

24<sup>th</sup> January 2022

HPBC DEVELOPMENT CONTROL COMMITTEE

UPDATE SHEET

HPK/2030/0334 – Hollin Cross Lane, Glossop

**Environment Agency:** Awaited.

**Regeneration Officer:** Jigsaw have confirmed that they made an indicative offer on the 30<sup>th</sup> November subject to a number of conditions. As evidence has been provided by Jigsaw that they are still interested in pursuing the opportunity, I am of the view that we would need to conclude this matter as to why the applicant is unable to progress with the Jigsaw offer before we can agree to the request to accept a commuted sum instead of affordable provision onsite.

**Planning Officer:** An additional and second reason for refusal, including property mix matters, is proposed as follows:

The Vacant Building Credit when applied to the calculation of affordable housing provision onsite in relation to both Redcourt and the former gym would result in two (2.25) affordable housing units based on 23 dwellings overall. Affordable housing provision should normally be provided within the development site itself and in perpetuity. The applicant, however, is proposing to provide an off-site financial contribution in lieu of onsite provision. Insufficient information, however, has been submitted with the application, which robustly demonstrates a lack of interest from registered providers. In these circumstances, no exceptional circumstances exist to allow the provision of either offsite affordable provision or a financial contribution of equivalent value. In addition, the overall scheme would not provide for an appropriate range of market housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment (or successor documents). The scale and type of development proposed therefore represents an unacceptable use of land. Accordingly, the proposal is contrary to Policies SS1, S5, H3 and H4 of the Adopted High Peak Local Plan 2016 and the NPPF.

HPK/2021/0173 – Fickle Mermaid, Chapel-en-le-Frith

One additional objection has been received – no detail of the reasons for the objection provided.