

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 22 January 2024

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| Application No: | HPK/2021/0161 | |
| Location | Land North of Dinting Road, Glossop | |
| Proposal | Reserved Matters Application for up to 14 dwellings and associated development, following outline consent Ref: HPK/2016/0648 | |
| Applicant | Seddon Homes | |
| Agent | Satplan Ltd | |
| Parish/ward | Glossop | Date registered 19.05.21 |
| If you have a question about this report please contact: Rosie Dinnen rosie.dinnen@highpeak.gov.uk | | |

REFERRAL

This application has been brought before the Development Control Committee because the development proposals comprise major development.

1. SUMMARY OF RECOMMENDATION

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| Delegated Authority to Approve, subject to conditions |
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2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The site comprises a parcel of land measuring 0.64 hectares (ha) on the northeast side of Dinting Road. The site forms part of a larger development site comprising 4.19 ha. It lies within the built up area boundary as designated within the High Peak Local Plan 2016. The site lies within Flood Zone 1. It is characterised as grassland.
- 2.2 Both sites have been subject to numerous planning applications (see planning history section). In July 2017 Outline planning permission was granted for up to 37 dwellings (ref. HPK/2016/0648). The access arrangements were approved by the outline planning permission, but all other matters (layout, scale, appearance and landscape) are subject to approval in this reserved matters application. In January 2018 a reserved matters application for the construction of 29 dwellings was approved. Therefore the site has previously had a reserved matters approval albeit now time expired.
- 2.4 The remainder of the site (3.55ha) is subject to a separate outline planning permission (HPK/2017/0325) and has a reserved

matters application pending for 101 homes (ref. HPK/2021/0160) which is also presented to DC committee.

- 2.5 In the submitted documentation the application site is referred to as 'Site A' and the adjacent land, subject to separate reserved matter application, is referred to 'Site B'.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 This reserved matters application seeks to agree layout, scale, appearance and landscaping following the grant of outline planning permission for up to 37 dwellings (ref. HPK/2016/0648).
- 3.2 The application submission proposes a 14 dwelling scheme comprising 3 and 4 bedroom detached and semi-detached properties. Of these 5 would be affordable homes (30%) 4 for affordable rent and 1 intermediate sale.
- 3.3 The application relates to the western part of the larger site and it is effectively phase 1 of the wider development proposals. It includes one of the vehicular access points and part of the open space and attenuation basin.
- 3.4 The access road is 5.5m wide and provides access onto Dinting Road. Footpaths are provided on either side of the access road on the western side this separated by a landscaped strip with street trees. The access road would connect to the adjacent development. Both access points were approved in the corresponding outline planning permissions.
- 3.5 To address concerns raised by planning officers and consultees, revised plans were submitted in August 2023 and were subject to reconsultation. The application originally sought approval for 17 houses on the land identified as Site A but this was reduced to 14 houses in the revised submission to facilitate design layout changes to the wider development scheme.
- 3.6 Furthermore, during the determination of the application the applicant changed from Halton Housing to Seddon Homes and as a result a new series of house types were proposed to replace the original drawings.
- 3.7 Both applications combined propose 115 dwellings across the wider site, of which 30% is affordable housing, open space and landscaping and two vehicular accesses and pedestrian links.
- 3.8 This application is accompanied by the following documents: Planning Statement, Design Justification Statement, Affordable Housing Statement, Air Quality Assessment, Aboricultural Impact

Assessment & Aborigicultural Method Statement, Ecological Impact Assessment, Landscape and Ecological Management Plan (LEMP), Noise & Vibration Assessment, Phase II Interpretative Ground Assessment, Geotechnical and Geo-Environmental Desk Study report and Transport Statement.

- 3.9 A number of technical matters will be dealt with in due course through discharge of conditions applications such as archaeology, drainage, ecology, highway technical drawings.
- 3.10 All plans and documentation associated with the application can be viewed online via the following link on the Council's website <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=246652>

4. RELEVANT PLANNING HISTORY

- 4.1 The following is a summary of the relevant planning applications relating to the site.

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| HPK/2017/0417 | Approval of Reserved matters - Construction of 29 dwellings related to planning permission (HPK/2016/0648) | Approved 12/01/18 |
| HPK/2016/0648 | Outline planning permission with all matters reserved (except access) for construction of up to 37 dwellings | Approved 21/07/17 |
| HPK/2015/0692 | Outline Planning Permission with some Matters Reserved for Residential Development for up to 113 Dwellings | Approved 09/09/16 |
| HPK/2013/0324 | Outline permission for residential development for up to 93 dwellings | Refused 05/08/13 Decision allowed at appeal 12/06/14 |

- 4.2 Planning applications HPK/2013/0324 and HPK/2015/0692 covered the entire site (Site A & Site B). Planning applications HPK/2016/0648 and HPK/2017/0417 apply only to site.

5. PLANNING POLICIES RELEVANT TO THE DECISION

High Peak Local Plan 2016

- S1 – Sustainable Development Principles
- S1a – Presumption in Favour of Sustainable Development
- S2 – Settlement Hierarchy
- S5 – Glossopdale Sub-area Strategy

EQ1 – Climate Change
 EQ5 – Biodiversity
 EQ6 – Design and Place Making
 EQ7 – Built and Historic Environment
 EQ9 – Trees, Woodland and Hedgerows
 EQ10 Pollution Control and Unstable Land
 EQ11 – Flood Risk Management
 H1 – Location of Housing Development
 H3 – New Housing Development
 CF3 - Local Infrastructure Provision
 CF6 – Accessibility and Transport
 CF7 – Planning Obligations and Community Infrastructure Provision

Supplementary Planning Guidance

High Peak Design Guide SPD
 Residential Design Guide SPD 2005

National Planning Policy Framework

Section 2: Achieving sustainable development
 Section 4: Decision making
 Section 5: Delivering a sufficient supply of homes
 Section 6: Building a strong competitive economy
 Section 8: Promoting healthy and safe communities
 Section 9: Promoting sustainable transport
 Section 11: Making effective use of land
 Section 12: Achieving well designed places
 Section 14: Meeting the challenge of climate change, flooding and coastal change
 Section 15: Conserving and enhancing the natural environment
 Section 16: Conserving and enhancing the historic environment

6. CONSULTATIONS CARRIED OUT

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| Site notice | Expiry date for comments: 22/09/23 |
| Neighbour letters | Expiry date for comments: 22/09/23 |
| Press notice | Expiry date for comments: 24/06/21 |

Public Comments:

- 6.1 Most of public comments referenced both planning applications in their response, the common themes have been summarised for both applications.
- 6.2 85 letters/ emails of objection have been received raising the following concerns:
 - traffic congestion and impact of local road network

- loss of green space and impact on biodiversity
- impact on local services and infrastructure – namely schools, GPs, police
- public access/ loss of footpath during construction
- Public safety – concerns that this development and the one related are inside the detailed emergency planning zone that surrounds Carpenter Ltd.
- Public safety of pedestrians, in particular school children during construction.
- Overdevelopment and not in keeping with the area
- air quality and pollution impacts
- Climate emergency concerns
- Overlooking and loss of privacy
- Overshadowing and loss of daylight
- Nuisance and noise
- Land stability
- Negative / adverse visual impact of the development
- Previous application on the site was refused (HPK/2013/0324)
- Unsustainable location
- Impact on local scenery
- Drainage issues
- Concerns about crime
- Loss of separation between Hadfield and Glossop so it will become just one area.
- Too little affordable housing.

6.2 18 letters/ emails have indicated their support for the proposals citing the following reasons:

- It will provide much needed housing and will be opportunity for first time buyers to purchase properties.
- It will provide affordable housing.
- The development will create jobs.
- It is a sustainable location, in proximity to the railway station

The material planning matters from all consultation responses received are summarised in this section of the report. Full consultation responses can be viewed on the publicly available planning file. The consultation responses below relate to the revised scheme which was submitted in August 2023, several of the consultees drafted joint responses for both applications. Further revised technical information was received in November 2023 including noise and air quality reports and revised refuse vehicle tracking plans.

| Consultee | Comment |
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| Housing Officer | <ul style="list-style-type: none"> • Affordable units are well pepper potted cross the site to facilitate a sustainable community 80% affordable rent (28 units) and 20% shared ownership (7 units) proposed, compliant with policy H4. • A good range of property types is proposed including 1, 2 and 3 bedroom dwellings, although property mix does not align with the findings from the recently completed HELNA which suggested a lower proportion of 3 bed units. • Applicant is proposing affordable housing mix below with 65% of units being 3 bed. <ul style="list-style-type: none"> 23 x 3 bed (65%) 8 x 2 bed (22%) 4 x 1 bed (11%) • Home options data for Glossopdale area indicates the following housing need. <ul style="list-style-type: none"> ○ 164 households require 1 bed accommodation ○ 124 households require 2 bed accommodation ○ 52 households require 3 bed accommodation ○ 19 households require 4+bed accommodation • The emerging Developer Contributions SPD seeks to encourage developers to provide larger number of bedspaces to allow greater flexibility and better living conditions for occupants 2b4p. Several of the proposed affordable units types do not meet this aspiration. |
| Tree Officer | <ul style="list-style-type: none"> • Preference for previous scheme layout which had a treelined road frontage. • The proposed tree numbers to be removed are small in nature and are restricted to trees that will not impact on amenity of the site and can be easily replaced with a good planting plan. • The proposed species mix is poor, relying on a limited number of species, genus and plant families that will leave the future landscape vulnerable to future disease pressures. A good guideline for a robust planting mix is to achieve the 10/20/30 rule: no species should account for more than 10% of the total trees, no genus should account for more than 20% of the total trees and no family group should account for more than 30% of the total trees. • There are trees adjacent to streets but this is not the same as street trees. Trees placed in gardens and |

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| | <p>driveways can easily be removed by the future owners, resulting in denuded streets and the development not achieving the tree cover it set out to do. The street layout needs to be altered to accommodate this, as per government guidelines that set out all new streets should provide street trees.</p> |
| <p>Environmental Health</p> | <p>Noise</p> <ul style="list-style-type: none"> • The revised layout brings premises closer to Dinting Road, which has previously been identified as the principal noise source of concern. A revised noise assessment (in line with ProPG and other suitable guidance) should be submitted at determination stage. <p>Land Contamination</p> <ul style="list-style-type: none"> • The submitted phase 2 contamination report may be accepted Sutcliffe Investigations, “Phase II Interpretative Ground Assessment” (ref: 30241 LGRO2 revA), dated August 2019. This report identifies a risk associated with ground gas consistent with NHBC Amber 2. For this reason, and to protect the health of the public condition 1 is suggested. <p>Construction</p> <ul style="list-style-type: none"> • The construction/demolition stage of the development could lead to an increase of noise and dust etc. experienced at sensitive premises and subsequent loss of amenity, for this reason conditions 2 to 7 are suggested. <p>Air Quality</p> <ul style="list-style-type: none"> • As a result of the changed layout, placing the facades of residential properties at roadside, an air quality impact assessment must be undertaken prior to determination to assess the exposure of future occupants to ensure there will be no adverse impacts. The assessment will need to take into account, permitted developments, including A57 link road. • The air quality assessment previously undertaken does not include an assessment of future exposure and was not previously requested as the properties had been proposed to be set back from Dinting Road. |
| <p>Open Spaces Officer</p> | <ul style="list-style-type: none"> • The changes to the on-site play space are acceptable and our previous concerns have been addressed. • Whilst the footpath does run along the eastern edge and is close to some of the properties, it is well placed for access to the play space for the new houses and the existing ones beyond on Shaw Lane. It also provides a |

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| | <p>route to Glossopdale school which avoids using busy main roads.</p> |
| <p>DCC Highway Authority</p> | <ul style="list-style-type: none"> • The internal layout does include trees adjacent to the estate roads which is welcomed; however, they are only on one side of the road(s) and some appear to be within private curtilages. To accord with paragraph 131 of the NPPF, all streets with the development should be tree lined. • The internal junctions should be laid out as pedestrian priority junctions. • The internal segregated footway is welcomed and provides a good pedestrian link from Dinting Road to Shaw Lane to the north of the site which also provides a pedestrian link to the school, again to the north of the site. • The segregated footway, verges and trees are all expected to be within the publicly maintainable highway extents and shall be included as such in any future S38 submission. • It is not clear if the verge fronting Dinting Road is intended to be highway verge or not. If not, the visibility splays at both site accesses will be outside of controlled land. Clarification is requested on the intention for verge/site boundary treatment to ensure that emerging visibility splays are all within publicly maintainable highway. • Plots 47 to 58 all appear to have pedestrian links directly off Dinting Road. This is likely to encourage roadside parking on a bend and would potentially obstruct visibility from the south easterly site access, both of which could have a detrimental impact on highway safety. • The gradients of the internal roads and footways are not clear, the gradients of the internal estate roads and footway shall be no greater than 1 in 20. If the design speed is 20 mph a forward visibility splay of 25m is require or 17m for a 15 mph design speed. • The revised internal swept path analysis for 11.2m refuse vehicle are acceptable. |
| <p>DCC Flood Risk Management Team</p> | <ul style="list-style-type: none"> • The LLFA need to see how the proposed sustainable drainage system will provide the appropriate treatment stages from the resultant surface water discharge, in line with Table 4.3 of the CIRIA SuDS Manual C753, and how these fit into the proposed layout. • 2. The LLFA need to see clarification as to why swales |

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| | <p>and permeable paving have been omitted from the drainage strategy, they were initially proposed in the Flood Risk Assessment at outline stage of application but are not shown on the proposed layout. Please supply full details of all currently proposed SuDS features</p> |
| DCC Planning | <p>The application site lies within 250m of the former landfill sites at Shaw Lane (licence ref LG10) and ER Carpenter plc (licence ref LG24). In accordance with the Building Regulations an assessment of ground gas risks must be performed. Ground gas risks should be assessed in accordance with good practice guidance such as 'CIRIA C665 Assessing risks posed by hazardous ground gases to buildings, Construction Industry Research and Information Association, 2007'. Where any significant risks are identified there may be a need for specific remedial measures in respect of ground gas. These measures should be designed in accordance with good practice guidance such as 'BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'. The scope and details of the gas assessment and any necessary remedial measures must be agreed with the local authority Contaminated Land Officer as part of the wider geo-environmental assessment of the site.</p> |
| Derbyshire Police | <p>Concerns relating to community safety:</p> <ul style="list-style-type: none"> • Dinting Road frontage - cars dominating the rear of the entire housing blocks, places parking out of view of associated plots tight up to boundary fencing, within broadly unlit space, with a series of 7 narrow and uncontrolled access corridors between blocks. • Parking which is not in view or in-curtilage, which the 72 spaces for plots 1-6 (HPK/2021/0161) and 47-76 effectively are, raises the fear of crime, and could lead to front of plot parking on Dinting Road, and an under use of the backs of these houses. • Prefers original layout rather than revised plans and raises concerns about a number of plots not having side windows (plots 14, 17, 50, 58 and 78, 111) • Flats at plots 112-115 have no associated view over their recessed parking court. If built handed the opportunity to supervise this court could be made available by adding a lounge window to both facing plots (currently 114 and 115). |
| Network Rail | <p>Objection:</p> <ul style="list-style-type: none"> • A Risk Assessment and Method Statement (RAMS) is required for all works to be undertaken within 10m of the operational railway under Construction (Design and |

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| | <p>Management) Regulation</p> <ul style="list-style-type: none"> • Fencing - The applicant will provide at their own expense (if not already in place): <ul style="list-style-type: none"> ○ A suitable trespass proof steel palisade fence of a minimum height of 1.8m adjacent to the boundary with the railway/railway land, it should be set back at least 1m from the railway boundary. ○ The fence should be maintained by the developer and that no responsibility is passed to Network Rail. • Encroachment: The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail land and its infrastructure or undermine or damage or adversely affect any railway land and structures. • Scaffolding: within 10 metres of the Network Rail / railway boundary must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffolding must be installed. • Drainage proposals: The applicant must ensure that the proposal drainage does not increase Network Rail's liability, or cause flooding pollution or soil slippage, vegetation or boundary issues on railway land. • Excavation and Earthworks and Network Rail land: The applicant will agree all excavation and earthworks within 10m of the railway boundary. • Boundary treatments: any structures on the applicant's land which runs seamlessly into a section of Network Rail infrastructure will require Network Rail agreement/comments and interface/supervision to ensure that there is no impact to or increase in risk to Network Rail assets. • Noise: The council and the developer (along with their chosen acoustic contractor) are recommended to engage in discussions to determine the most appropriate measures to mitigate noise and vibration from the existing operational railway to ensure that there will be no future issues for residents once they take up occupation of the dwellings. • Trees: proposals for the site should take into account the recommendations of, 'BS 5837:2012 Trees in Relation to Design, Demolition and Construction', which needs to be applied to prevent long term damage to the health of trees on Network Rail land so that they do not become a risk to members of the public in the future. |
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7. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE

Planning Policies

- 7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.
- 7.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan currently consists of the High Peak Local Plan 2016.
- 7.3 Paragraph 11 of the National Planning Policy Framework (NPPF) explains that there is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay; or where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.
- 7.4 Core principles of the NPPF include:
- Delivering a sufficient supply of homes
 - Building a strong, competitive economy
 - Promoting sustainable transport
 - Making efficient use of land
 - Achieving well designed and beautiful places.
- 7.5 Section 5 of the NPPF relates to delivering a wide choice of high quality homes. Paragraph 60 requires the Local Planning Authority to meet the objectively assessed needs for market and affordable housing in the area and provide five year housing land supply. The Council is considered to have a five year housing land supply and therefore housing supply policies are up-to-date.
- 7.6 Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF.
- 7.7 The site lies within the built up area boundary of Hadfield as defined by Policy S2 of the adopted Local Plan. In accordance

with Policy H1, sites which lies within the built up area boundary, but unallocated for residential development, will be supported in principle for housing development, subject to other polices in the Local Plan.

Principle of Development

- 7.8 Outline planning permission (HPK/2016/0648) was granted consent in July 2017 with all matters reserved, with the exception of access. Prior to this application, the principle of residential development at the site was established by an appeal being allowed in June 2014. Subsequently, two further outline planning applications were approved HPK/2015/0692 and HPK/2016/0648.
- 7.9 In light of the site's planning history, the principle of the development has been accepted and this application therefore does not present an opportunity to revisit that principle. Whilst a number of objectors raise concerns over the impact on the local roads network in terms of traffic generation, safety and local services and facilities, this matter was considered in respect of the original outline application and the impact found to be acceptable subject to securing a financial contributions towards a variety of off-site infrastructure and service improvements through the completion of a s106 agreement.
- 7.10 The site is not an allocated housing site within the adopted Local Plan but it does lie within the built up area boundary for Hadfield and therefore under the terms of Policy H1 is acceptable in principle. Notwithstanding this, as outline consent has already been granted, the principle of development has been accepted by the Council.

Housing Mix

- 7.11 The submitted plans show a total of 14 dwellings, all of which are 3 and 4 bedroom houses. Five of which dwellings are affordable housing (30%). All dwellings comply with the Nationally Described Space Standards (NDSS).
- 7.12 Policy H3 of the adopted Local Plan requires new residential development to address the housing needs of the local people, by, amongst a number of criteria, providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of households. This policy also sets out the need to provide housing that takes account of the characteristics of the existing housing stock in the surrounding locality. The proposals include 30% of the total number of houses for affordable purposes in line with Policy H4. The following housing mix is proposed:

| Size | Market | Affordable | Total number | Proportion of all proposed dwellings (%) |
|-------------|--------|------------|--------------|--|
| 3 bedrooms | 4 | 5 | 9 | 64% |
| 4+ bedrooms | 5 | 0 | 5 | 36% |
| Total | 9 | 5 | 14 | 100% |

7.13 The High Peak District Council Housing and Economic Land Needs Assessment (September 2022) (HELNA) provides an updated analysis of the housing mix required across the Borough as well as providing a more fine-grained assessment of the recommended housing mix across each of the Local Plan Sub-Areas. This includes Glossopdale within which this application site is located. Accordingly, the HELNA is deemed to be a “successor document” to the SHMA as referenced in Policy H3 and it should therefore be taken into account when determining the application.

7.14 HELNA recommendations with a market adjustment are also provided. This results in a 15% reduction in the number of smaller (1-2 bed) dwellings and a commensurate increase in the number of 3 and 4 bedroom properties to reflect “the very pronounced socio-economic shock precipitated by the pandemic and the strong (and what appears to be a permanent) shift towards homeworking and the need for larger properties to accommodate this.” (HELNA, para 12.34).

| | 1 bed | 2 bed | 3 bed | 4 bed | 5+ bed |
|---|-------|-------|-------|-------|--------|
| 2014 SHMA | 10% | 45% | 35% | 10% | n/a |
| Market – HELNA Glossop | 7% | 37% | 46% | 9% | 1% |
| Market – HELNA Glossop (with market adjustment) | 6% | 31% | 49% | 12% | 1% |
| Social – HELNA Glossop | 41% | 36% | 22% | 1% | 0% |
| Social – HELNA Glossop (with market adjustment) | 35% | 31% | 28% | 7% | 0% |
| % of existing stock in Hadfield South ward | 3% | 26% | 51% | 20% | |
| Proposed housing mix | 0% | 0% | 64% | 36% | 0% |

7.15 Although no smaller properties being provided in this application, the adjacent site which has a reserved matters pending for 101 dwellings (HPK/2021/0160) includes a wider mix of housing types including 4 x 1 bedroomed apartments and 8 x 2 bedroom houses as part of the affordable housing contribution. As a result of there being no 1 or 2 bedroom properties on Plot A, it does over provide on 3 bedroom and 4 bedroom homes. However, the

mix needs to be considered in the context that the site is only for 14 homes and will be part of a wider development for 155 homes.

Affordable Housing

- 7.16 In accordance with Policy H4 of the adopted Local Plan, sites having more than 25 units are required to provide 30% affordable housing of which a target of 80% should be allocated for rented purposes, unless otherwise justified through a financial appraisal. Condition 39 of the outline planning permission also reinforced this requirement.
- 7.16 The NPPF defines affordable housing as housing for sale or rent, for those whose needs are not met by the market. It defines the different types of affordable housing, which include affordable housing for rent, discount market sales housing and other affordable routes to home ownership, which for example can include shared ownership.
- 7.17 The High Peak HELNA (Sept 2022) highlights the need for affordable housing in terms of social rent, affordable rent, and forms of affordable home ownership as set out in the NPPF. Additionally, the Local Plan specifically highlights the importance of affordable housing in the 'Strategic Housing Needs Survey' and the 'Affordable Housing Viability Assessment'.
- 7.18 The Housing Officer advised in September 2023 for Glossopdale there was a need for:
- 164 households require 1 bed accommodation
 - 124 households require 2 bed accommodation
 - 52 households require 3 bed accommodation
 - 19 households require 4+bed accommodation
- 7.19 The scheme proposes 5 affordable homes comprising 3 bedroom (4 person) properties. In accordance with policy requirements, four would be affordable rent and one would be shared ownership.
- 7.20 The Housing Officer comments that in the newly adopted Developer Contributions SPD for there is an aspiration for affordable housing to provide greater space standards that the NDSS prescribes. The affordable housing meets the NDSS standard for the house types but not all properties reach the greater standard advocated by the SPD. For example, the 3 Bed 4 person houses should meet the 3 Bed 5 person house standard. On balance, there is on a marginal shortfall of the compliance with the application of the greater standards, with the four social rented properties meeting 99% of the greater standard

and one the shared ownership property meets 95% of the standard which is considered acceptable.

- 7.20 The scheme accords with policy H4 by providing 30% affordable homes, comprising 4 for affordable rent and 1 intermediate sale. Collectively, together with adjacent site (HPK/2021/0160) the wider site will deliver 35 affordable homes ranging from 1 bedroom apartment to 3 bedroom houses.

Layout considerations

- 7.21 Policies S1 and EQ6 of the adopted Local Plan seeks to ensure that development is well designed and of a high quality that responds positively to its environment whilst contributing towards local distinctiveness and a sense of place. New development should take account of the distinct character, townscape and setting of the area and secure high quality and locally distinctive design and amenity. These policies reflect guidance contained within the NPPF and particularly paragraph 124 which recognises the importance of creating high quality buildings and places, with good design being a key aspect of sustainable development. The adopted Supplementary Planning Document on Residential Design 2005 also provides guidance on the approach to new residential development, and the factors which contribute toward local distinctiveness.
- 7.22 The SPD Residential Design Guidance 2005 recognises the need to ensure that new development is accessible to everyone and the importance of creating places which are welcoming and inclusive. The adopted High Peak Design Guide 2018 sets out that new development should follow the pattern of development within a settlement and contain a variety of building forms which reflect the rhythm, balance and palette of materials of the surrounding area.
- 7.23 The NPPF highlights that good design is a key aspect of sustainable development and should contribute positively to creating places which people wish to live and work. Paragraph 130 requires development to function well and add to the overall quality of the area for the lifetime of the development. It should respond to local character and history and be visually attractive as a result of good architecture, layout and appropriate landscaping. Paragraph 134 of the Framework advises that permission should be refused for development that is not well designed and where it fails to reflect local design policies and local design guidance, including supplementary planning documents.
- 7.24 The National Design Guide highlights the government's priorities in the form of 10 important characteristics of context, identity,

built form, movement, nature, public spaces, usage, buildings, resources, and lifespan.

- 7.25 Policy S7 supports the development of new housing on sustainable sites within the built up area boundary for Glossop, whilst also requiring new development to protect and enhance the landscape character. These policies reflect guidance contained within the NPPF which recognises the importance of seeking high quality and inclusive design for all development, including individual buildings, public and private spaces. The adopted Supplementary Planning Document on Residential Design 2005, also provides guidance on the approach to new residential development, and the factors which contribute toward local distinctiveness.
- 7.26 The eastern part of the site comprises 14 houses, one access point and part of the open space. Its design and layout needs to be assessed in the context of the wider scheme as it will effectively deliver phase 1 of the development. 9 of the properties front onto Dinting Road. The plans illustrate that houses along the Dinting Road frontage would be slightly setback from the main road, with a limited landscape buffer, footpath and front gardens providing separation. Although the landscape buffer is limited in size it will soften the edge of the development which will also be beneficial to the occupiers fronting Dinting Road. The building line of these properties is consistent with the frontage dwellings on the adjacent site.
- 7.27 Bringing the development closer to the frontage of Dinting Road was a deliberate design change from the outline planning application. As the tree officer notes, the outline scheme had significant planting fronting Dinting Road but this is not a characteristic of the area, which is currently very open with little tree planting. It was an attempt to obscure the development rather than create a positive street scene in design terms. The change in design approach is therefore considered to be a positive improvement.
- 7.28 Officers are satisfied that revised plans have addressed most of their initial concerns and the proposals generally comply with policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

Amenity

- 7.29 All houses have been provided with adequately sized gardens that are considered an appropriate size in proportion to dwelling size. None of the properties in the 14 unit scheme have gardens backing onto each other, as properties are either side by side or separated by driveways and car parking areas. This limits any

potential for overlooking and ensures that overshadowing is avoided.

- 7.30 The neighbouring dwellings affected include those on the opposite side of Shaw Lane, a number of new dwellings located to the north of the site fronting on to Shaw Lane and no.132 to the west. The existing dwellings on the opposite side of Shaw lane are gable end on to the development and are separated by significant open space and gardens. The proposed plot which is closes to the recently constructed new dwellings is gable-end on to them and therefore, again does not raise amenity concerns. Plot 7 is c.30m from no.132 and therefore should not cause any overlooking or overshadowing. Proposed Plot 1 is alongside the boundary with no.132 and stands considerably forward of it's front elevation. However, a separation of around 10m exists at the closet point and therefore, it is not considered that any overshadowing or overbearing impacts would be sufficient to warrant refusal. Again it is gable end on to the boundary with 132. Overall it is considered that the proposals will not result in any adverse amenity impacts to existing and surrounding properties and therefore satisfy the policy requirements of policy EQ6.

Landscape & Trees

- 7.31 The landscape impact of the proposals was broadly assessed when the outline planning application was determined, and was assessed in conjunction with the development of the adjacent site. It was accepted that there would be a change in landscape character from countryside to suburban residential development. The site is not subject to any landscape designations that indicate that it is of a high landscape value, nationally or locally. In determining the outline planning application it was concluded that the proposal would be viewed in its context of the adjacent larger development site and the surrounding built form of The Shaw and Dinting Road so that it would not have a significant adverse impact on the character and distinctiveness of its surroundings.
- 7.32 Policy EQ9 of the adopted Local Plan advises that it will protect existing trees, woodlands and hedgerows. This would be achieved by requiring existing woodlands, trees and hedgerows to be retained and integrated within a proposed development. It requires development to provide appropriate tree planting and soft landscaping. The site contains a number of trees which surround the site along Dinting Road which are visually important and provide other benefits, such as biodiversity.
- 7.33 None of the trees at the site are subject to Tree Preservation Orders. The application is supported by an Arboricultural Impact

Assessment and Method Statement which justifies the removal based on a tree survey. Species present at the site include Oak, Sycamore, Ash, Silver Birch and Hawthorn. The application proposed the removal of five individual trees. One of the trees to be removed is a category B tree, the others are category C. The Tree Officer has no objection to the removal of any of these trees.

- 7.34 The Tree Officer has concerns about the layout of the scheme being more urban than was originally proposed as the outline scheme indicated that there would be more planting along the Dinting Road frontage. The original reserved matters plans prepared for Halton Homes did include more a landscape buffer at the Dinting Road frontage. However, this design approach was not considered satisfactory by officers as internal access roads also dominated the frontage and it was considered preferable for the development to address Dinting Road and provide a proper street frontage. This design approach may be a compromise but it also facilitates further design improvements within the site, in particular the open space.
- 7.35 It has become apparent that the landscaping plans do not match the illustrative site layout plan and there are discrepancies particularly with the placing of street trees which have been placed within properties rather than with highway verges. This issue has been highlighted to the applicant and revised plans will be prepared.
- 7.36 Officers also intend to have further discussions about the landscaping proposal along the Dinting Road frontage and the species mix. Further updates will be provided at planning committee. In general, officers are satisfied that the proposals are acceptable in relation to tree and landscape matters subject to a few minor revisions. Therefore, it is recommended that a delegated authority is given to officers to finalise the landscaping details in consultation with the Chairman.

Ecology Matters

- 7.37 Additional Ecological information was submitted with the application, comprising an Ecological Impact Assessment and a Landscape and Ecological Management Plan (LEMP). Both documents have been scrutinised by Derbyshire Wildlife Trust.
- 7.38 The outline planning application pre-dated the requirement to secure biodiversity net gain but its ecological impact was assessed in relation to the policy requirements of EQ5 and the NPPF. Several conditions were attached to the outline planning permission relating to ecological matters which are required to be discharged before development commences this include the

submission of a LEMP, further details of species protection, mitigation and management (Toads and Badgers) and the provision of bird boxes. Accordingly, the proposals are considered to comply with the provisions of section 11 of the NPPF and Local Plan Policy EQ5.

Access and Highway considerations

- 7.39 Policy CF6 of the adopted Local Plan sets out the need to ensure that development can be safely accessed in a sustainable manner. The outline permission was accompanied by a Transport Assessment which concluded that the surrounding road network could accommodate the anticipated traffic generation from the development, together with the adjacent site. The Highway Authority confirmed that agreed that the local road network could accommodate the additional traffic.
- 7.40 The outline planning permissions also agreed the position of the two access points for the entire development site. Both access points are 2.5m and have adjacent pedestrian footpaths either side with a tree lined frontage.
- 7.41 Revised plans were submitted to demonstrate that the internal road layout can accommodate 11.2m refuse vehicles. The Highways Authority has confirmed these are acceptable.
- 7.42 Car parking is provided by a mix of garaging, frontage and rear parking courts. In accordance with the Council's car parking standards, properties have been provided with car parking on the following basis:
- 1 bedroom properties: one allocated parking space.
 - 2/3 bedroom properties: 2 car parking spaces, and
 - 4 bedroom properties: 3 parking spaces.
- 7.43 All properties will be provided with a facility to store bicycles, either within a garage or a cycle shed within the rear garden. The proposals are therefore considered acceptable in terms of policy CF6 and the transport considerations.

8. PLANNING BALANCE AND CONCLUSIONS

- 8.1 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision making this means that amongst other things, that local planning authorities should positively seek opportunities to meet the development needs of their area unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits and to secure a development that improves the economic, social and environmental conditions of the area.

- 8.2 The development of the site has been accepted by the granting of the outline planning permission for up to 37 dwellings (HPK/2016/0648) and the subsequent approval of reserved matters for 29 dwellings (HPK/2017/0417). The submitted scheme demonstrates that the layout, scale, design and materials are acceptable and would have a positive impact on the character of the area.
- 8.3 There is no adverse impact in terms of visual amenity, highway safety or ecological matters.
- 8.4 The scheme would deliver important social benefits including the provision of affordable housing, open space on site and other off site financial contributions towards sports provision, allotments and new bus stops. These factors weigh in favour of the scheme.
- 8.5 Accordingly, the proposal is considered to comprise sustainable development under the terms of the NPPF, and complies with Policies S1, S1a, S5, EQ2, EQ5, EQ6, EQ9, H1, CF6 and CF7 of the High Peak Local Plan 2016 which seek provide sustainable residential development. It therefore benefits from the presumption in favour and accordingly is recommended for approval

9. RECOMMENDATIONS

A. That officers, in consultation with the Chairman are given delegated authority to approve the application subject to resolution of outstanding landscape matters, with the following conditions imposed:

- **Implementation of landscaping**
- **Bicycle storage plans**
- **Implementation of mitigation measures as per noise assessment.**

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/ informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Site Plan

