woodland.

6.4.4 The proposed development will have a limited effect upon local visual amenity. Most local view points have restricted views of the application site, or already have views of the existing buildings. The effects will be greatest from the viewpoints along the footpath running from the pond to the east of the buildings and from pond itself. Any impacts will be off set by providing additional landscaping and screening.

6.5 Natural Habitats and Ecology

6.5.1 The site contains several habitats with some potential wildlife value, including grassland and semi natural woodland, along with ponds, a stream and a ditch, a tall ruderal area and scrub. It also supports a number of protected species and other species with natural conservation value. The effect of the development upon each of these is fully considered in the accompanying EIA, however the results of the assessment are briefly summarised below:

6.5.2 The site contains 4 broad habitat types. These include:

- Steep slopes covered by grassland with scattered scrub and trees;
- Steep slopes covered by woodland, planted trees or open communities and bare ground;
- Wetland dominated areas with ponds and pondside vegetation; and
- Industrial dominated areas with a mixture of modern and traditional buildings and large expanses of concrete surfaces.

6.5.3 The extension would largely be located within the industrial area and would result in the loss of a small area of woodland, which is subject to a Tree Preservation Order.

6.5.4 The area of woodland to be removed comprises of approximately 161 mature trees. Many of these are in a poor condition with large amounts of dead wood which could pose a potential health and safety risk if left unmanaged. The woodland under storey is also in a generally poor condition with significant areas of bare earth clearly visible.

6.5.5 Invariably the loss of these trees would reduce the level of screening at the site in the short term, however a comprehensive replanting scheme would be undertaken across the whole site to ensure that this loss is mitigated against.

6.5.6 Extensive surveys have identified that the development will not have any significant impact upon interests of nature conservation importance. Surveys have been undertaken of Birds, Protected Mammals, Amphibians and Reptiles. With the mitigation proposed, no adverse impacts have been identified as occurring as a result of the development.

6.6 Local Highway Network

6.6.1 A detailed Transportation Assessment has been undertaken in respect of both the construction works and operation of the proposed extension.

6.6.2 In both cases it has been clearly demonstrated that no adverse impacts upon the local highway network will occur.

7.0 CONCLUSION

- 7.1 The substantial benefits resulting from the proposed development, accompanied by the substantial mitigation and the new landscaping works are considered to outweigh the restrictive planning policies relating to part of the site.
- 7.2 Accordingly, planning permission should be granted for the scheme as proposed.