

Stirling Lloyd, Birch Vale

Planning Statement for demolition of existing fire damaged industrial
building and proposed replacement building

on behalf of

Stirling Lloyd Polychem Ltd



WALSINGHAM PLANNING

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1 Introduction

- 1.1 This Statement has been prepared by Walsingham Planning to accompany an application by Stirling Lloyd Polychem Ltd. The application is submitted in full, and proposes:-

“Demolition of existing fire damaged Industrial building, and its replacement with a modern purpose built structure and outbuildings, together with associated car parking and landscaping.”

- 1.2 The application follows extensive discussion with Officers of High Peak Borough Council and is submitted in full and comprises the following:

Plans prepared by High Peak Architects

- 1057.20 – Site Location Plan @ 1:1250 scale
- 1001.23 – Existing site plan @ 1:500 scale
- 1001.01 – Existing ground floor plan @ 1:100 scale
- 1001.04 – Existing section @ 1:100 scale
- 1001.09 – Existing elevations @ 1:100 scale
- 1057.30 – Proposed site layout @ 1:500
- 1057.31 – Proposed ground floor plan @ 1:100 scale
- 1057.32 - Proposed first floor plan @ 1:100 scale
- 1057.33 – Proposed second floor plan @ 1:100 scale
- 1057.34 - Proposed roof plan @ 1:100 scale
- 1057.35 – Proposed elevations @ 1:100 scale
- 1057.36 – Typical section @ 1:1-- scale
- 1057.37 – Site section @ 1:500 scale
- 1057.38 – External covered store @ 1:100 scale
- 1057.39 – Small external covered store @ 1:100 scale
- 1057.40 Peroxide store @ 1:100 scale

Supporting Documents

- Arboricultural Statement – Cheshire Woodlands (February 2010)
- Design and Access Statement – High Peak Architects (February 2010)

- Letter from Derbyshire Countryside Service dated 17 December 2009 confirming that no badger setts within the survey area.
- Letter from Environment Agency confirming Flood Risk Assessment is not required (14/01/2010)
- Noise Impact Assessment – Sound Solution Consultants Ltd (Revision 2, February 2009)
- Phase 1 Report – Wormseye Geotechnical (9 February 2010)
- Planning Statement – Walsingham Planning (February 2010)
- Protected Species Survey – Witcher Wildlife Ltd (15/12/2009)
- Transport Assessment – Ashley Helme Associates (February 2010)
- Travel Plan – Ashley Helme (February 2010)

1.3 This Planning Statement should be read in conjunction with the other supporting documentation, including the Design and Access Statement, application forms and application drawings. The Planning Statement is structured as follows; the application background including site details and planning history are described at Section 2. The planning policy framework within which the application will be assessed is set out in Section 3 which also describes other material planning policy to be taken into consideration. An analysis of the scheme's compliance with the planning policy framework follows at Section 4. Our conclusions are contained in Section 5.

2 Application Background

Application Site

- 2.1 The application site is located in the village of Birch Vale, High Peak accessed via Station Road. The site is fairly long and narrow and extends to over 300m in length. It falls steeply to the north from Station Road. The area of the site measures approximately 1.1ha. The site currently houses four buildings comprising, the gatehouse, office / laboratory building, staff toilet block and the fire damaged production storage unit.



- 2.2 The application site is bounded by Hyperlast Ltd to the north who specialise in polyurethane engineering solutions, beyond which lies the River Sett. To the east of the site is the reservoir which was formally associated with the use of Calico printing works site. To the south the site is bounded by the Sett Valley trail path a steep slope at the top of which is residential housing facing Station Road. To the west lies open land and a path.
- 2.3 Station road rises up steeply to the east from the access to the premises which serves both Hyperlast and Stirling Lloyd. The site slopes from north up to south towards the Sett Valley trail beyond which the road level rises further still.



Access to site



View of Station Road

2.4 The access roadway serving the premises lies parallel with Station Road which slopes up to the east. The premises are currently only partly in use after a fire in October led to the majority of the operations being temporarily relocated elsewhere.



View of existing building

2.5 The site is well screened by the existing mature cover to the northern and southern boundaries.



Planning History

- 2.6 A review of the relevant planning history for the site reveals three planning applications listed below:

Ref HPK/0002/9192 - 15/03/1990 - Portakabin to provide temporary office accommodation.

Ref HPK/0002/9563 – 19/06/1990 – Construction of new building to provide accommodation for laboratories and administrative offices.

Ref HPK/2001/0246 – 03/07/2001 – New process manufacturing facility for liquid resins.

Planning Designation

- 2.7 Stirling Lloyd as a Company specialise in the development, manufacture and application of high-performance waterproofing and structural protection membranes

and systems. The current use of this site involves the manufacture of a variety of waterproofing compounds, which require the storage and mixing of chemicals on site.

- 2.8 Within the adopted High Peak Borough Local Plan the site is designated as an Employment site within the built up area boundary of Birch Vale. The site has been occupied by Stirling Lloyd for in excess of 22 years and its current accepted Use is B2 and B8.

Application Proposal

- 2.9 This planning application is accompanied by a Design and Access Statement which is submitted in support of the development. The Design and Access Statement provides full details of the proposal and an explanation of the interpretation of the new design.
- 2.10 The application seeks planning permission for: *“Demolition of existing fire damaged Industrial building, and its replacement with a modern purpose built structure and outbuildings, together with associated car parking and landscaping.”*
- 2.11 This application seeks to provide a replacement building for that which was fire damaged in October. The new building will be located on the same area as the previous building but will be significantly lower in height and smaller than the previous factory building resulting in a much neater, less intrusive building. The previous building was not originally built for Stirling Lloyd’s use but was formally a boiler house to serve the adjacent Calico Printers Association business, which was adapted on an ad hoc basis when required. The proposal will more suitable for the use, the appearance of the building will better fit into the surrounding environment, and will be constructed to more modern levels of noise and thermal insulation.



Aerial view of existing building

3 Planning Policy Framework

National Policy

- 3.1 This section of the Statement sets out a review of relevant planning policy at national, regional and local levels, as well as other material policy considerations.

Planning Policy Statement 1 – Delivering Sustainable Communities (2005)

- 3.2 PPS1 'Delivering Sustainable Communities' sets out the Government's general approach to the planning system. The document explains the Government's commitment to the objectives of sustainable development and the plan-led system, a system that is given statutory force by Section 38(6) of the Planning and Compulsory Purchase Act 2004. In paragraph 8, PPS1 states that: *"where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise"*.
- 3.3 PPS1 emphasises the key role of the planning system in enabling the provision of homes and buildings, investment and jobs, on the basis of the principles of sustainable development and environmental objectives. Paragraph 5 of PPS1 states that planning should facilitate and promote sustainable and inclusive patterns of development by making land available for development in line with, amongst other things, economic, social and environmental objectives; contribute to sustainable economic development; and protect and enhance the natural and historic environment.
- 3.4 A fundamental aim of sustainable development is to focus as much new development as possible on brownfield sites or previously developed land within existing urban areas, to ensure that people benefit from access to employment and a range of facilities and public transport, thereby contributing towards sustainable development principles.

- 3.5 In paragraph 23, the Government states it is *“committed to promoting a strong, stable and productive economy that aims to bring jobs and prosperity for all”*. Amongst other things it states that planning authorities should *“recognise that all local economies are subject to change; planning authorities should be sensitive to these changes and the implications for development and growth...”*
- 3.6 PPS1 introduces to planning ‘four aims’ for sustainable development, these include:
- social progress, which recognises the needs of everyone;
 - effective protection of the environment;
 - the prudent use of natural resources; and
 - the maintenance of high and stable levels of economic growth and employment.
- 3.7 Paragraphs 33-39 of PPS1 relate to design. The promotion of good design is a key feature of the government guidance and the document also stresses the importance of high quality design in new developments and highlights that good design is not just about the visual appearance and architecture of individual buildings but also the functionality and impact of the development on the character, quality and sustainability of an area.
- 3.8 The supplementary document to PPS1 (‘The Planning System: General Principles’) states at paragraph 10 that: *“Local planning authorities must determine planning applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise. If the Development Plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with the Development Plan. Where there are other material considerations, the Development Plan should be the starting point and other material considerations should be taken into account in reaching a decision.”*
- 3.9 The supplement explains with regard to determining planning applications that in the interim period before development plans are updated to reflect national policy that planning authorities should ensure the proposed development is consistent with the policies in this PPS and *“avoid placing requirements on applicants that are inconsistent”* (paragraph 39).

3.10 At paragraph 40 the supplement states that *“An applicant for planning permission to develop a proposal that will contribute to the delivery of the Key Planning Objectives set out in PPS1 should expect expeditious and sympathetic handling of the planning application.”* The supplement continues to describe how LPAs should use the Design and Access Statement provided with an application to show how their proposal will contribute to the Key Objectives, taking particular account of how the proposed development:

- *Complies with DPD policy on sustainable buildings;*
- *Will contribute to minimising energy consumption and is planned to minimise carbon dioxide emissions through giving careful consideration to all aspects of development form, density and mix of development;*
- *Deliver high quality local environment;*
- *Provide public and private open space offering accessible choice, opportunities for flood storage, wildlife and people;*
- *Gives priority to sustainable drainage systems;*
- *Provides for sustainable waste management; and*
- *Creates opportunities for sustainable transport.*

Planning Policy Statement 4 – Planning for Sustainable Economic Growth (2009)

3.11 PPS4 contains the Government’s guidance relating to economic development, defined as including development within the B Use Classes. Paragraph 9 states the Government’s key objective is to achieve sustainable economic growth and to:

- build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural.
- Raise the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural communities whilst continuing to protect the open countryside for the benefit of all.

3.12 The policy statement divides policies into topics Using Evidence, Plan Making Policies, Monitoring and Development Management Policies. In relating to Plan Making, Policy EC2: Planning for sustainable economic growth, states that the LPA’s should ensure their development plan :

- supports existing business sectors, taking account of whether they are expanding or contracting ...
 - seeks to make the most efficient and effective use of land, prioritising previously development land which is suitable for re-use...
- 3.13 Policy EC6: Planning for Economic Development in Rural Areas states that LPA's should aim to locate most new development in or on the edge of existing settlements. Criteria d) of the policy states that LPAs should set out the permissible scale of replacement buildings and circumstances where replacement of buildings would not be acceptable.
- 3.14 With regard to Development Management policies. EC10.1 states that LPA's should adopt a positive and constructive approach towards planning applications for economic development. *"Applications that secure sustainable economic growth should be treated favourably."*
- 3.15 EC10.2 sets out the impact considerations that development should be assessed against and includes:
- Whether the proposal has been planned over the lifetime of development to limit CO2 emissions, minimise vulnerability and provide resilience to climate change
 - The accessibility of the proposal by a choice of means of transport..., the effect on local traffic levels and congestion
 - Whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions.
 - The impact on local employment.
- 3.16 Policy EC12 relates to determining planning applications for economic development in rural areas. EC12.1 states that re-use of buildings in the countryside for economic development purposes will usually be preferable. In determining planning applications for economic development in rural areas LPA's should:
- Support small-scale economic development where it provides the most sustainable options in villages, or other locations, that are remote from service centres, recognising that a site may be an acceptable location for development even though it may not be readily accessible by public transport.

- Approve planning applications for the conversion and re-use of existing buildings in the countryside for economic development, particularly those adjacent or closely related to towns or villages.

Planning Policy Statement 9 – Biodiversity and Geological Conservation

3.17 The main aims of PPS9 include:

- conserve biodiversity as part of economic development;
- to conserve, enhance and restore the diversity of England’s wildlife by sustaining and where possible improving the quality and extent of natural habitat; and
- enhancing biodiversity in green spaces and among development so that they are used by wildlife and valued by people and ensuring that developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.

3.18 PPS9 recognises the contribution to sustainable development that the re-use of previously developed land for new development has. It states where previously developed land has been identified as being of local importance the developer and local authority should seek to retain the interest or incorporate it into any new development.

Planning Policy Statement 10 – Waste Management

3.19 PPS10 is the Government guidance regarding waste and aims to protect human health and the environment by producing less waste and by using it as a resource wherever possible. The key planning objectives include ensuring that the design and layout of new development supports sustainable waste management.

3.20 Paragraph 4 of PPS10 states that *“waste management should be considered alongside other spatial planning concerns such as transport, housing, economic growth, natural resources and regeneration, recognising the positive contribution that waste management can make to the development of sustainable communities, and should be integrated effectively with other strategies...”*

Planning Policy Guidance Note 13 – Transport

- 3.21 Government guidance within PPG13 explains that, in considering proposed new developments, account should be taken of the need for accessibility by a choice of means of transport and the impact on car use, traffic and congestion. Developments should be accessible by a choice of means of transport, including public transport, walking, cycling, and the private car. Assessments should be made in respect of the distance of a proposed development from existing or proposed public transport facilities and the frequency and capacity of services, and whether access is easy, safe and convenient for pedestrians, cyclists and disabled people. Assessments should also take account of the impact on the overall distance travelled by car and the effect of local levels of traffic and congestion.
- 3.22 In assessing proposals, local planning authorities should consider the degree to which other considerations, including specific local circumstances, may be material to the choice of appropriate locations for development. Such considerations may include physical regeneration, employment, economic growth and social inclusion.
- 3.23 PPG13 seeks an integrated approach to planning and transport, and establishes three principal objectives in order to achieve this:
- Promote more sustainable transport choices for both people and for moving freight;
 - Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; and
 - Reduce the need to travel, especially by car.
- 3.24 PPG13 seeks to influence the location of new development through encouraging all land uses to locate where they are accessible by public transport, walking and cycling. PPG13 also seeks to manage traffic demands.

Planning Policy Statement 22 – Renewable Energy

- 3.25 Paragraph 18 of PPS22 states that *“developers should consider the opportunity for incorporating renewable energy projects in all new developments”*. The policy statement recognises that *“the visual effects of particular renewable energy*

development will vary...according to the type of development, its location and the landscape setting of the proposed development”, (paragraph 19).

Planning Policy Statement 23 – Planning and Pollution Control

- 3.26 PPG23 highlights the significant effect that planning decisions can have on the environment and that LPAs “*must be satisfied that planning permission can be granted on land-use grounds taking full account of environmental impacts.*” It states that LPAs should have close consultation with the Environment Agency, the pollution control authority and other relevant bodies.
- 3.27 At paragraphs 14 and 22, the policy statement recommends that developers should discuss their proposals a pre-application stage to establish whether land may be affected by contamination and the implications for the development proposal. In considering individual planning applications, contamination must be considered in relation to the existing use of the land, the proposed use and the possibility of encountering contamination during development. The LPA should satisfy itself that the development incorporates any necessary remediation and to deal with risks and developers should be able to assure LPAs that they have access to the expertise to make assessments.

Planning Policy Guidance 24 - Planning and Noise

- 3.28 PPG24 was published in September 1994 and states that “*much of the development which is necessary for the creation of jobs...will generate noise. The planning system should not place unjustifiable obstacles in the way of such development*” (paragraph 10). However the guidance note also states that LPA’s must ensure that development does not cause noise disturbance and bear in mind that intensification or change of use may lead to increased noise and so they may wish use appropriate conditions.

The Development Plan

- 3.29 The Planning and Compulsory Purchase Act 2004 strengthened the importance of regional planning by introducing Regional Spatial Strategies which bring together

economic, social and environmental issues linked to planning in a coherent framework. The current Regional Spatial Strategy for the East Midlands was published in March 2009 as the East Midlands Plan. The other element of the development plan is the High Peak Local Plan which provides more detailed land use and development control policies.

The East Midlands Regional Plan (March 2009)

- 3.30 The principles of the East Midlands Plan are underpinned by Policy 1: Regional Core Objectives, which seeks to improve economic prosperity, employment opportunities and regional competitiveness and to improve accessibility to jobs, homes and service.
- 3.31 East Midlands is characterised by a wide range of contrasting environmental social and economic conditions. The Region has been divided into five sub areas, This application site in Birch Vale is in the Peak Sub-area comprising the Peak District National Park and the surrounding larger towns including Glossop, Matlock and Buxton. High Peak Borough Council falls within the influence of the 'Manchester City Region'. Policy 8 discusses Spatial Priorities in and around the Peak Sub-area and states that *"the preparation of policies should address the social and economic needs of the Park's communities, for example, by the provision of appropriate business premises and affordable housing..."*.
- 3.32 Policy 9 refers to Spatial Priorities outside the Peak District National Park and states that policies should aim to *"meet local needs whilst reducing past levels of in-migration, discouraging additional commuting to, and supporting the regeneration of nearby conurbations. The emphasis should be on retaining and generating local employment. In particular policies should make provision for the growth of indigenous firms and attracting inward investment to support their own population and the population of the surrounding rural hinterland...Care must be taken to ensure that all new development respects and enhances the high quality environment of the area."*
- 3.33 Policy 18 discusses Regional Priorities in relation to the Economy. It states that Local Authorities, East Midlands Development Agency and other organisations should foster the regional economy, raise skill levels, develop the service sector and create innovative business, so that the Region is better placed to maintain economic competitiveness. Policy 20 relates to Regional Priorities for Employment Land, and

aims to ensure land use allocations will: *“be responsive to market needs and the requirements of potential investors, including the needs of small business; encourage the development of priority sectors...including specific sectors which have local economic significance; and ensure that the needs of high technology and knowledge based industries are provided for...”*

- 3.34 Policy 35 – A regional Approach to Managing Flood Risk aims to ensure that Local Development Frameworks should take account of the potential impact of climate change on flooding. *“Development should not be permitted if it would:*
- *Be at unacceptable risk of flooding;*
 - *Inhibit the capacity of the floodplain to store water;*
 - *Impede the flow of floodwater;*
 - *Have detrimental impact upon filtration;*
 - *Otherwise unacceptably increase flood risk.”*
- 3.35 Policy 36 - Regional approach to Air Quality states that the potential impacts of new development and increased traffic levels should be considered by LPAs.
- 3.36 Policy 43 sets out the Regional Transport Objectives which include: to support sustainable development, promote accessibility and overcome peripherality in the rural areas, reduce traffic growth.

High Peak Local Plan (March 2005)

- 3.37 The High Peak Local Plan (adopted March 2005) remains the current local planning document for the site and its policies have been ‘saved’ under a Direction from the Secretary of State dated 26 March 2008. In due course it will be replaced by a Local Development Framework (see paragraphs 3.47 below).
- 3.38 The long term planning strategy for the High Peak, and individual policies and proposals, particularly for housing and employment land, are considered on the basis of 3 distinct sub-areas - the Glossop area; the Central area (based upon the three towns of New Mills, Whaley Bridge and Chapel-en-le-Frith); and the Buxton area. Chapter 2 sets out the strategy and aims for the plan. In terms of employment and economic prosperity the aim is to *“Promote the growth of employment through the development of industry, commerce, tourism and leisure where this capitalises on*

and complements the individual assets and characteristics of the Borough and maintains and improves the quality of the environment” (paragraph 2.19).

- 3.39 Section two of the saved High Peak Local Plan policies sets out the Council's general approach and starting point in dealing with development proposals. Policy 1 (GD2) defines the different settlements within the built-up area boundaries and identifies Birch Vale as being within the Central sub-area. Policy 3 (GD4) seeks to ensure that the character, form and design of new development is *“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”*. With regard to design and amenity of Industrial and Business development, paragraph 7.26 states that proposals should meet the general design standards set out in GD4 but it also highlights that facing materials are particularly sensitive and proposals should meet standards set out in policy BC1- External materials.
- 3.40 Policy 4 (GD5) relates to amenity and states *“planning permission will be granted for development provided that it will not create unacceptable loss of, nor suffer from unacceptable levels of, privacy or general amenity...”*
- 3.41 Policy 7 (GD12) refers to unstable land, Landfill and contaminated sites and seeks to ensure that development permitted will not be adversely affected by its siting on or proximity to a known, or suspected contaminated site. it will not adversely affect the safety, stability or environmental quality of neighbouring or associated land; and it will not lead to materially harmful levels of air, ground water or surface water pollution in the case of sites of known contamination or instability the proposal is accompanied by a full assessment of the effects both of, and upon, the development. Where appropriate, conditions will be imposed, and/or planning obligations sought, to ensure investigation prior to the development, adequate monitoring during and after development and the implementation of any necessary remedial works.
- 3.42 The River Sett runs to the north of the site, to the east is a reservoir part of the site is within the natural floodplain as highlighted on the Environment Agency Flood risk map. In some cases development may be acceptable subject to the implementation of appropriate flood prevention measures. In such cases conditions and/or planning obligations will be imposed / sought to ensure that appropriate flood prevention measures are provided, and a proper maintenance regime is agreed.

- 3.43 Chapter 7 of the Local Plan discusses Employment and Business in High Peak. The plan aims to resist development which would lead to a loss of industrial land and as such identifies Primary Employment Zones (PEZ) which will be kept for employment uses. Birch Vale Industrial Area is identified as a PEZ. Policy 56 (EMP4 Primary Employment Zones) of the Local Plan proposals map states that “Land and buildings within PEZ will be safeguarded and planning permission for development of B1, B2 B8 and other employment generating uses will be granted”.
- 3.44 Primary Employment Zones often involve external operations, or can generate many H.G.V. movements, and can be 'bad neighbours', especially where they are sited near housing. Policy 57 (EMP5) restricts such uses to PEZs stating that permission will only be allowed if:
- *“the development will be in a defined Primary Employment Zone, on an established industrial site, or on a suitable site allocated in the Plan; or*
 - *the development will be a modest expansion of an existing use; and*
 - *the development will not materially affect the amenities of the occupants of nearby properties due to increased traffic, noise, vibrations, gaseous pollutants, dust, fumes or activity; and*
 - *there is existing substantial screening from adjacent properties and viewpoints, or such screening will be provided prior to the to the development in a manner which is sympathetic to the character and appearance of the area.”*
- 3.45 Policy 58 (EMP6) - Industry and Business within the Built-Up Area Boundaries states *“Planning permission will be granted for business and industrial development within the Built-Up Area boundary and homeworking provided that the development will not harm the character or appearance of the premises or amenity of the area due to a material increase in noise, dust, fumes, traffic, activity or visitors”*.
- 3.46 Where appropriate, conditions will be imposed and/or planning obligations sought, to control operating hours, noise generation, discharges, parking, servicing and storage arrangements in order to protect local amenity.

Local Development Framework

- 3.47 Derbyshire Dales and High Peak have agreed to prepare a joint Core Strategy given that the issues faced are similar for the two authorities. Consultation on the Issues and Options stage for the Core Strategy is now complete and the comments received are being considered by the Council before the draft Core Strategy is published in March 2010.
- 3.48 Chapter 7 of the Issues and Options paper discusses Economy and Employment Land and highlights the key issues which need to be considered in the High Peak area.
- 3.49 Issue EMP1 discusses how to ensure there is enough land and premises to support growth of the local economy and the changing business needs. The Peak Sub-Region Employment Land Review recommended an employment land requirement that broadly reflected past patterns of take-up as the basis for future planning. It advised that the future employment land requirements for 2008-2026 should be in the order of 51ha. In the High Peak area 26ha for Industrial land and 9 ha for office/non industrial land. Within this section Option EMP1c refers to:- *“identifying some new employment land and encourage the redevelopment of existing employment sites to meet the needs of modern businesses.”*
- 3.50 Issue EMP 2 discusses the need to strike a suitable balance between enabling business growth and protecting the area's high quality environment.
- 3.51 Issue EMP 3 asks how the Core Strategy should assist the growth of the local economy by improving the range of job opportunities (including high skill/high wage) across all sectors and contribute to the development of sustainable communities.

Supplementary Planning Guidance (SPGs)

- 3.52 Supplementary Planning Guidance is approved for Development Control Purposes by the Council and therefore carries weight during the determination process.

Landscape Character Appraisal – SPD5 (March 2006)

3.53 The Landscape Character Appraisal sets out information which should be considered in the preparation of a 'Concept Statement' which should set out how the proposal relates to the landscape Character Type. The Birch Vale area has been defined as being within 'Settled Valley Pastures'. The key landscape characteristics of which are as follows:

- Moderate to steep lower valley slopes dissected by stream valleys
- Poorly draining soils over carboniferous shale and sandstone
- Wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and tree groups around settlement and farmsteads
- Localised bracken in some road verges and rushes associated with damp hollows
- Small, irregular fields enclosed by mixed species hedgerows and occasional dry stone walls
- Settled landscape of small nucleated settlements and scattered stone farmsteads with stone slate roofs
- Stone terraces on lower slopes associated with historic mills
- Network of winding lanes with irregular verges, sunken on steeper slopes
- Pastoral farming with extensive improved pasture
- Enclosed landscape with views filtered by trees
- Roofs are generally dark slate or stone tiles

The SPD provides information on suggested building form and detail for large scale development.

4 PLANNING ANALYSIS

- 4.1 The application proposals raise a number of key planning issues that are discussed below:-

Landuse Principles

- 4.2 National and local planning policies set the context within which development should be brought forward. Planning policy clearly aims to support sustainable development, the promotion of economic regeneration and the redevelopment of brownfield sites. A review of current national planning guidance confirms that the proposal complies with all general planning guidance including PPS1 and sustainable development, PPS4 and sustainable economic growth and PPG13 in terms of sustainable transport
- 4.3 In addition to national planning policy the RSS actively encourages the improvement of economic prosperity in the Peak area, specifically in Policies 1 and 9. The proposed redevelopment of the site complies entirely with Policy 1 in that it will improve the economic prosperity of the area by ensuring a local business can continue to operate in a sustainable and successful manner. In addition the location of the business at Birch Vale is in accordance with Policy 9.
- 4.4 Additional policy support for the development is identified in Policy 19, which encourages the development of innovative business and Policy 20 which encourages Local Authorities to make provision for specific business sectors which have local economic significance.
- 4.5 The application site was previously used for manufacturing works associated with Stirling Lloyd – Industrial use, storage use and office use. The factory is currently not operating following a fire which destroyed a large part of the existing building in October 2009, therefore its current lawful use is Use Class B2, B8 and B1. This is in accordance with the sites location within a primary employment zone in the High Peak local plan.

- 4.6 As the site is not in full use at present this sustainable, previously-used employment site is currently being underutilised. National, Regional and local planning policies promote the re-use of previously developed sites within built up areas. The site is an allocated Primary Employment site where employment land and buildings are safeguarded and development for B Uses is permitted.

Form and Nature of Development

- 4.7 The Design and Access Statement submitted with the application provides a detailed review of the key principles underpinning the proposal and considers at length the site's context, design parameters and the architectural response.
- 4.8 The proposal for the rebuilt section of the factory will ensure that the building is nearly 2m lower in height than the previous existing building. There will be no issues with overlooking as the building is set at a lower level and the existing trees screen the site from the houses on Station Road.
- 4.9 The proposed building is nearly 200m sq smaller than the previous production and storage building. The design of the new building will provide a more modern and efficient use of space. The building will be of steel portal frame construction, with 2.4m blue clay facing bricks to the lower walls with grey profiled sheeting above and to the roof.
- 4.10 The proposal incorporates a large amount of the storage facilities inside the new building, in contrast with the existing site where much of the raw materials were stored outside. This will result in an improved appearance of the site, with it being much less clutter stored externally.

Transport Impacts

- 4.11 The site is located within Birch Vale and is accessible by a range of transport modes including car, bicycle and bus. A large number of employees previously travelled to the site by public transport, cycle or on foot. The application proposes to provide 32 car parking spaces and secure cycle parking.

- 4.12 The Transport Assessment provided by Ashley Helme Associates shows that site is highly accessible by both car and non-car modes of transport. The site is within a 25 minute walk of Birch Vale, Thornsett, parts of Hayfield and New Mills, the site is accessible by cycle from further afield locations including Disley, Mellor and Furness Vale. The site is within a 5 minute walk to the bus stops on Station Road and New mills Road which provide a frequent service to Buxton, Chapel-le-Frith and Glossop. Rail links are also available from New Mills Newtown, New Mills Central Glossop, which provide rail links to Manchester and Sheffield.
- 4.13 The report concludes that the proposal maintains parking provision at the site and will as the proposal is not driven by expansion the traffic flow is likely to be similar to the site previously and therefore there will be no negative impact on traffic.
- 4.14 In addition a Travel Plan has been prepared to promote sustainable travel choices for staff and visitors to Stirling Lloyd and a Travel Plan Coordinator has been appointed.

Flood Risk

- 4.15 The Environment Agency has confirmed that a Flood Risk Assessment is not required as part of the application, as the site is an existing brownfield site in Flood Zone 1 and the site is approximately 1 hectare. A copy of their letter dated 14 January 2010 is submitted as part of the planning application.

Noise and Vibration

- 4.16 A noise impact assessment to accompany the application has been provided by Sound Solution Consultants Ltd. The report concludes that the noise levels are of 'marginal significance' and there is likely to be low noise impact from the new proposals. There will be no detrimental health impact effects on local residences with regard to sleep disturbance or annoyance.
- 4.17 It is expected that noise levels will be reduced when compared to the former buildings on the site as the building comprises fully insulated walls and will be of modern and insulated construction. This modern building in conjunction with the

increased landscaping will help to ensure that there are no adverse effects from noise or vibration.

Contamination / Pollution

- 4.18 A Phase 1 Contamination Assessment has been carried out by Wormseye Geotechnical. Results show that due to the nature of the use there is likely to be some contamination on site. However, much of the main contaminant is likely to be the volatile liquids which were burned off in the fire..
- 4.19 The applicant has a process permit granted by High Peak Borough Council (reference P60 – 6/44) to operate a coating manufacturing process at the Birch Vale site. In addition an Emissions Monitoring Survey has been carried out by Environmental Compliance Limited which monitored emissions to air.
- 4.20 The proposed development will carry out its operations as before and therefore will have no adverse environmental impacts.

Ecology

- 4.21 Surveys in relation to potential protected species on site have been carried out. The Bat Survey by Whitcher Wildlife Ltd revealed no evidence of bat roosts and limited potential for bat roosts in any of the existing buildings on site. In addition a letter from Derbyshire County Council confirms that there were no evidence
- 4.22 The applicants have also provided an arboricultural statement prepared by Cheshire Woodlands which accompanies the application. The proposal will require the removal of several trees which are of low or moderate value. To mitigate again the loss of these trees an extensive package of landscape enhancement works are proposed, which will comprise:
- an area of new offsite woodland screen planting;
 - woodland management works;
 - new native shrub planting around perimeter

The enhancement works will enhance the landscape setting of the site, strengthen the site boundaries and improve the continuity of tree cover in the area and maximise opportunities for wildlife conservation and habitats.

5 Conclusion

- 5.1 The proposal will result in a more modern, efficient building which is smaller in height and size than the previous factory building. With the majority of storage now being accommodated under cover the visual impact of the site will appear less cluttered.
- 5.2 The proposed building will contain better insulation and therefore is likely to lead to reduced noise levels from operations on site.
- 5.3 The proposal will not result in any adverse transport implications.
- 5.4 The proposed development will carry out its production operations as before and will have no adverse environmental impacts.
- 5.5 The site will benefit from enhanced landscaping. The proposed tree planting will strengthen the site boundaries and improve the continuity of tree cover in the area and maximise opportunities for wildlife conservation and habitats.