



www.highpeak.gov.uk

**High Peak Borough Council**

*working for our community*

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING AND COMPENSATION ACT 1991  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)  
ORDER 2010

OUTLINE PLANNING APPLICATION

## REFUSAL

Applicant Mr J Rose  
Harpur Homes Ltd  
C/O Agent  
Agent Knights LLP  
The Brampton  
Newcastle-under-Lyme  
ST5 0QW

Application no. HPK/2013/0533

Registered on 21/10/2013

Determined on 20/01/2014

---

High Peak Borough Council hereby **REFUSE** this application for **OUTLINE PLANNING PERMISSION** for

**Application for outline permission for residential development of up to 275 dwellings, public open space, a creche, sports pavilion, access & associated infrastructure at Land at Burlow Road & Heath Nook Road Buxton**

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

### Reasons

1. The site is located within the open countryside as defined in the High Peak Saved Local Plan Policies 2008. The proposed development would erode an important swathe of open countryside, which contributes significantly towards the rural character of the locality. The site lies within in an unsustainable location by virtue of distance to local amenities. The proposed development would have a detrimental impact on the visual character of the area which would significantly and demonstrably outweigh the benefits of the scheme and is unsustainable. As such the development is contrary to Policies OC1, OC4 and GD4 of the adopted High Peak Saved Local Plan Policies 2008 and policies

.....  
Michael Green  
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF  
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76  
E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk) Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

contained within the National Planning Policy Framework which promote sustainable development and the protection and enhancement of valued landscape.

2. The proposal fails to establish the significance of heritage assets or assess the impact of the development on those assets, contrary to Policy BC10 of the High Peak Saved Local Plan Policies 2008 and advice contained at paragraph 128 of the National Planning Policy Framework.
3. In the absence of any supporting information indicating the method of foul water disposal and surface water drainage, the proposals fail to demonstrate the impact of the development on the Peak District Dales Special Areas of Conservation, contrary to Policy OC8 of the High Peak Saved Local Plan Policies, the Conservation of Habitat and Species Regulations 2010 and advice contained within the National Planning Policy Framework .
4. There is no mechanism in place to secure the required affordable housing, off site highway works, play space, open space and education provisions and on site community facilities which are necessary to support the proposed development. The development is therefore contrary to Policies TR4, H9, CF3 of the adopted High Peak Saved Local Plan Policies, Planning Obligations SPD 2005 and advice in the National Planning Policy Framework.

### **Policies relevant to this decision**

EMP 6 - Industry and business within the built-up area boundaries and homeworking

EMP 7 - Industry and business in the countryside

GD2 - Built up area boundaries

GD4 - Character Form and Design

GD12 - Unstable Land, Landfill and Contaminated Sites

GD13 - Buxton Mineral Water

H4 - Housing in Buxton

H5 - Housing within the Built up Area Boundaries

H9 – Affordable Housing for Local Needs

OC1 - Countryside Development

OC4 - Landscape Character and Design

OC6 - Agricultural Development

OC8 – Sites of Importance for Nature Conservation

TR4 – Traffic Management

TR5 – Access, Parking and Design

BC10 – Archaeological and Other Heritage Features

.....  
Michael Green  
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF  
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76  
E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk) Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

## Plans

The plans to which this permission refers are listed below:

HAR225/1-001  
13-063-1001-A

.....  
Michael Green  
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF  
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76  
E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk) Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)