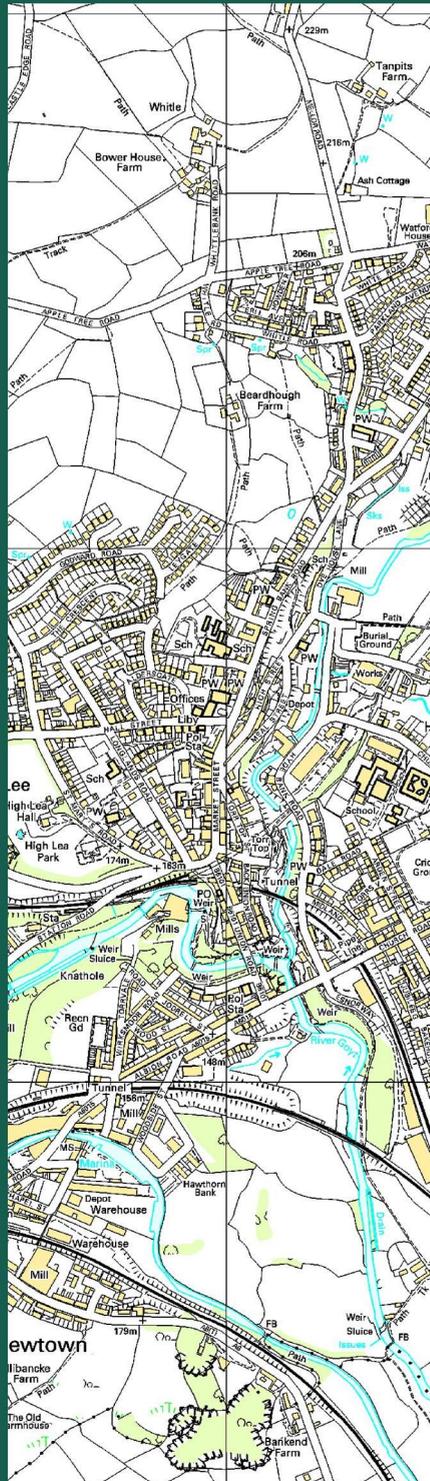


# High Peak Local Plan Preferred Options Maps

February 2013

*Shaping the future*



High Peak Borough Council  
*working for our community*



**1.1** This document contains maps with boundaries for land proposed to be designated in the High Peak Local Plan Preferred Options. The plans should be viewed in conjunction with the relevant policies and supporting text included within the Preferred Options document.

**1.2** Maps are only provided in this document where changes to the adopted Local Plan Proposals Map (2005) are proposed. The Local Plan Preferred Option also includes sites that are identified in the current Local Plan. Where no change to the boundary is proposed, please see the Local Plan Proposals Map (2005)<sup>(i)</sup> for further details.

**1.3** New sites and amendments to existing Local Plan Proposals Maps boundaries include the following:

- Local Green Spaces (Policy S5)
- Green wedges (Policy S6)
- Minor amendments to the Green Belt boundary in Whaley Bridge Parish (Policy S6)
- Strategic gap between Glossop and Hadfield (Policy S5)
- Land for additional secondary school capacity in Buxton (Policy S7)
- Employment land allocations (Policies E2, DS15 & DS16)
- Primary Employment Zones (Policy E3)
- Industrial Legacy sites (Policies E5, DS1, DS3, DS5, DS8, DS9, DS10 & DS11)
- Housing land allocations (Policies H3, DS1, DS2, DS3, DS4, DS6, DS7, DS8, DS12, DS13, DS14 & DS15)
- Town centre boundaries (Policy CF1)
- Primary Shopping Areas (Policy CF2)
- Primary Retail Frontages (Policy CF2)
- Town Centre Regeneration Areas (Policy CF1 and DS17)

**1.4** A full list of maps included within this document is provided in the Table of Contents overleaf.

**1.5** Following on from the Preferred Options consultation, proposed development sites, other designations and key planning constraints will be identified on a new Proposals Map that will accompany the revised High Peak Local Plan.

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i The adopted Local Plan Proposals Maps (2005) can be viewed at Council offices, local libraries and on the Council's website:

<http://www.highpeak.gov.uk/hp/council-services/local-development/adopted-local-plan>

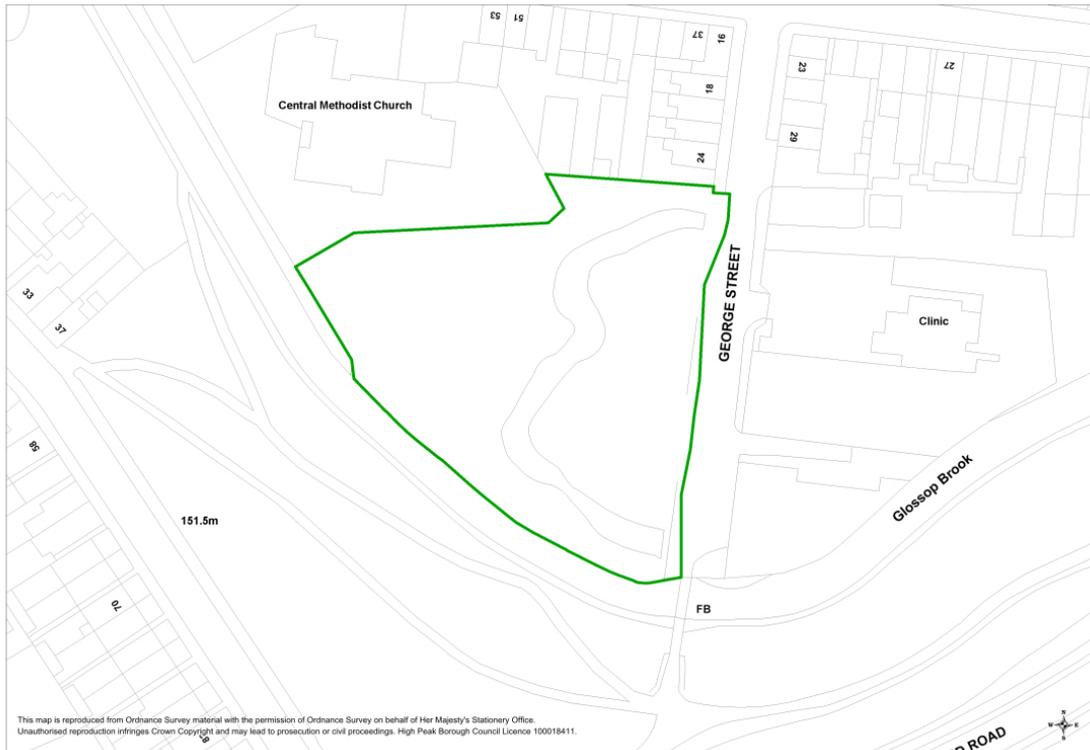
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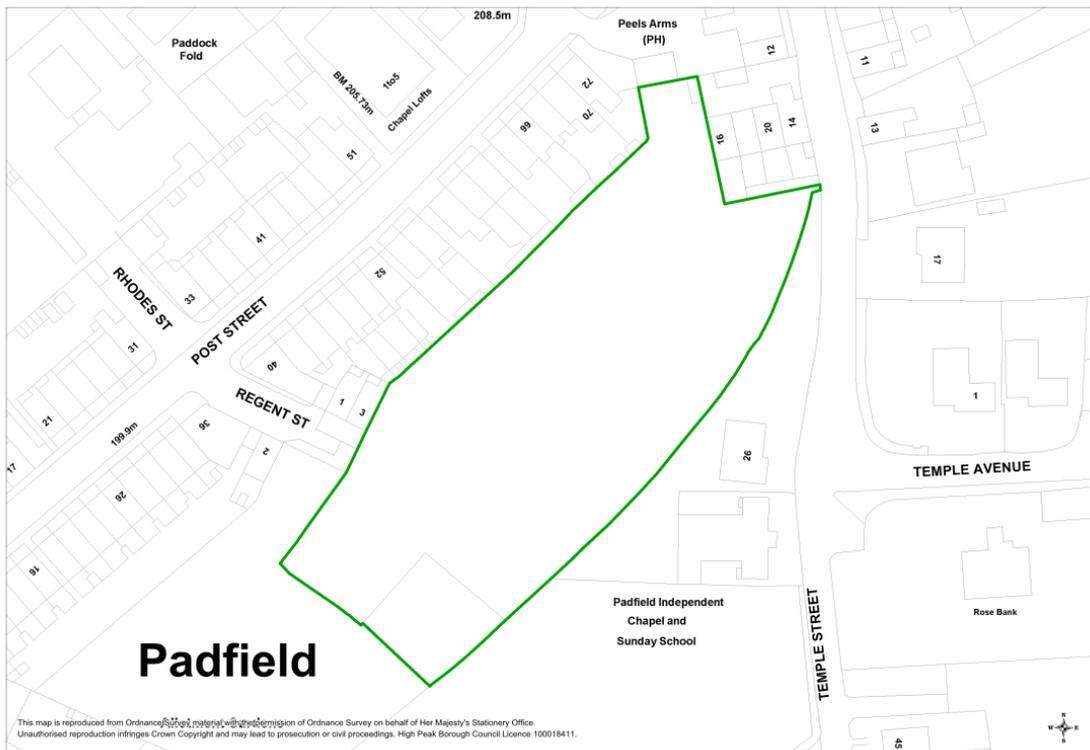
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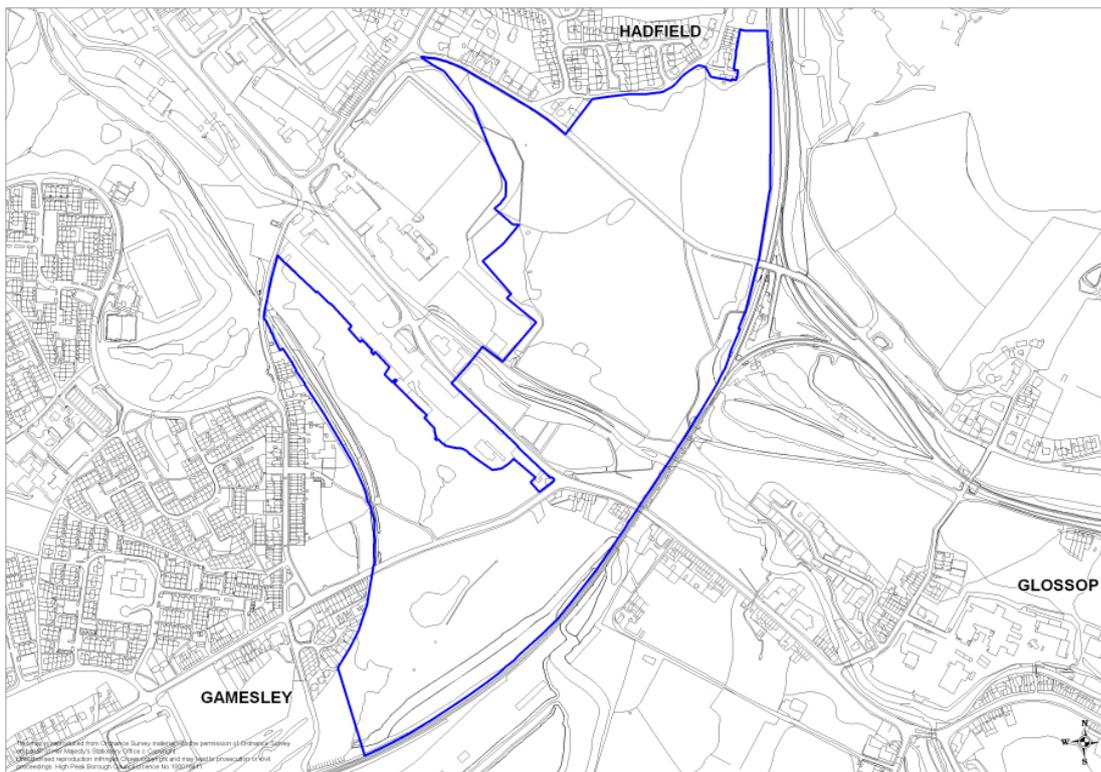
### Map 1 George Street Local Green Space (Policy S5)



### Map 2 Padfield Local Green Space (Policy S5)



**Map 3 Strategic gap between Hadfield and Glossop (Policy S5)**



### H 3

#### Housing Allocations

The following sites will be allocated for housing or mixed use development. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

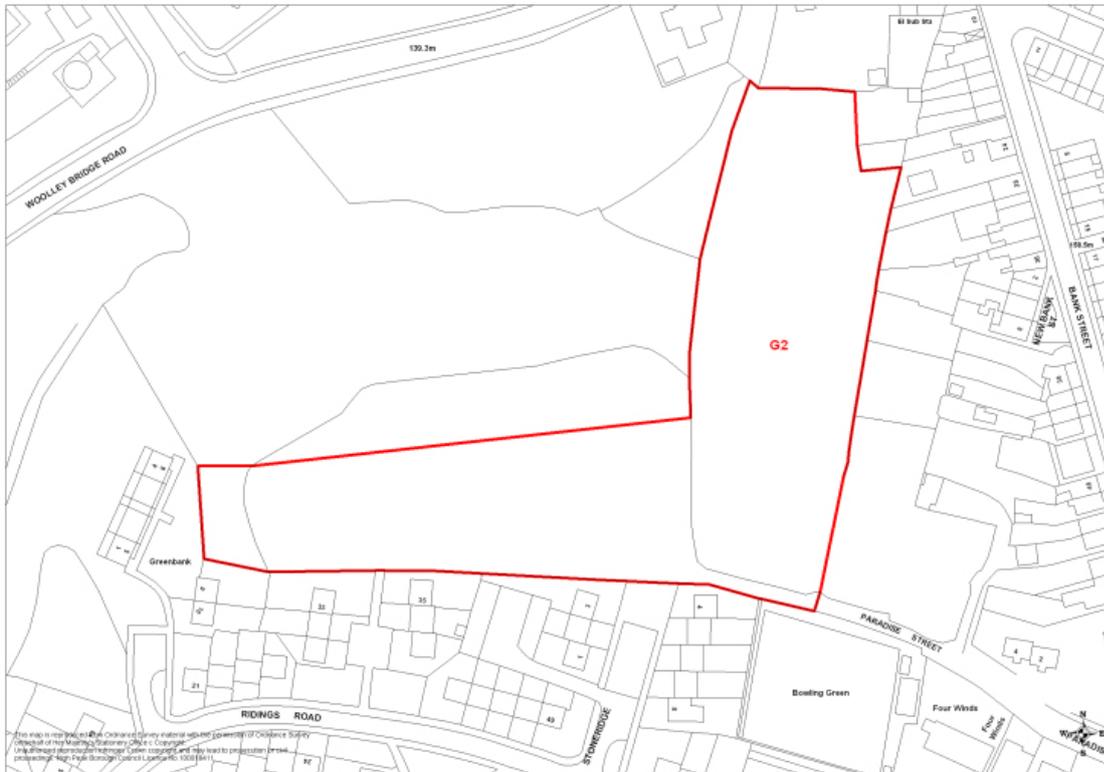
#### Glossopdale

<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>	<b>Map number</b>
<i>Paradise Street Hadfield (G2)</i>	28	L	4
<i>North Road (G6)</i>	60	L	5
<i>Land off Woodhead Rd (G8)</i>	63	E	6
<i>Land off Woodhead Road (G9)</i>	13	L	7
<i>Land off Woodhead Road ( G10)</i>	25	M	8

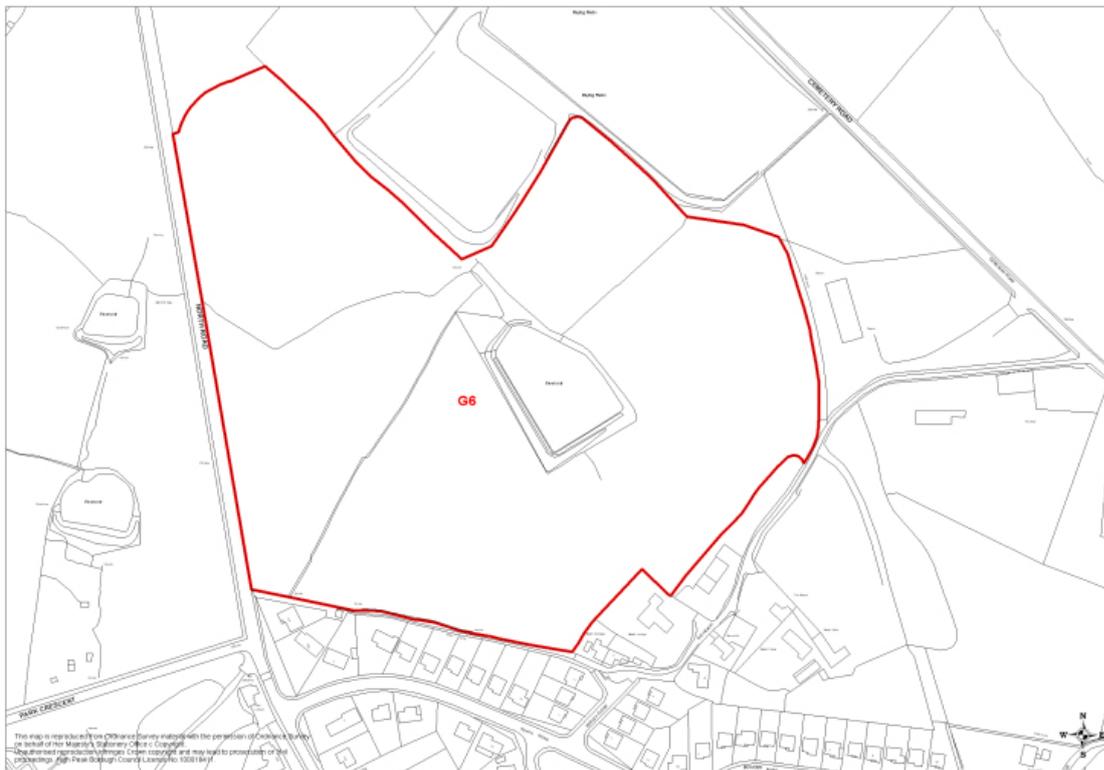
## 2 Glossopdale

<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>	<b>Map number</b>
<i>Hawkshead Mill Old Glossop (G13)</i>	31	<i>E</i>	9
<i>Hope Street Old Glossop (G14)</i>	19	<i>L</i>	10
<i>York Street Depot Glossop (G15)</i>	25	<i>E</i>	11
<i>Woods Mill High St East (G16)</i>	104	<i>E</i>	12
<i>Bank Street Glossop (G18)</i>	16	<i>M</i>	13
<i>Dinting Road/Dinting Lane (G19)</i>	64	<i>M</i>	14
<i>Dinting Lane (G20)</i>	50	<i>L</i>	15
<i>Land off Dinting Road Glossop (G21)</i>	13	<i>M</i>	16
<i>Former railway museum (G23)</i>	89	<i>L</i>	17
<i>Land off Melandra Castle Road (G25)</i>	35	<i>M</i>	18
<i>Land adj to Gamesley Sidings (G26)</i>	38	<i>M</i>	19
<i>Charlestown Works Glossop (G31)</i>	76	<i>E</i>	20
<i>Adderley Place</i>	130	<i>L</i>	21

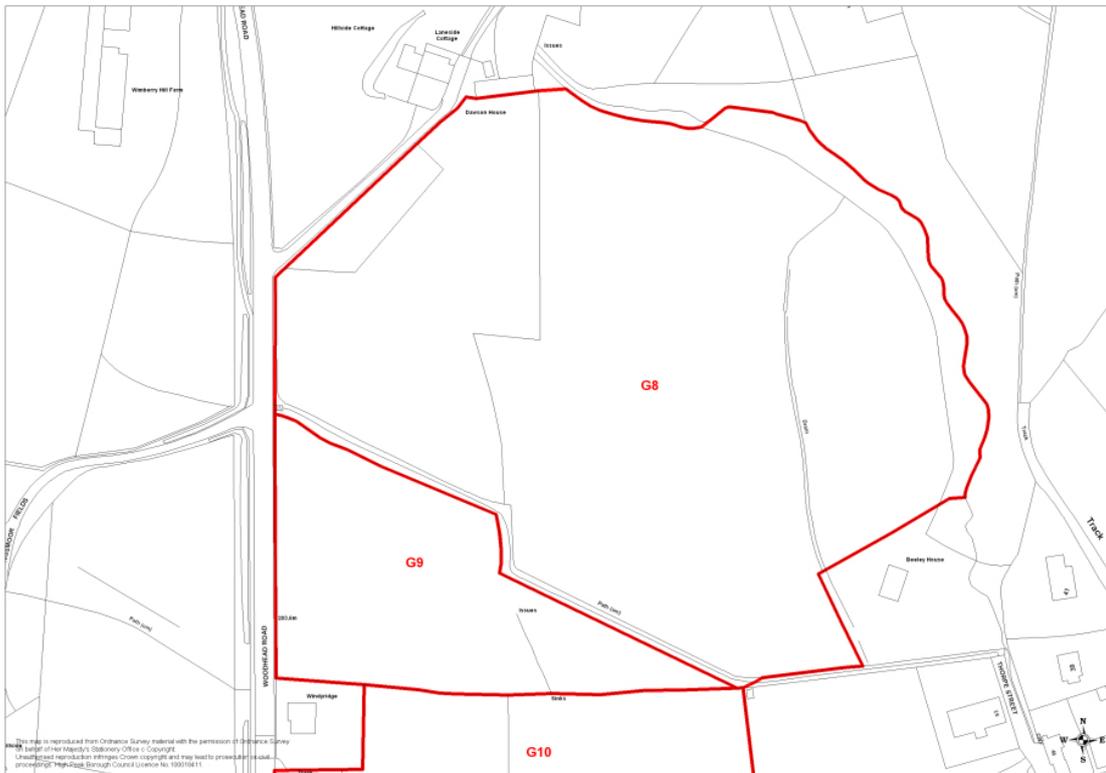
Map 4 G2 Paradise Street, Hadfield (Policy H3)



Map 5 G6 North Road, Glossop (Policy H3)



## Map 6 G8 Land off Woodhead Road, Glossop (Policy H3)



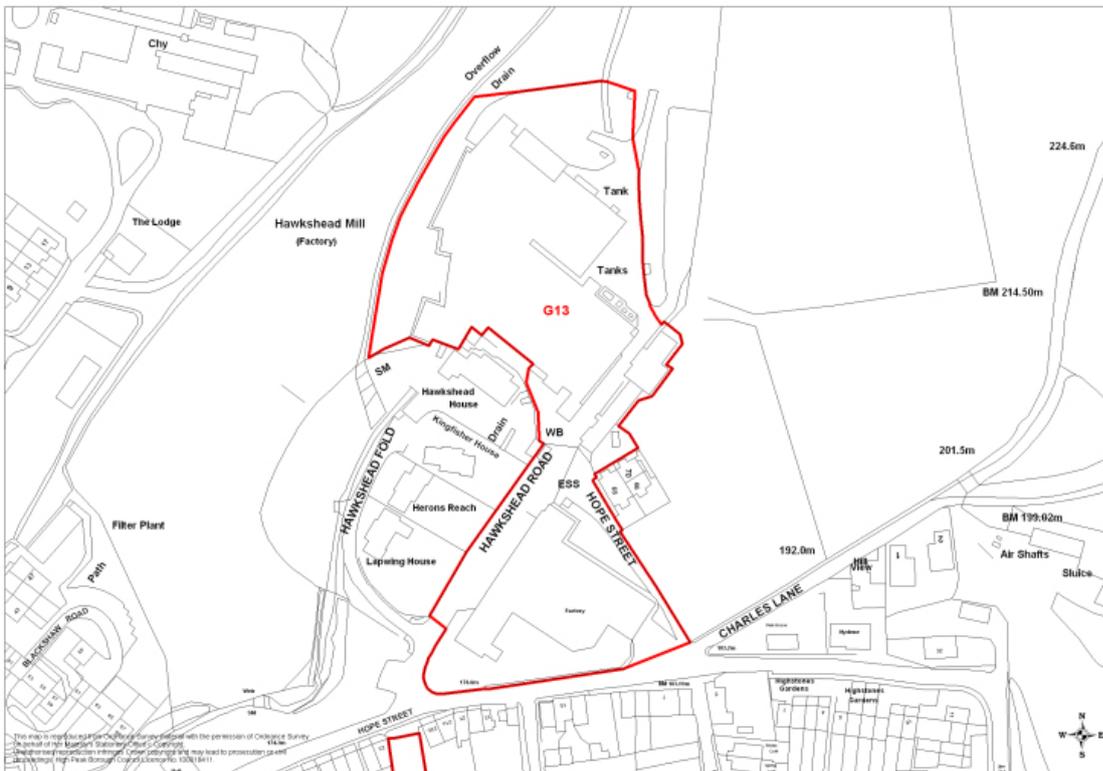
## Map 7 G9 Land off Woodhead Road, Glossop (Policy H3)



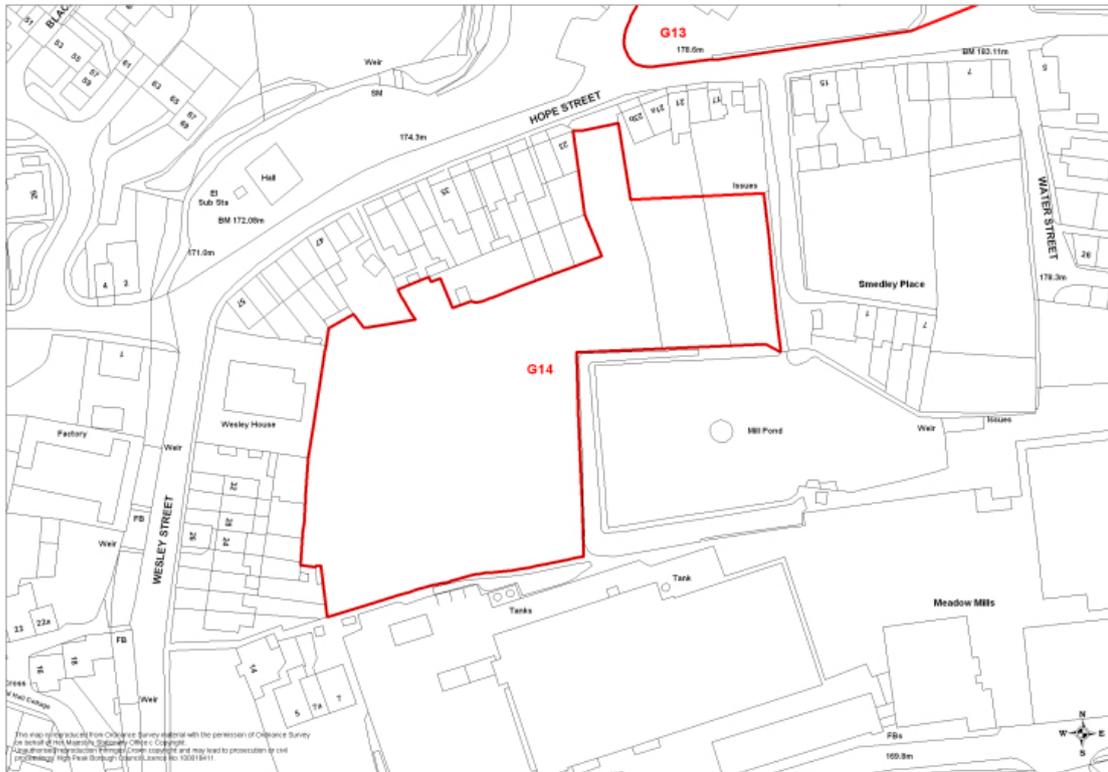
Map 8 G10 Land off Woodhead Road, Glossop (Policy H3)



Map 9 G13 Hawkshead Mill, Old Glossop (Policy H3)



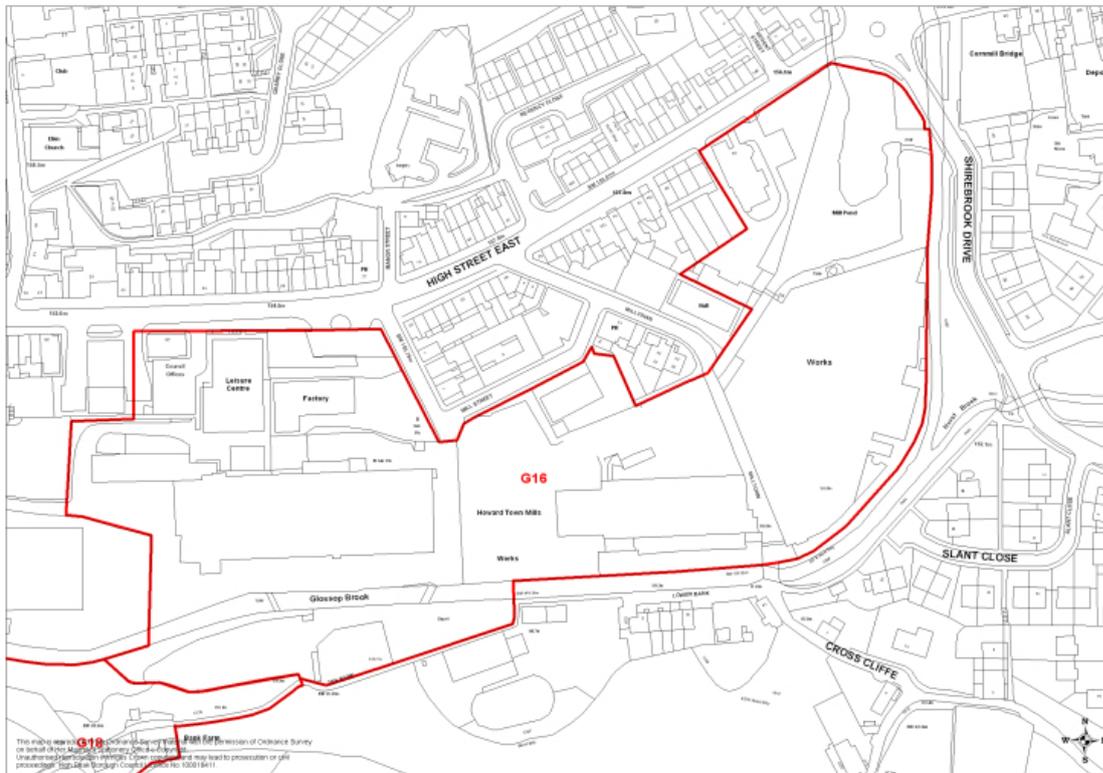
## Map 10 G14 Hope Street, Glossop (Policy H3)



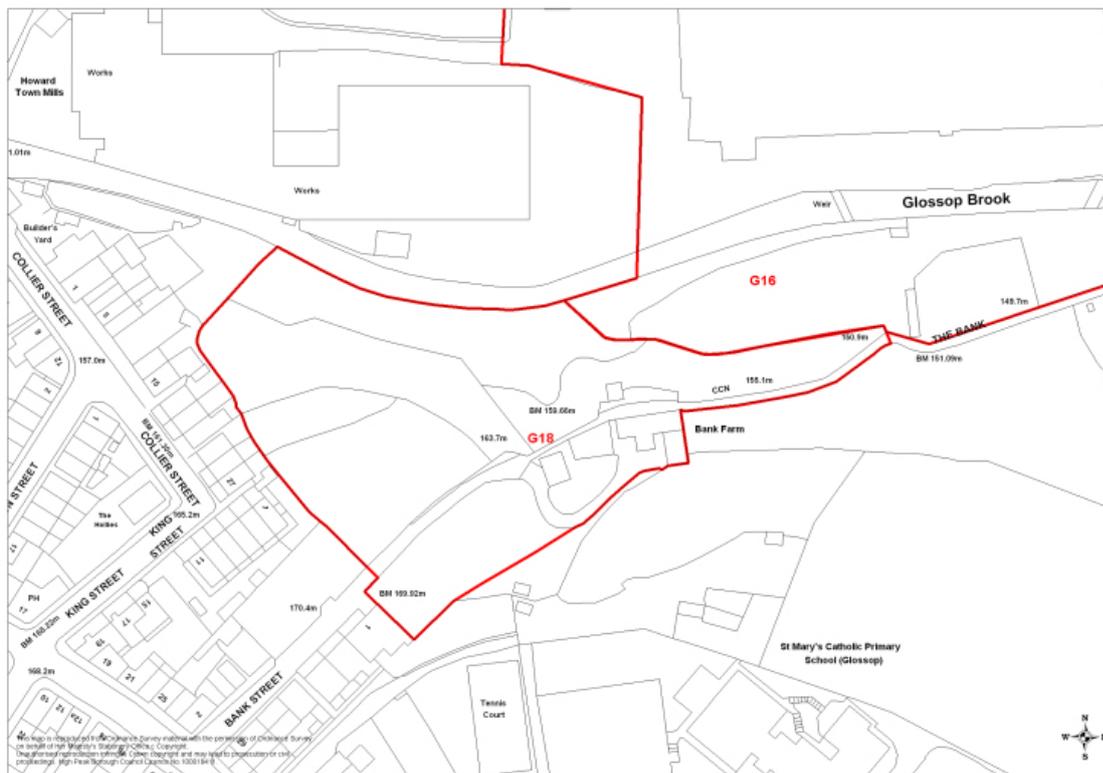
## Map 11 G15 York Street Depot, Glossop (Policy H3)



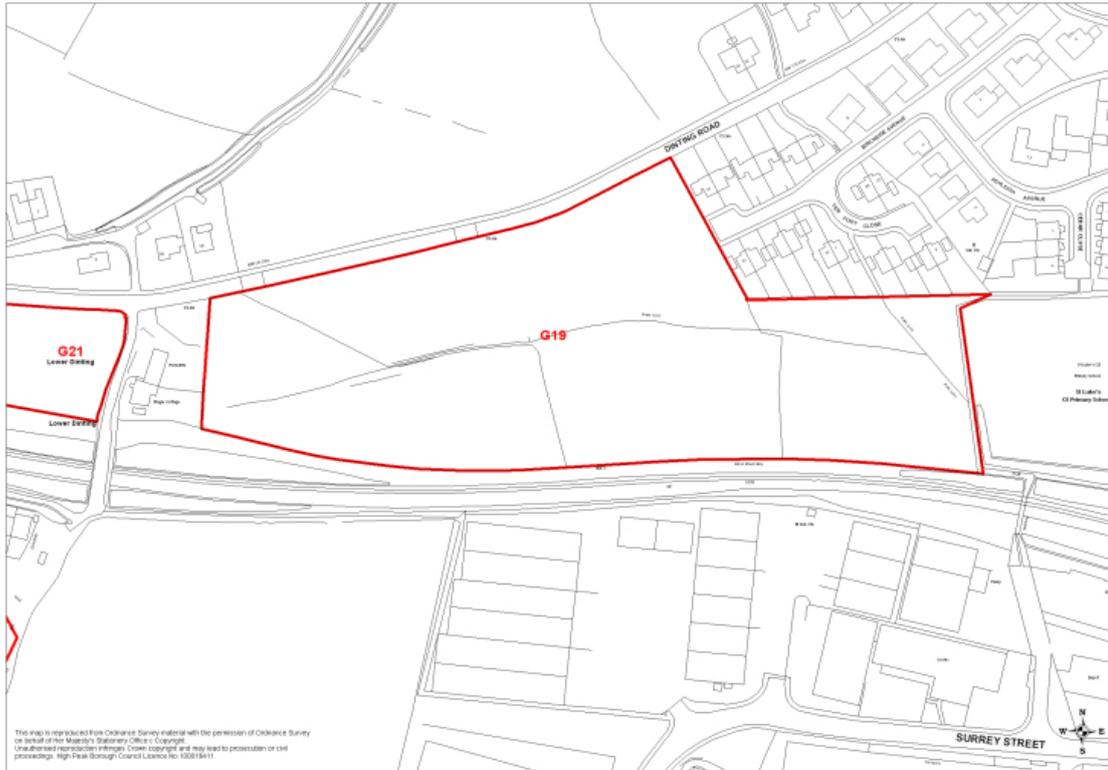
Map 12 G16 Woods Mill, High St East, Glossop (Policy H3, E5, CF1 and DS1)



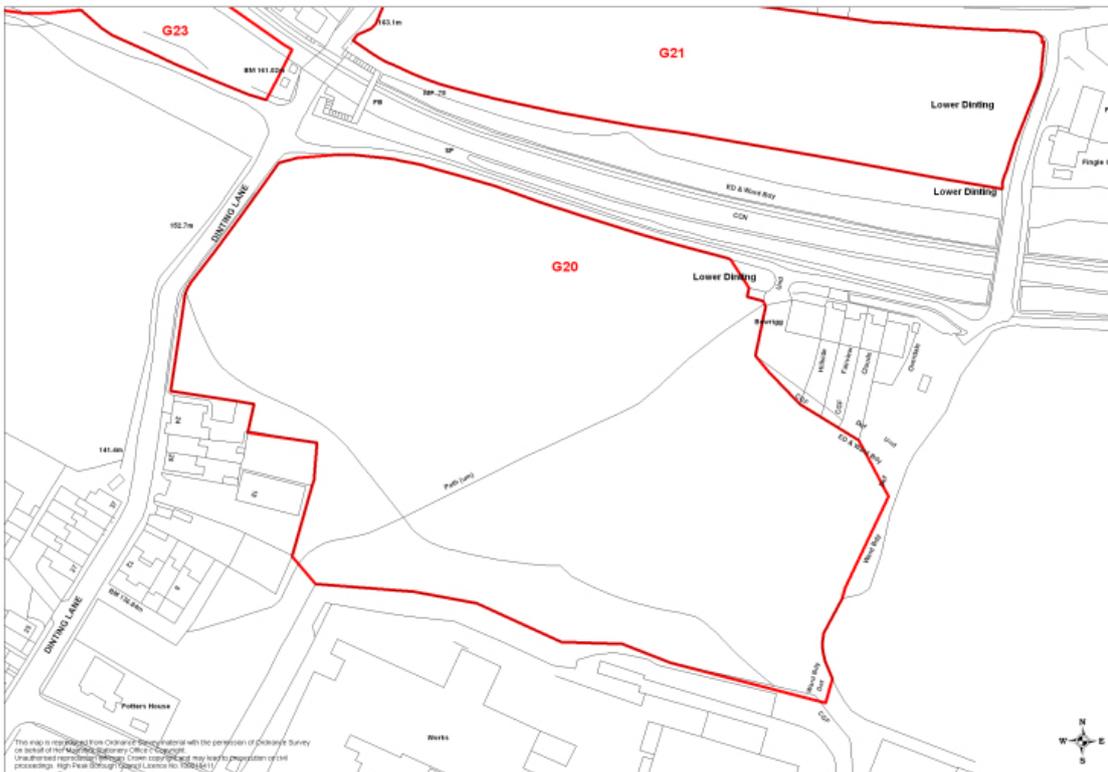
Map 13 G18 Bank Street, Glossop, (Policy H3)



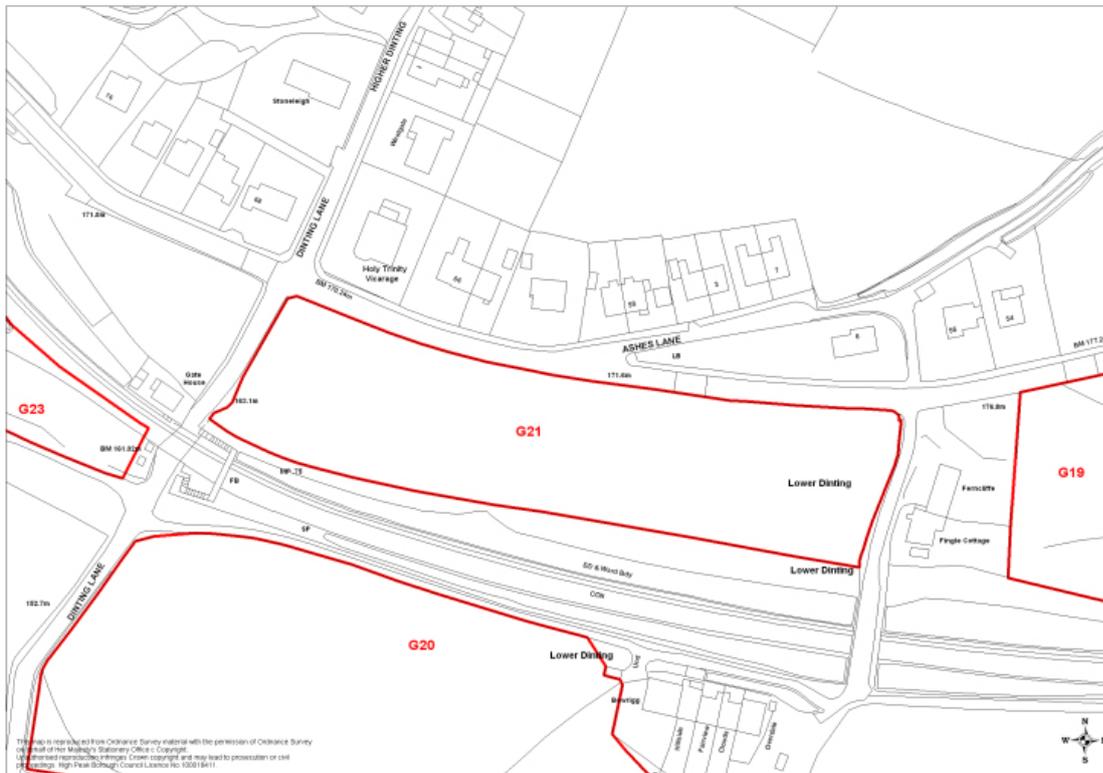
Map 14 G19 Dinting Road/Dinting Lane, Glossop (Policy H3)



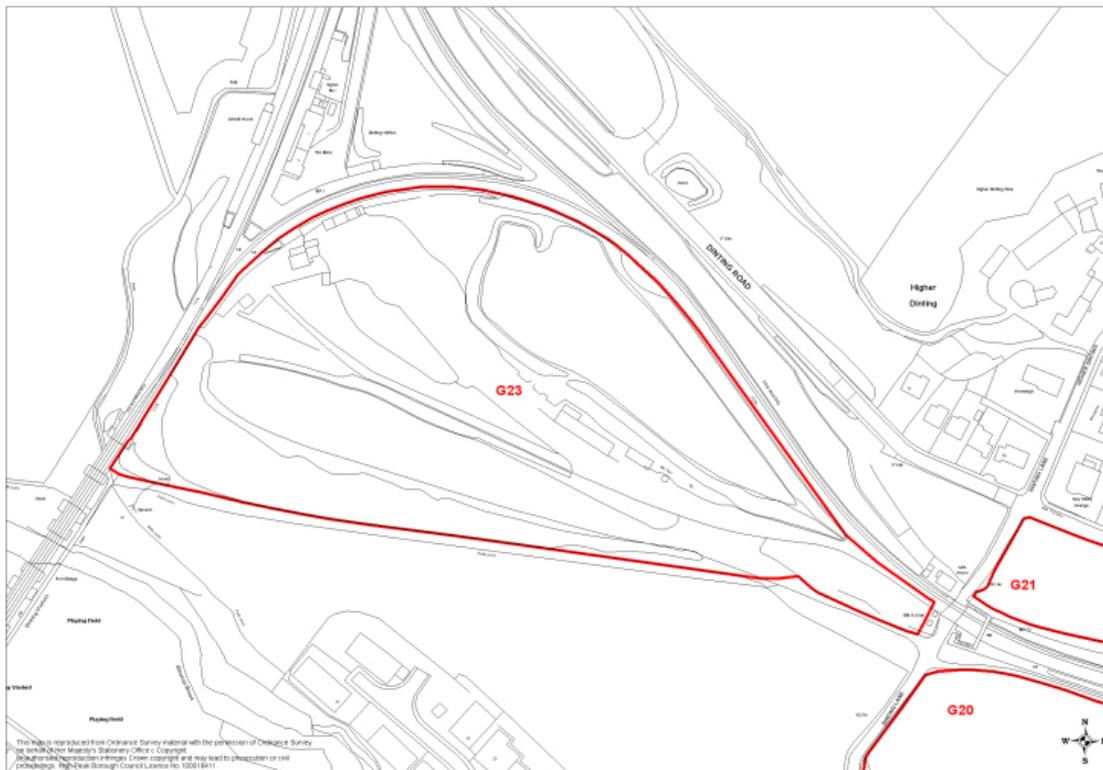
Map 15 G20 Dinting Lane, Glossop (Policy H3)



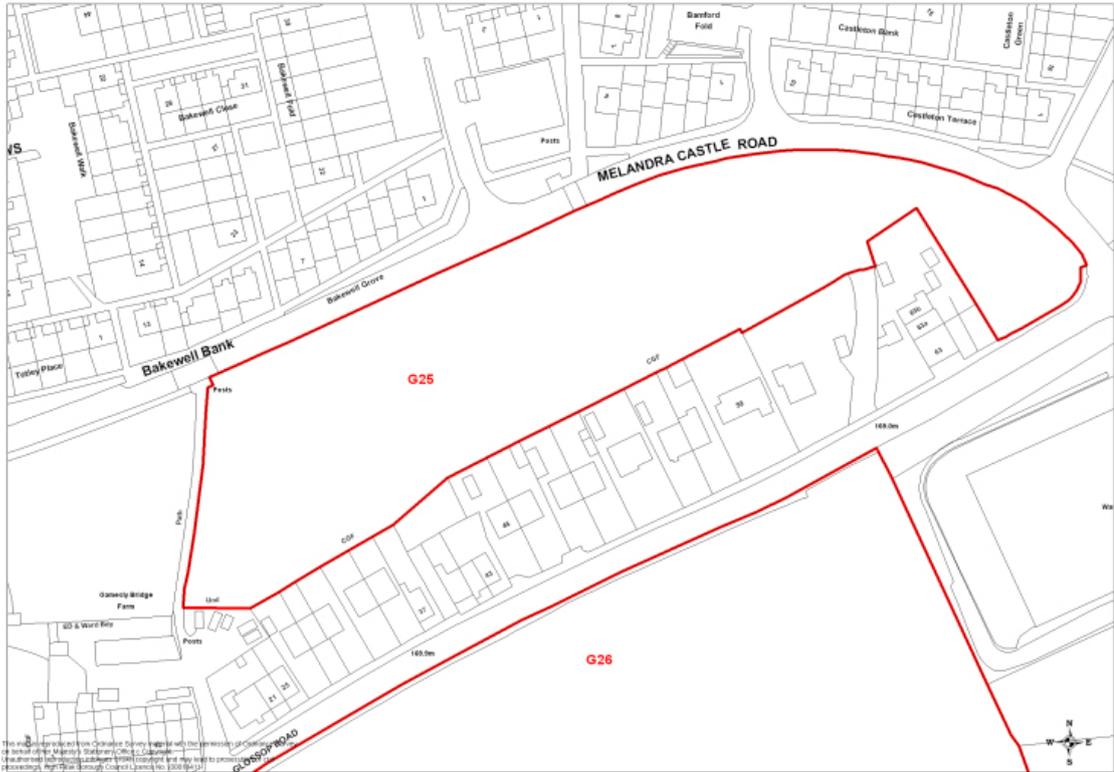
Map 16 G21 Land off Dinting Road, Glossop (Policy H3)



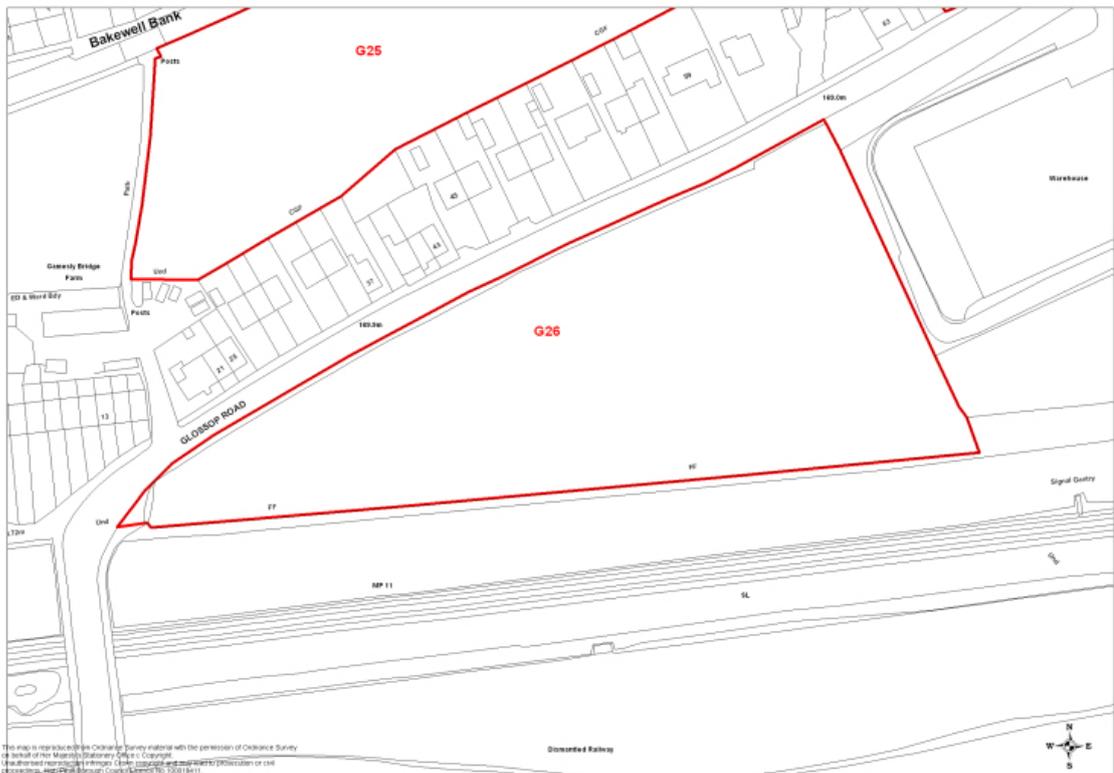
Map 17 G23 Former railway museum, Glossop (Policy H3 and DS2)



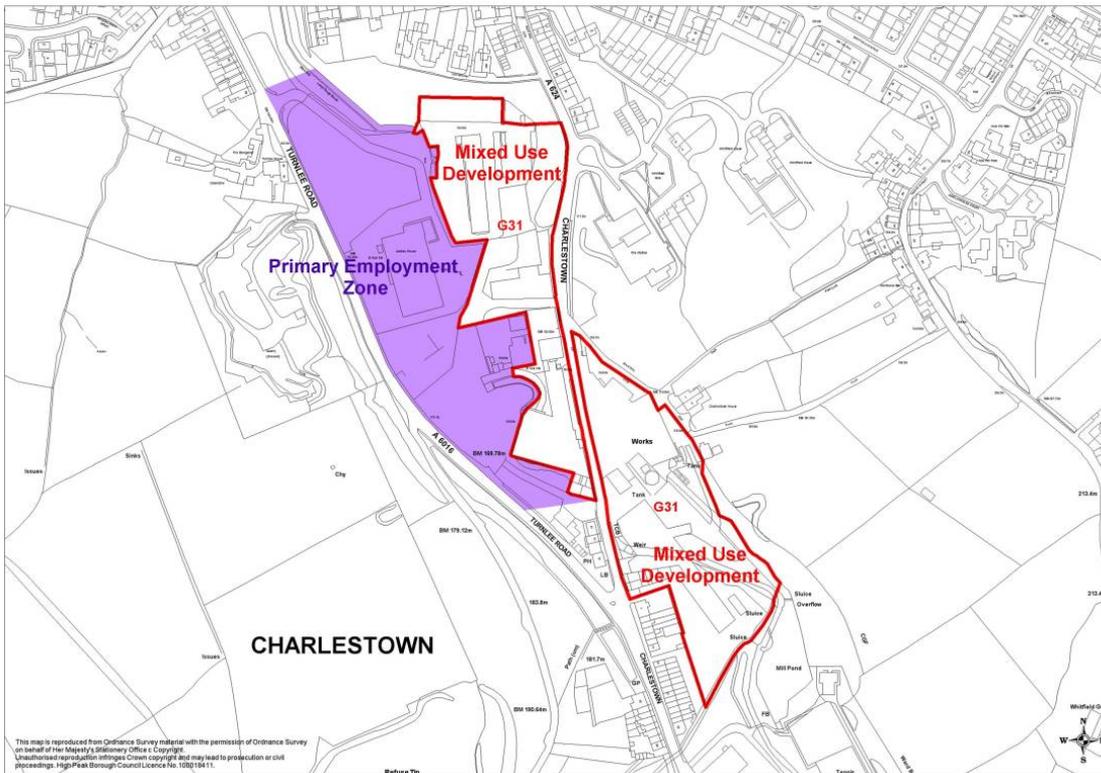
**Map 18 G25 Land off Melandra Castle Road, Glossop (Policy H3)**



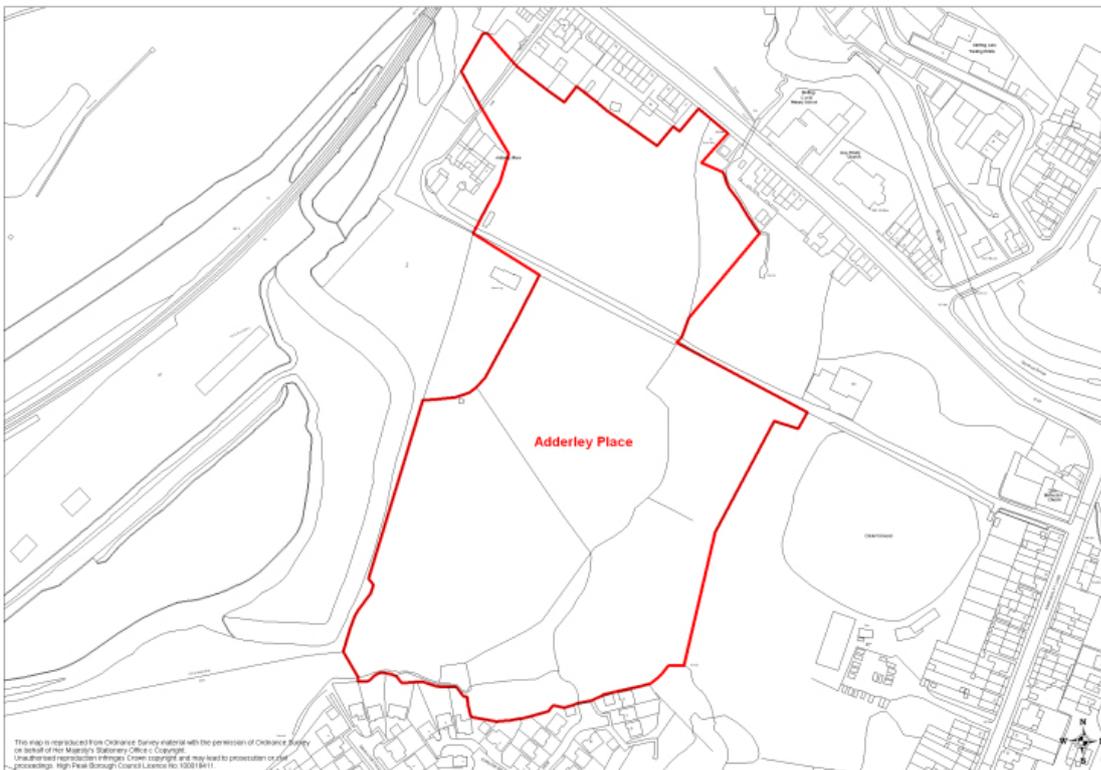
**Map 19 G26 Land at Gamesley Sidings, Glossop (Policy H3)**



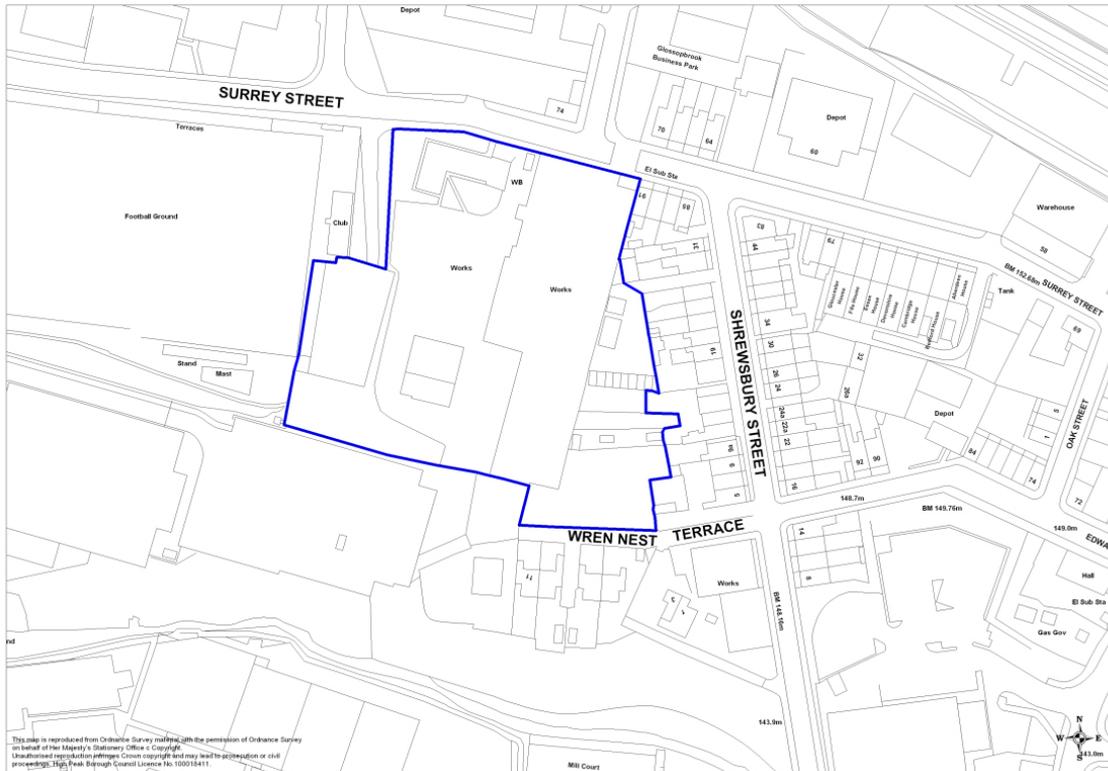
Map 20 G31 Charlestown Works, Glossop (Policy H3, E5 and DS3)



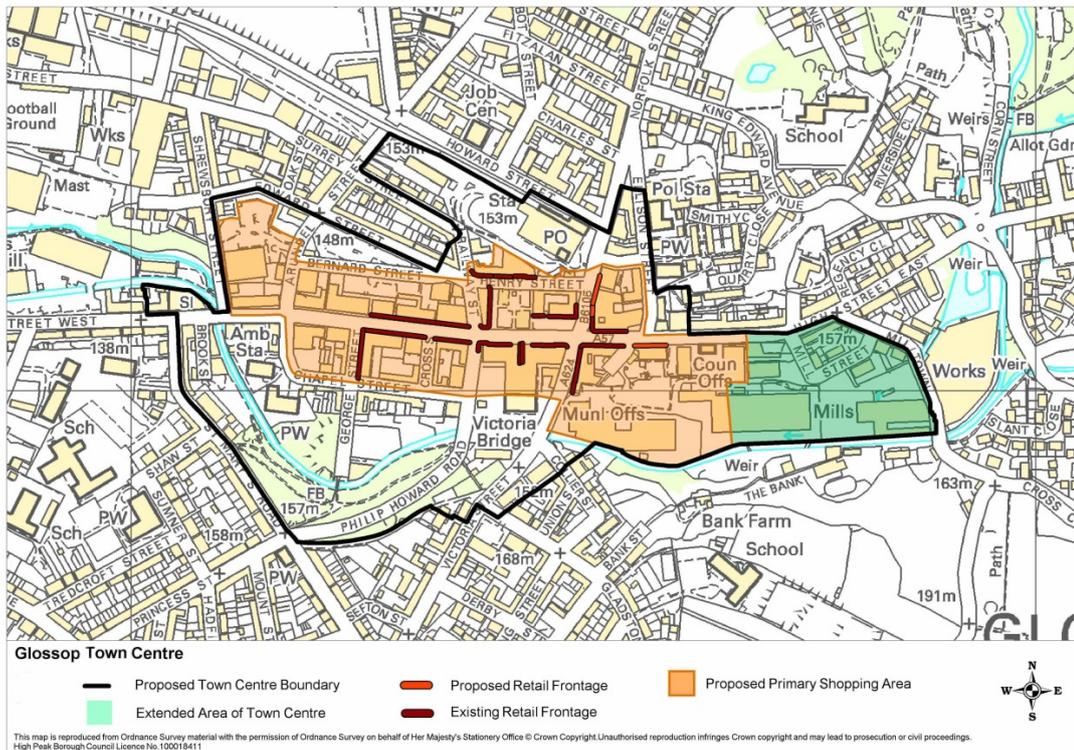
Map 21 Adderley Place, Glossop (Policy H3 and DS4)



**Map 22 Former Ferro Alloys site, Glossop (Policy E5 and DS5)**



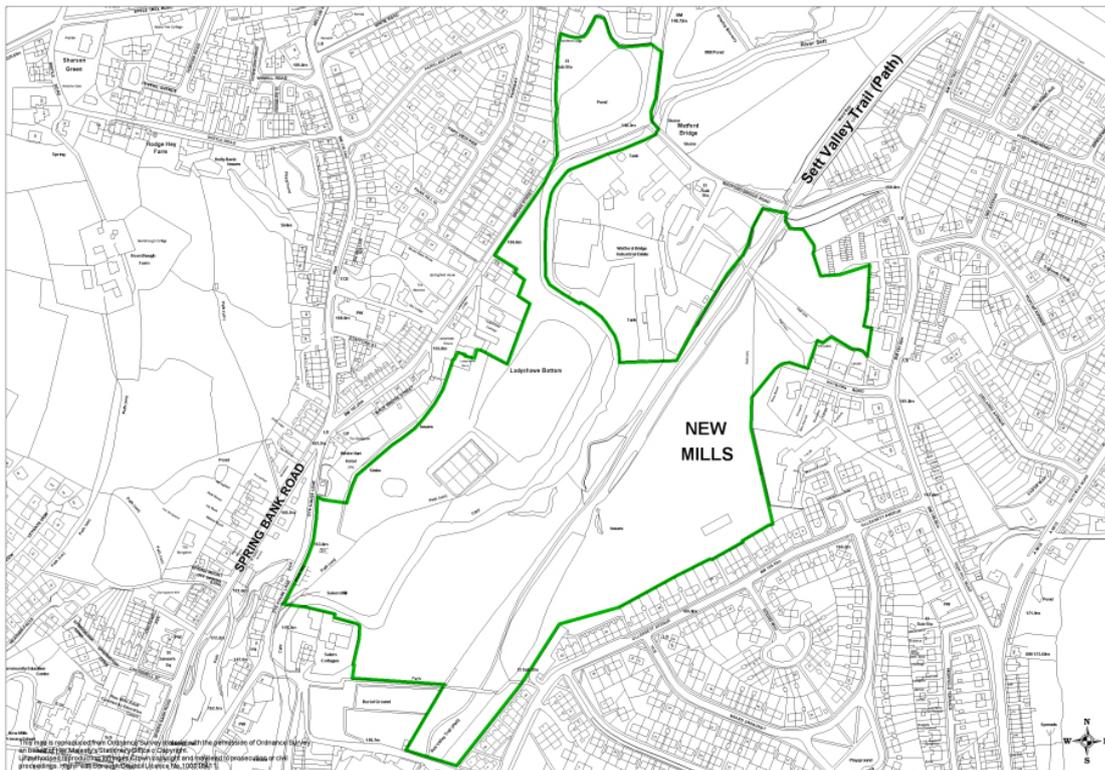
**Map 23 Glossop town centre boundary (Policy CF1 and CF2)**



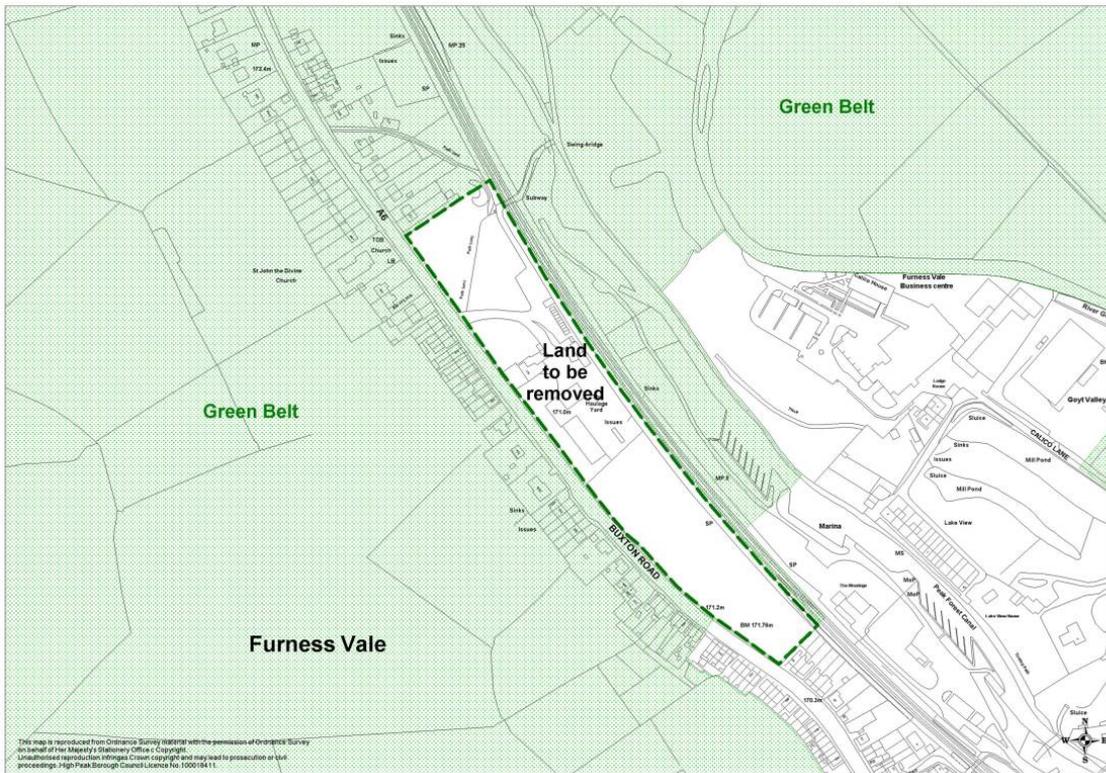
**Map 24 New Mills Green Wedge between Church Lane and St Georges Road (Policy S6)**



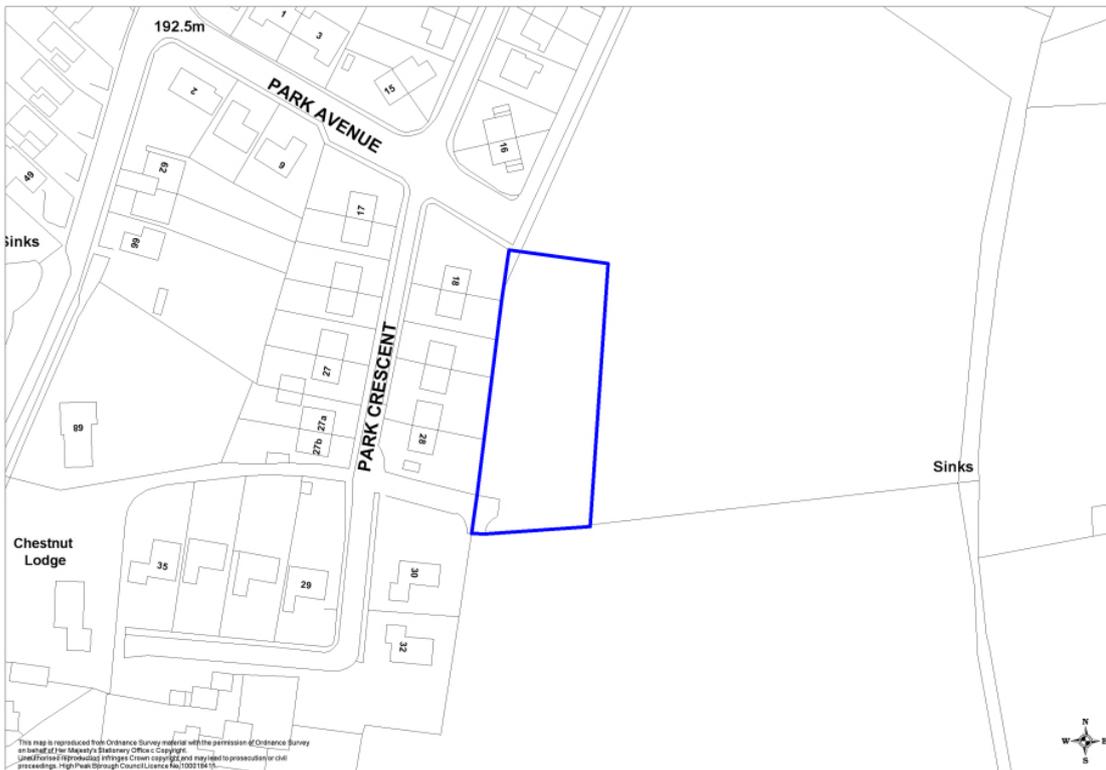
**Map 25 New Mills Green Wedge, Ladyshaw Bottom (Policy S6)**



Map 26 Green Belt boundary amendment, Furness Vale (Policy S6)



Map 27 Land for new school building, Park Crescent, Furness Vale (Policy S6)



## H 3

**Housing Allocations**

The following sites will be allocated for housing or mixed use development. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

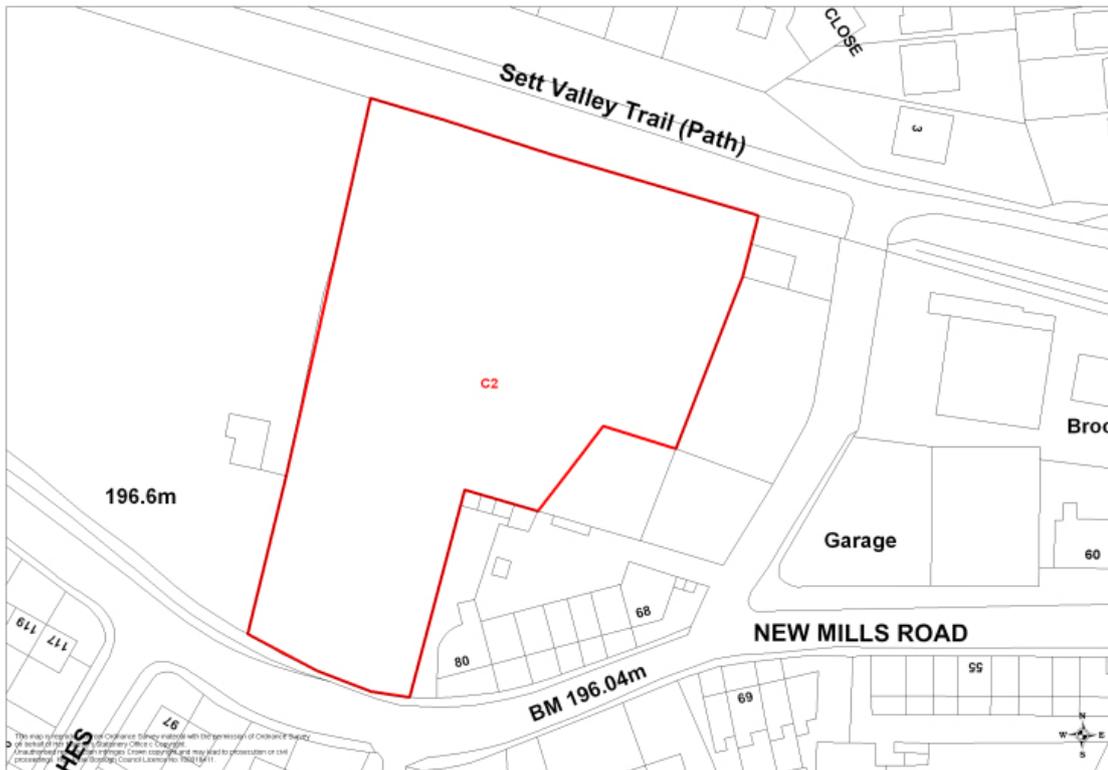
Central

<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>	<b>Map number</b>
<i>Hayfield Road Hayfield (C1)</i>	10	<i>E</i>	28
<i>New Mills Road (C2)</i>	17	<i>M</i>	29
<i>Derby Road New Mills (C3)</i>	170	<i>L</i>	30
<i>Ollersett Lane/Pingot Road New Mills (C5)</i>	146	<i>M</i>	31
<i>Laneside Road New Mills (C6)</i>	78	<i>L</i>	32
<i>Woodside Street New Mills (C7)</i>	25	<i>E</i>	33
<i>Wharf Road Whaley Bridge (C8)</i>	40	<i>E</i>	34
<i>Buxton Road Chinley (C13)</i>	13	<i>E</i>	35
<i>Between Old Road and Buxton Road WB</i>	16	<i>L</i>	36
<i>Opp Tesco along railway embankment</i>	15	<i>L</i>	37
<i>Britannia Mill</i>	50	<i>E</i>	38

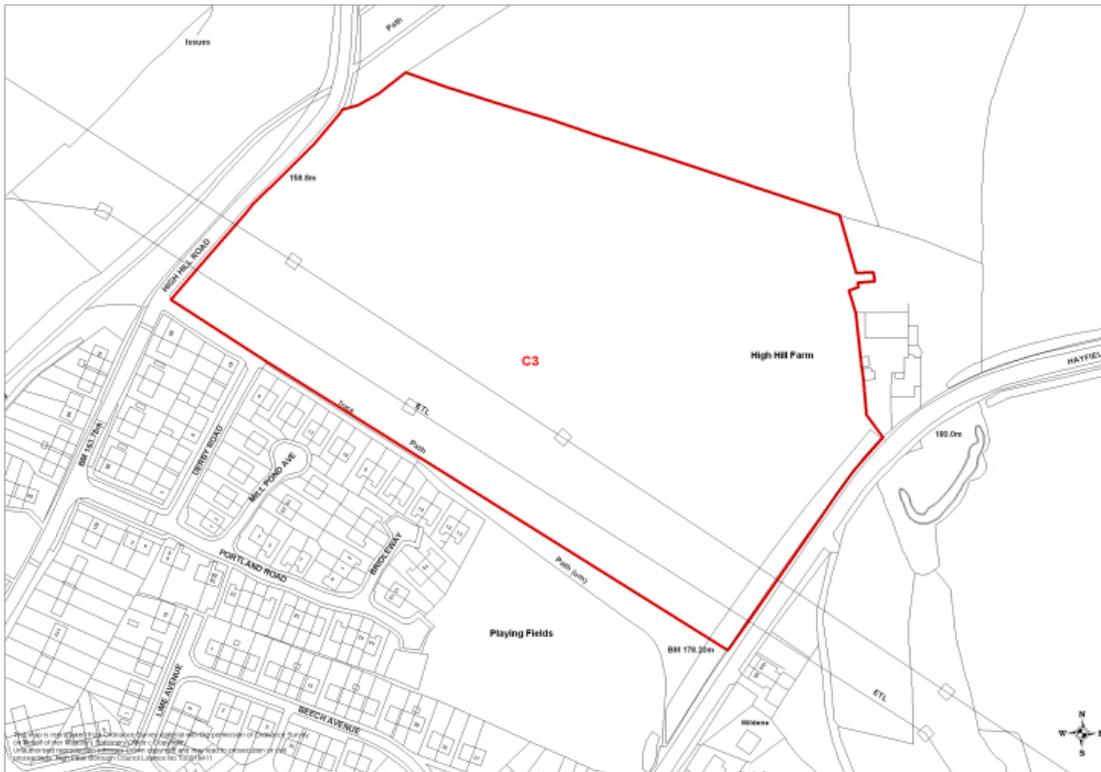
Map 28 C1 Hayfield Road, Hayfield (Policy H3)



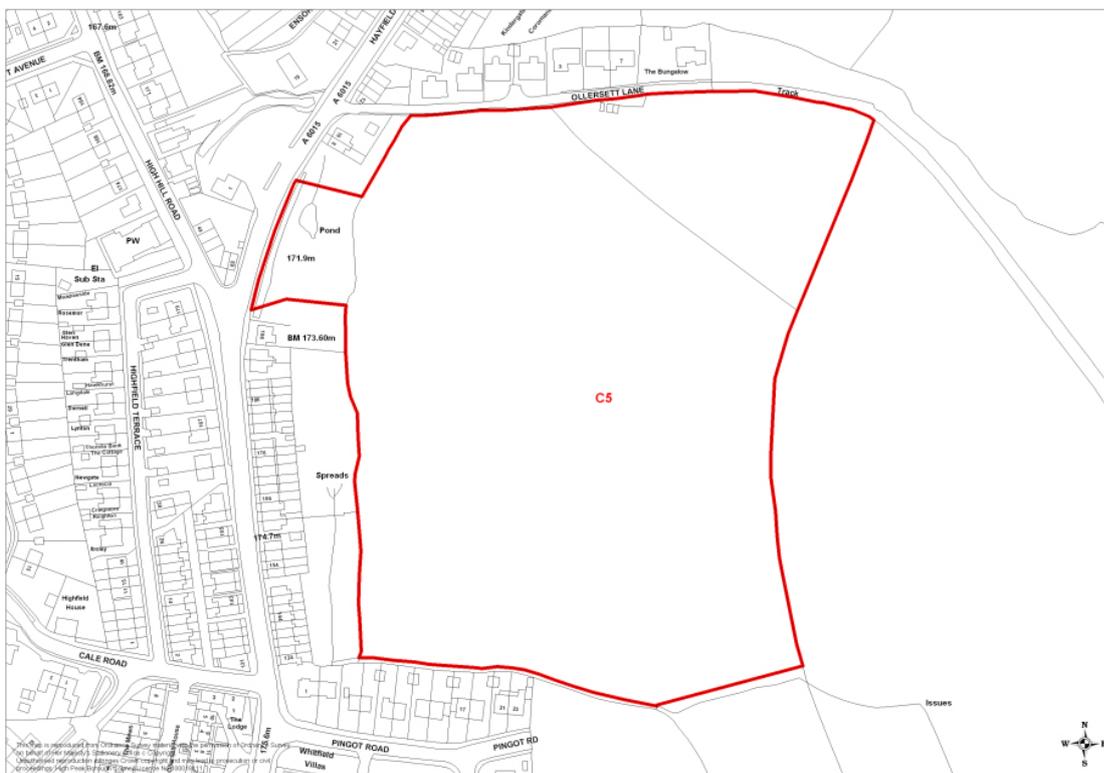
Map 29 C2 New Mills Road, Hayfield (Policy H3)



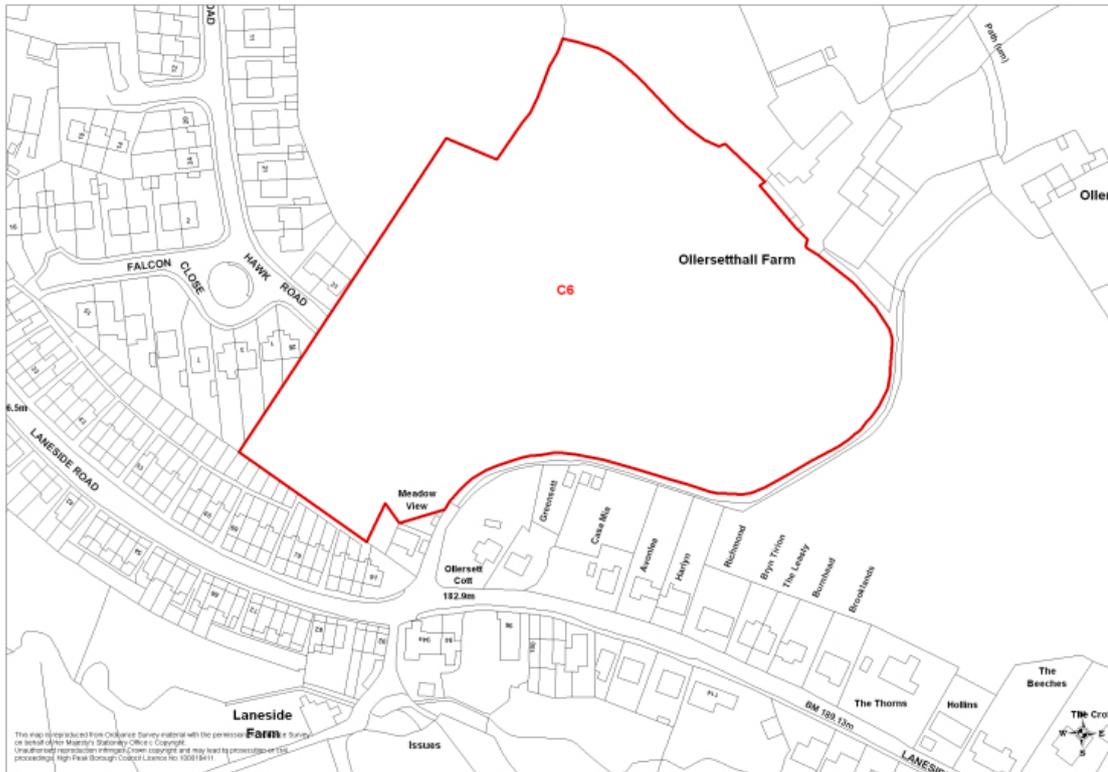
Map 30 C3 Derby Road, New Mills (Policy H3 and DS6)



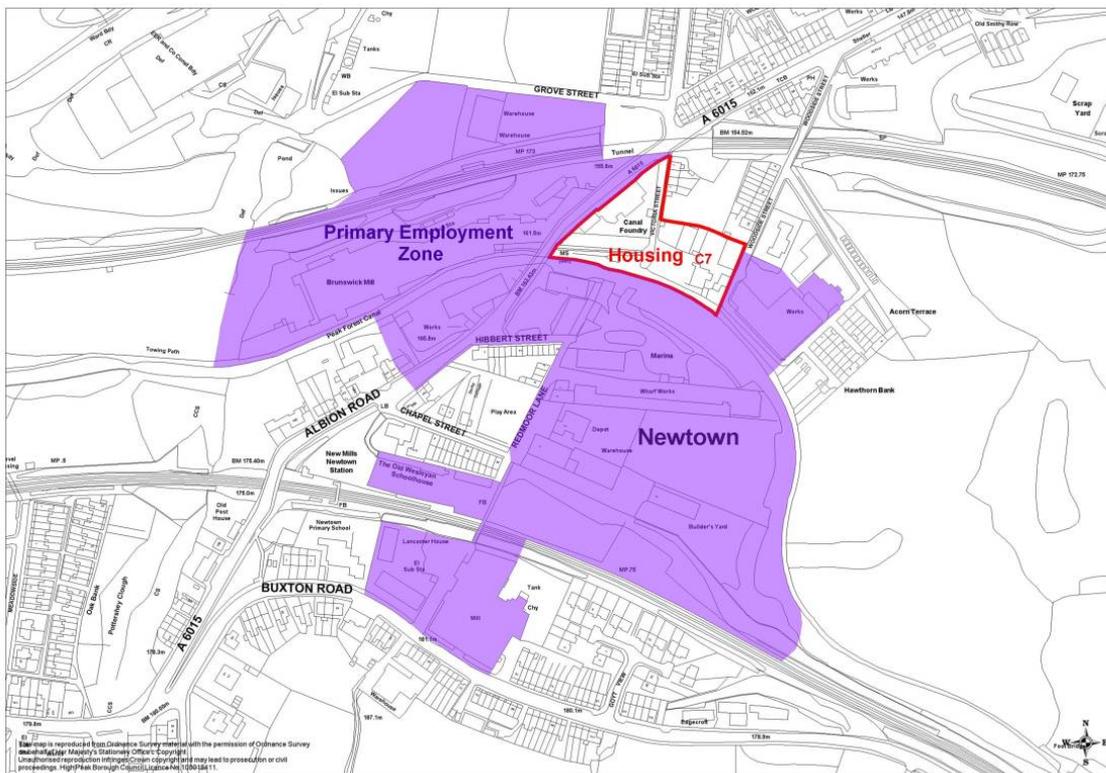
Map 31 C5 Ollersett Lane/Pingot Road, New Mills (Policy H3 and DS7)



Map 32 C6 Laneside Road, New Mills (Policy H3)



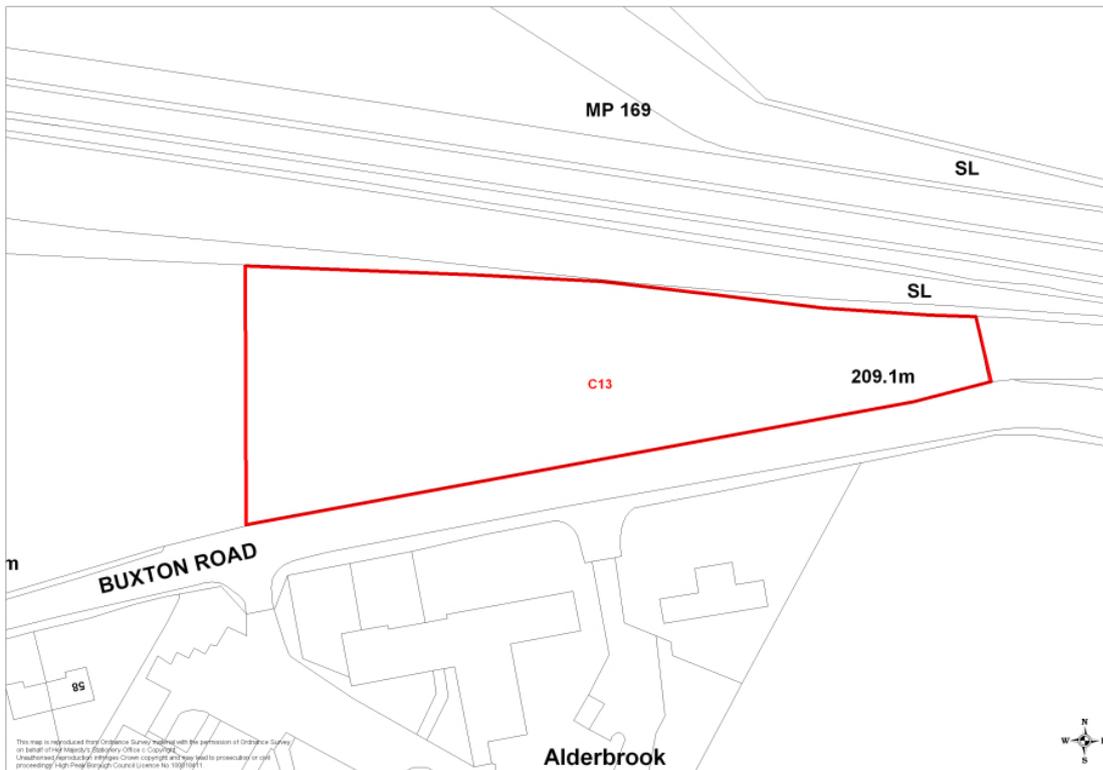
Map 33 C7 New Mills Newtown, included revised PEZ boundary (Policy E3 and H3)



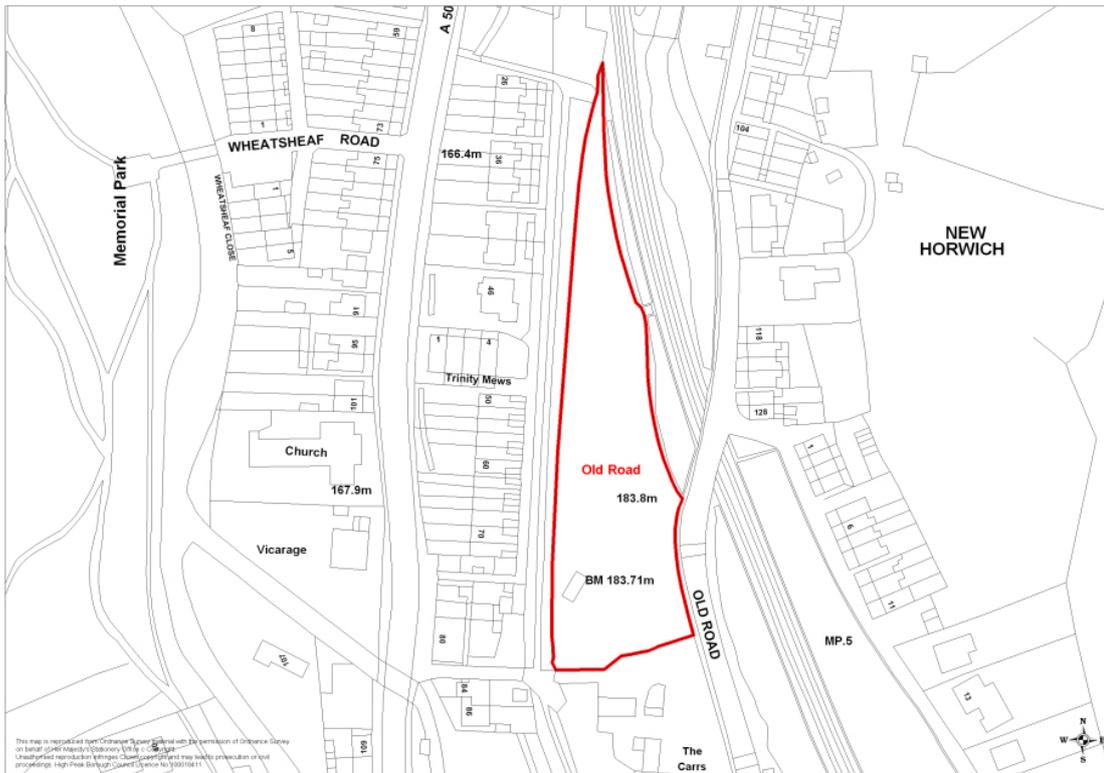
Map 34 C8 Wharf Road, Whaley Bridge (Policy H3)



Map 35 C13 Buxton Road, Chinley (Policy H3)



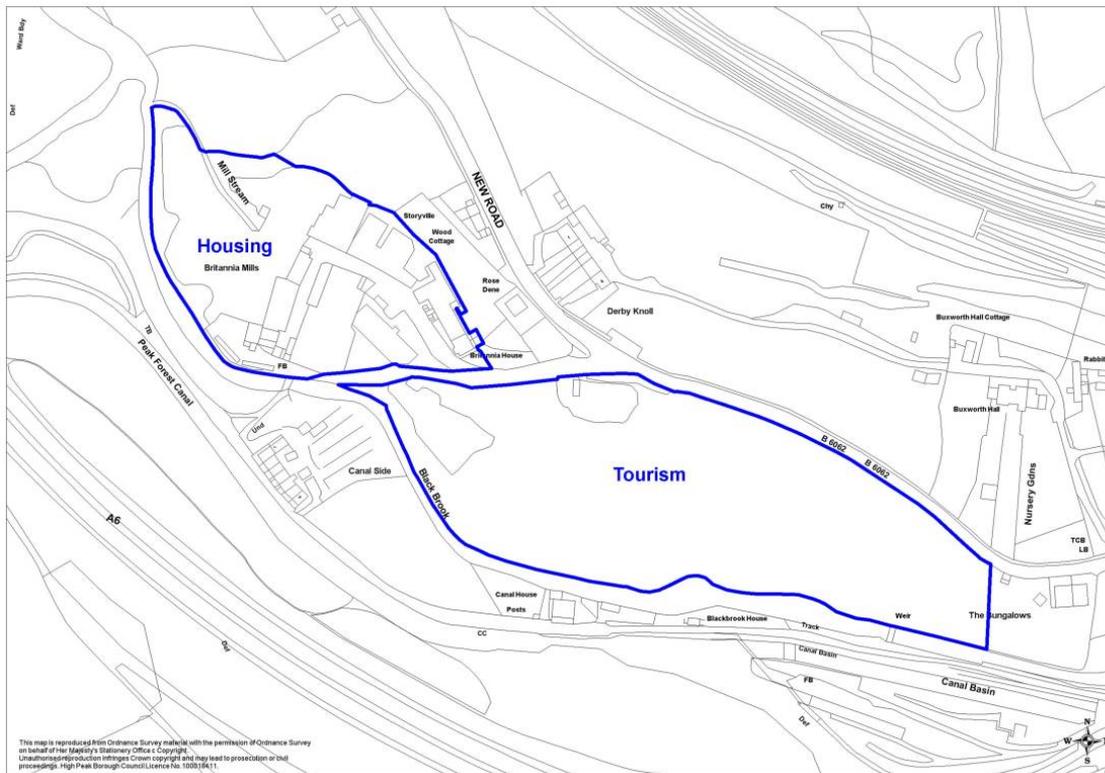
Map 36 Between Old Road and Buxton Road, Whaley Bridge (Policy H3)



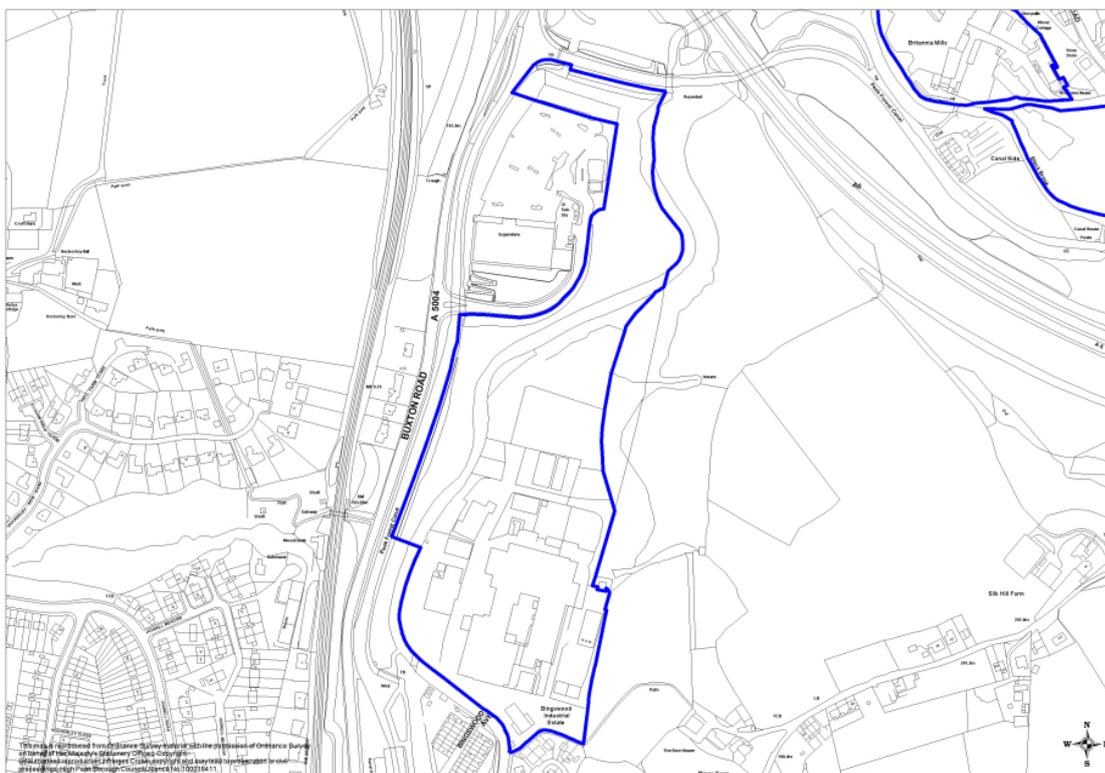
Map 37 Land opposite Tesco along railway embankment, Whaley Bridge (Policy CF1 and H3)



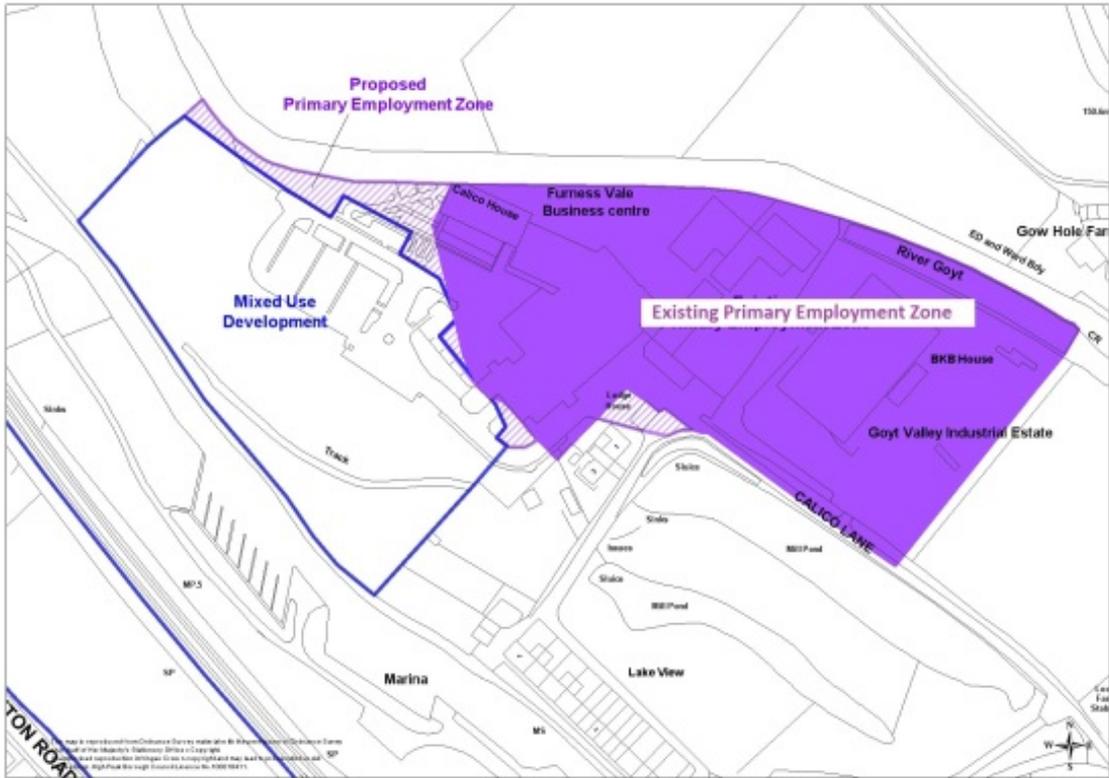
Map 38 Britannia Mill, Buxworth (Policy H3, E5 and DS8)



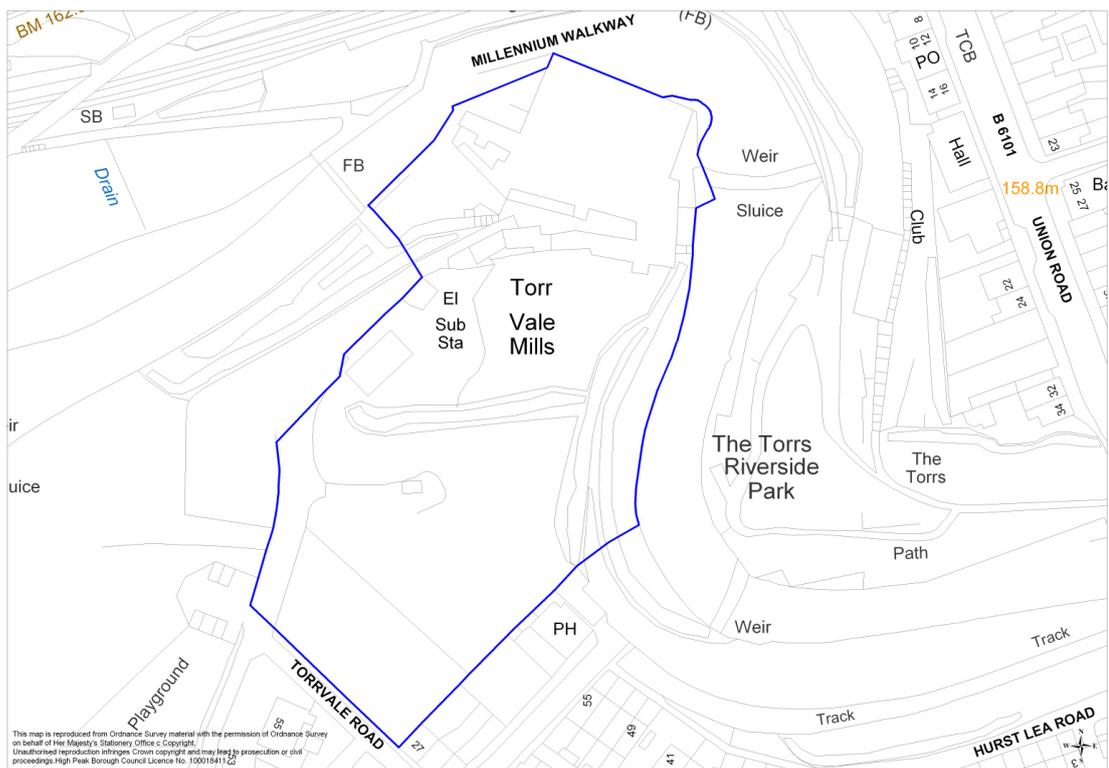
Map 39 Bingswood, Whaley Bridge (Policy E5 and DS9)



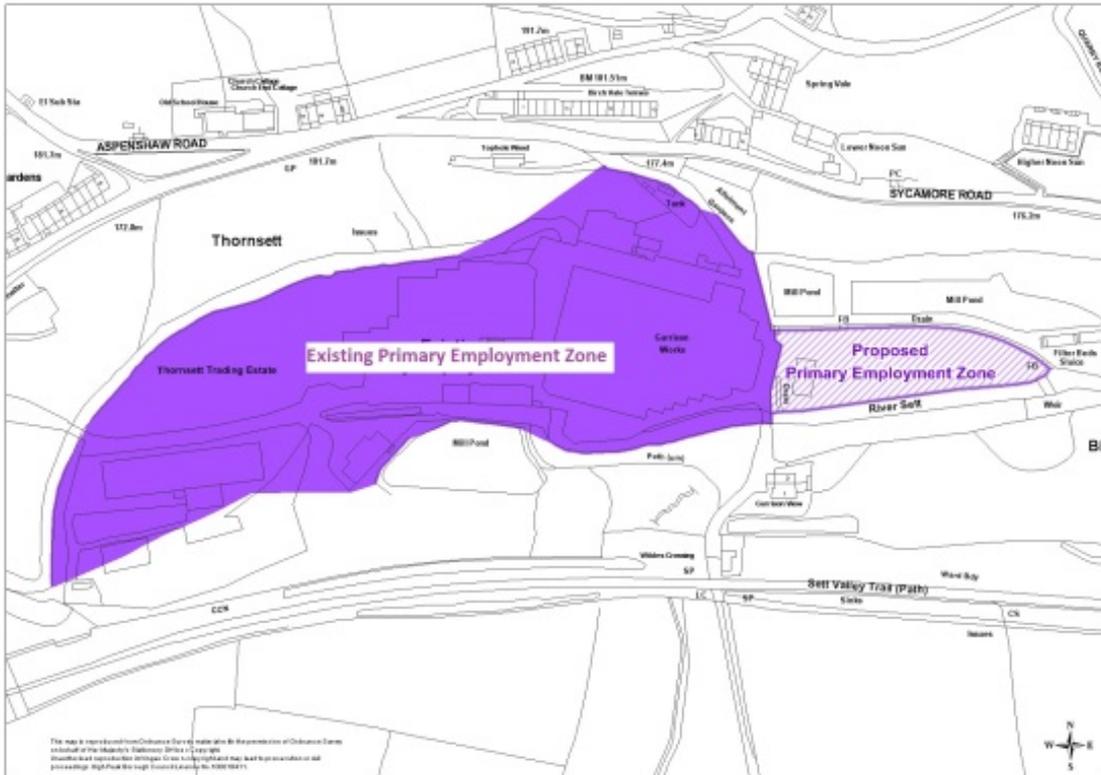
**Map 40 Furness Vale Industrial Estate, Calico Lane, Furness Vale (Policy E5 and DS10)**



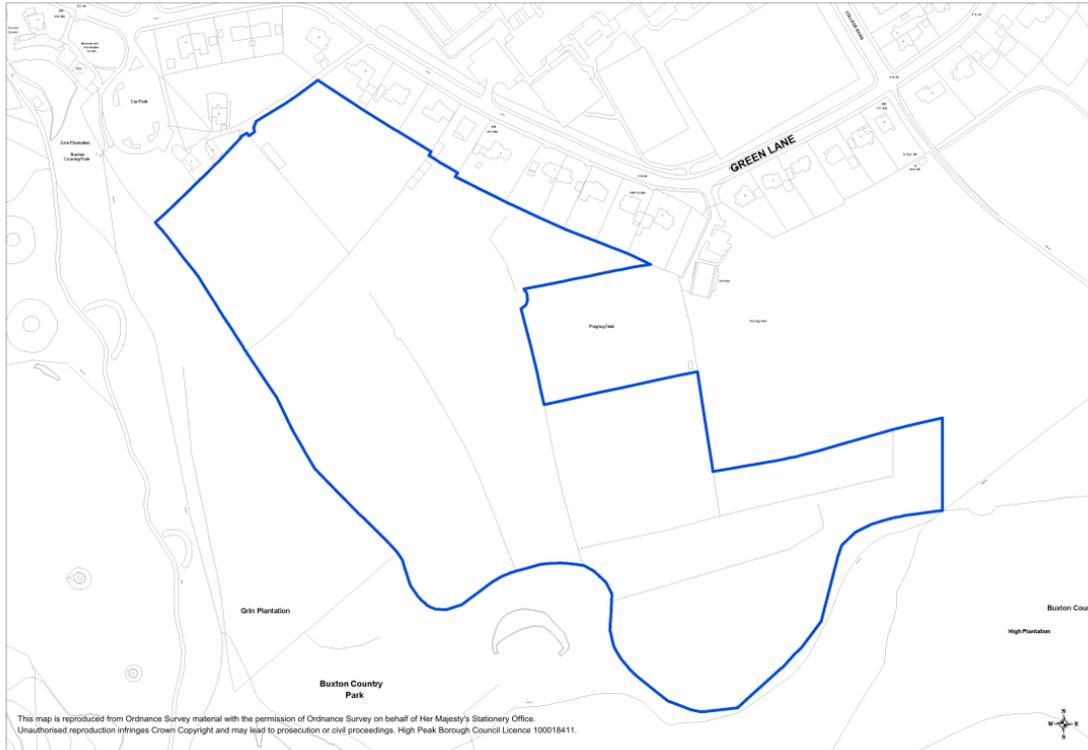
**Map 41 Torr Vale Mill, New Mills (Policy E5 and DS11)**



Map 42 Thornsett Industrial Estate (Policy E3)



**Map 43 Land off Green Lane, Buxton for secondary school improvements.  
(Policy S7)**



## H 3

### Housing Allocations

The following sites will be allocated for housing or mixed use development. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

#### Buxton

<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>	<b>Map number</b>
<i>Batham Gate Road Peak Dale (B1)</i>	25	E	44
<i>Land at Batham Gate Peak Dale (B2)</i>	18	E	45
<i>Land at Hogshaw (reserve land) Buxton ( B3)</i>	31	L	46
<i>Land at Hogshaw ( B4)</i>	93	L	46
<i>Ambulance Station The Glade Buxton (B5)</i>	11	E	47
<i>Hardwick Square South Buxton (B6)</i>	30	E	48

<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>	<b>Map number</b>
<i>Market Street Depot Buxton (B7)</i>	24	E	49
<i>West of Tongue Lane Fairfield Buxton (B8)</i>	215	L	50
<i>Land off Dukes Drive Buxton (B10)</i>	338	L	51
<i>Sherbrook Lodge Harpur Hill Rd Buxton (B11)</i>	13	E	52
<i>Land off Ashbourne Road Buxton ( B20)</i> <i>Land at Foxlow Farm Buxton (B21)</i> <i>Foxlow Farm Ashbourne Road Buxton (B22)</i>	250	M	53
<i>Harpur Hill College campus (B27)</i>	105	E	54
<i>Leek Rd/ Macclesfield Rd former car showroom</i>	10	E	55
<i>Frontage to Cavendish Golf club Manchester Rd</i>	15	E	56

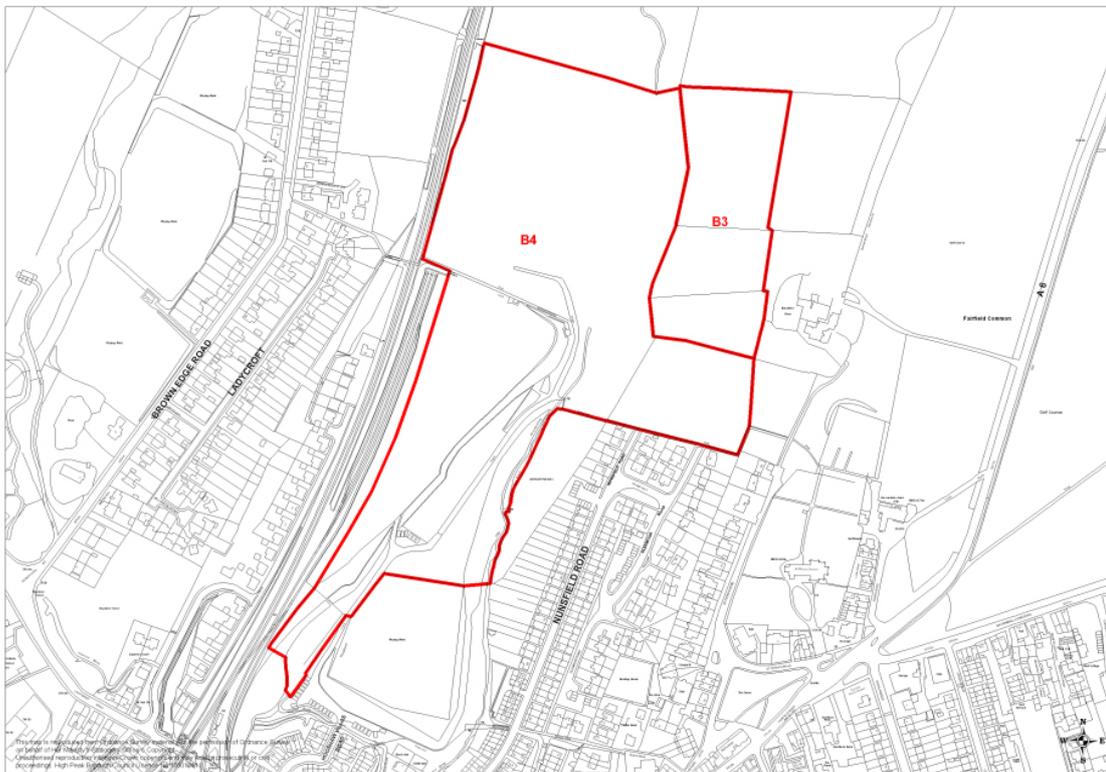
**Map 44 B1 Batham Gate Road, Peak Dale (Policy H3)**



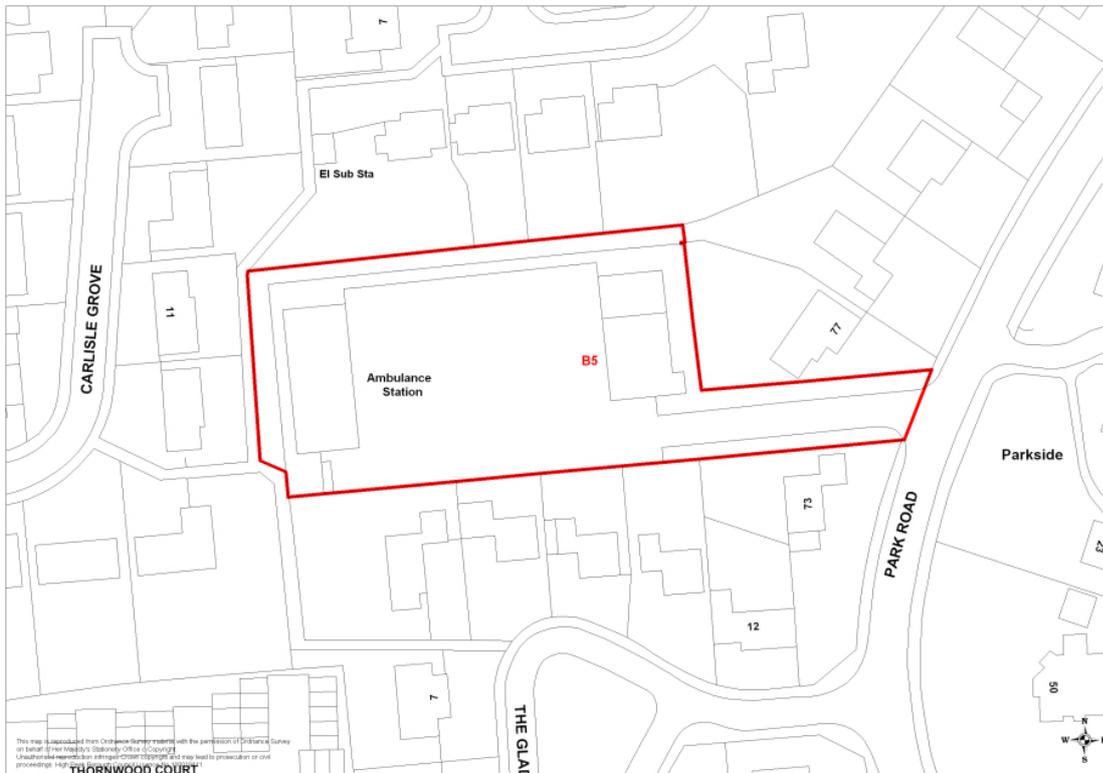
Map 45 B2 Land at Batham Gate, Peak Dale (Policy H3)



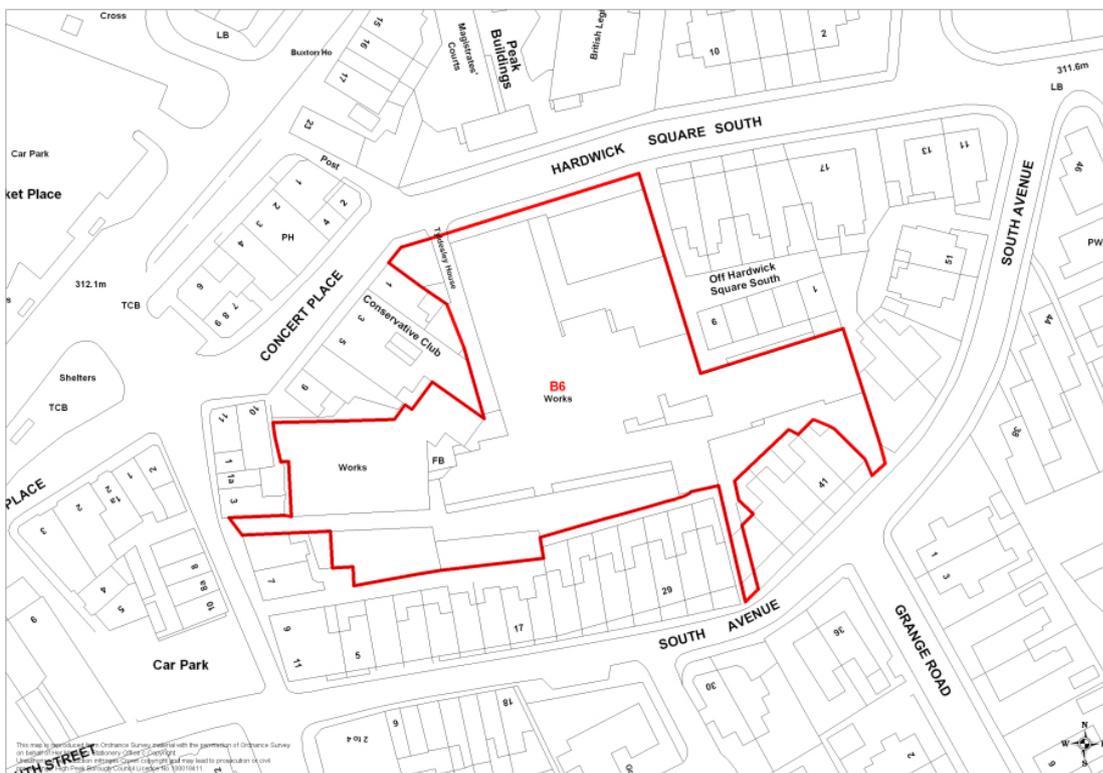
Map 46 B3 and B4 land at Hogshaw, Buxton (Policy H3 and DS12)



Map 47 B5 Ambulance Station, The Glade, Buxton (Policy H3)



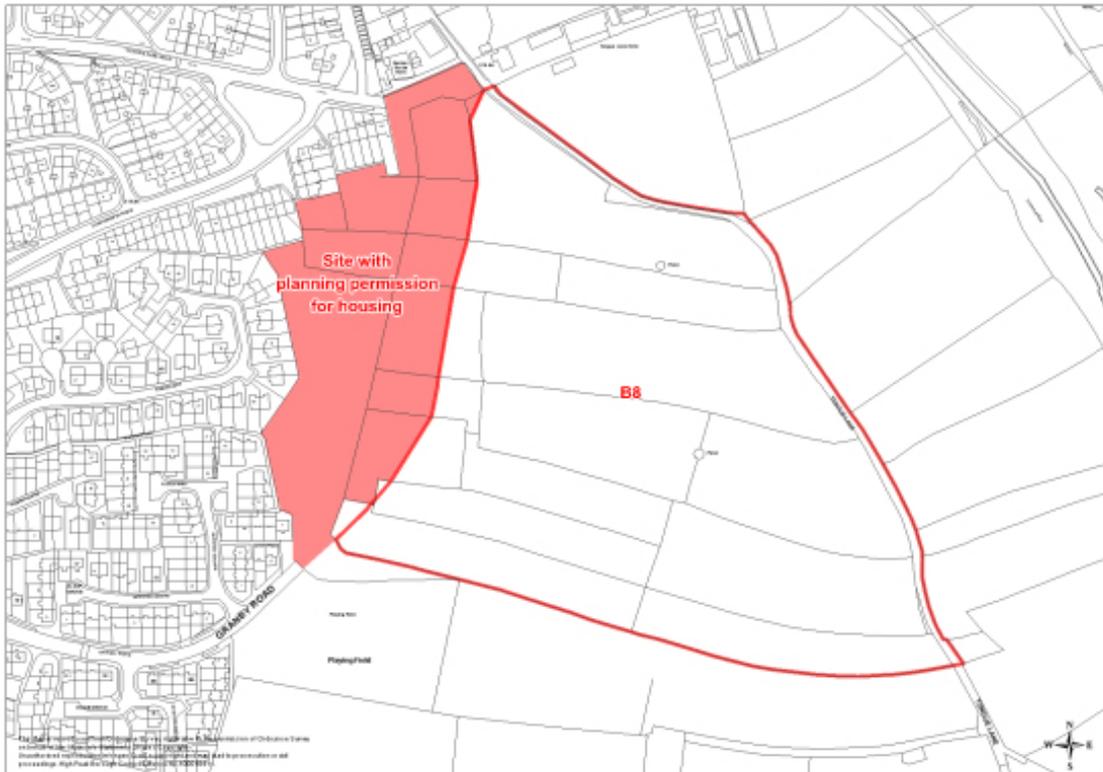
Map 48 B6 Hardwick Square South, Buxton (Policy H3)



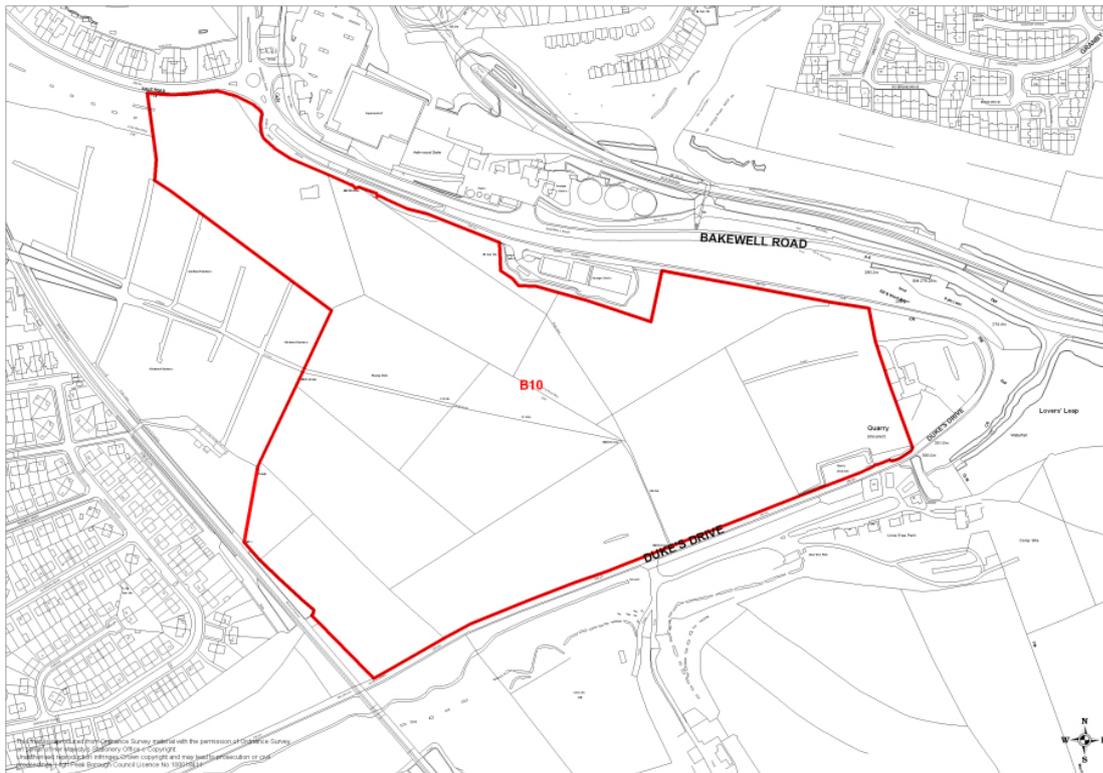
**Map 49 B7 Market Street Depot, Buxton (Policy H3)**



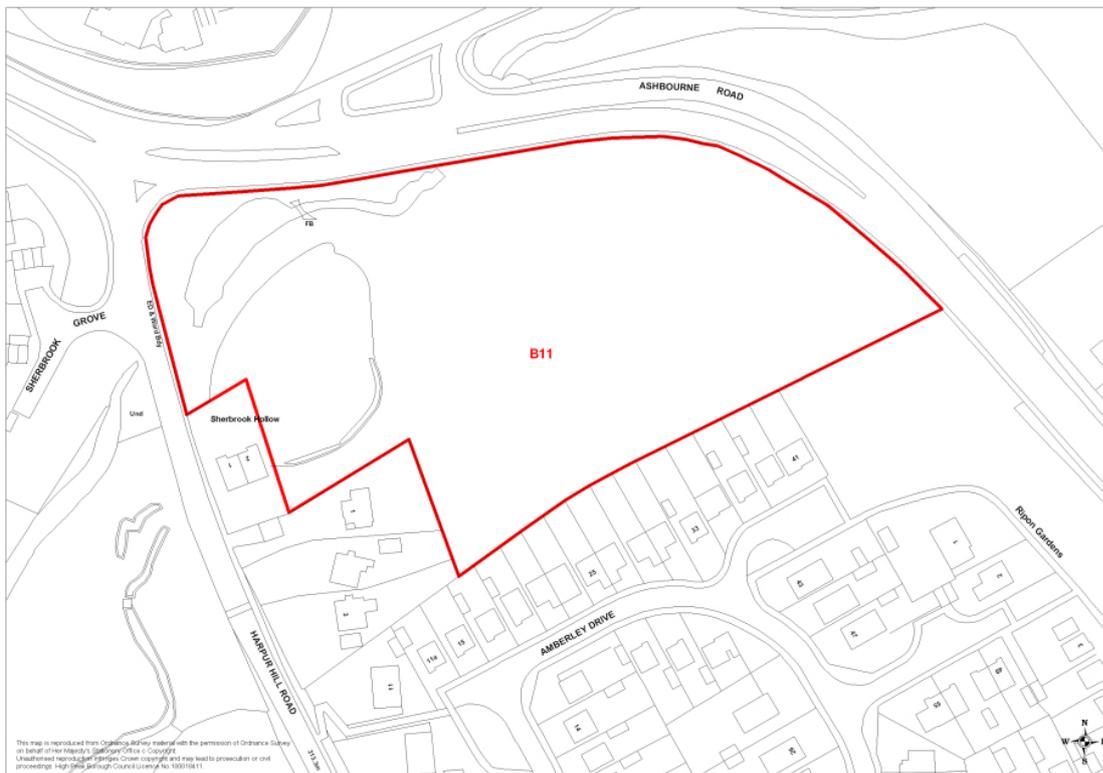
**Map 50 B8 West of Tongue Lane, Fairfield, Buxton (Policy H3 and DS13)**



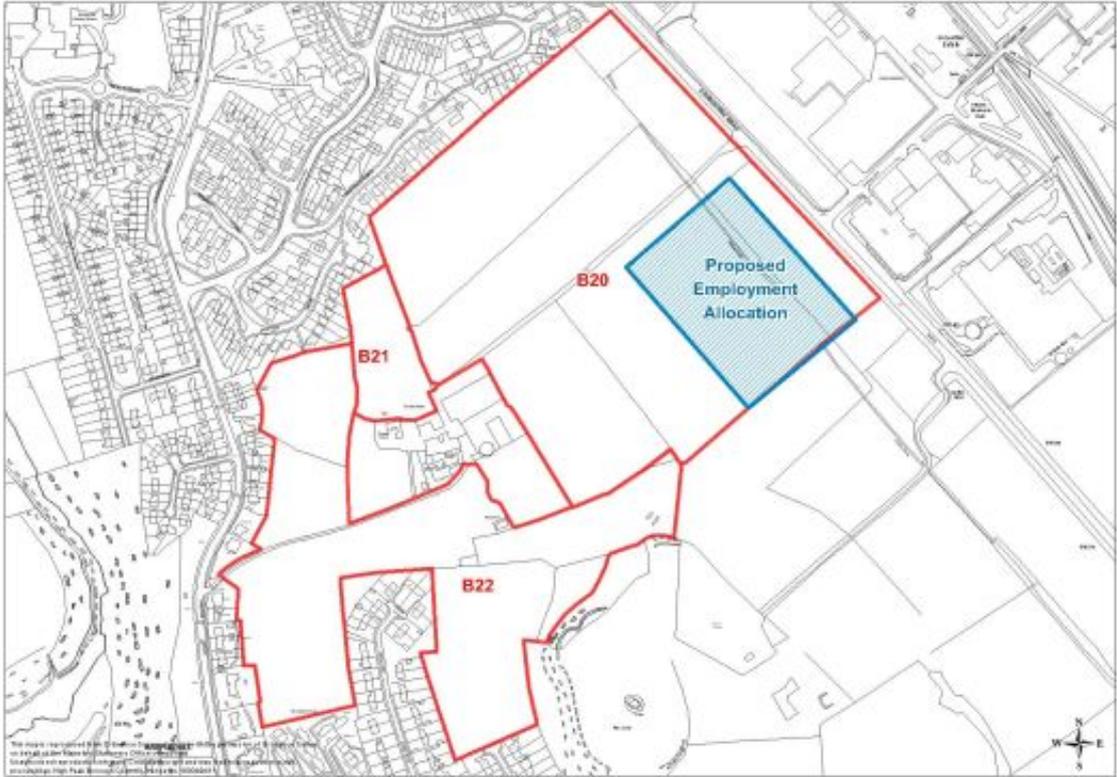
**Map 51 B10 Land off Dukes Drive, Buxton (Policy H3 and DS14)**



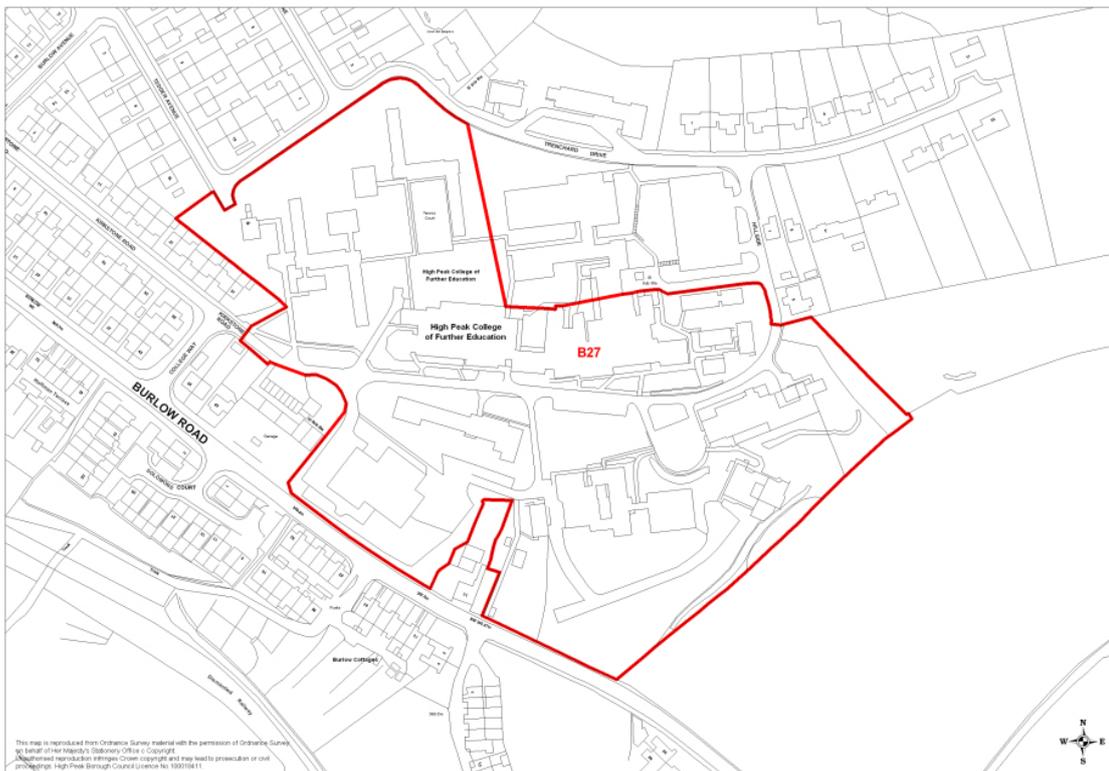
**Map 52 B11 Sherbrook Lodge, Harpur Hill Road, Buxton (Policy H3)**



Map 53 B20, B21 and B22 Foxlow Farm, Ashbourne Road, Buxton (Policy E2 and H3)



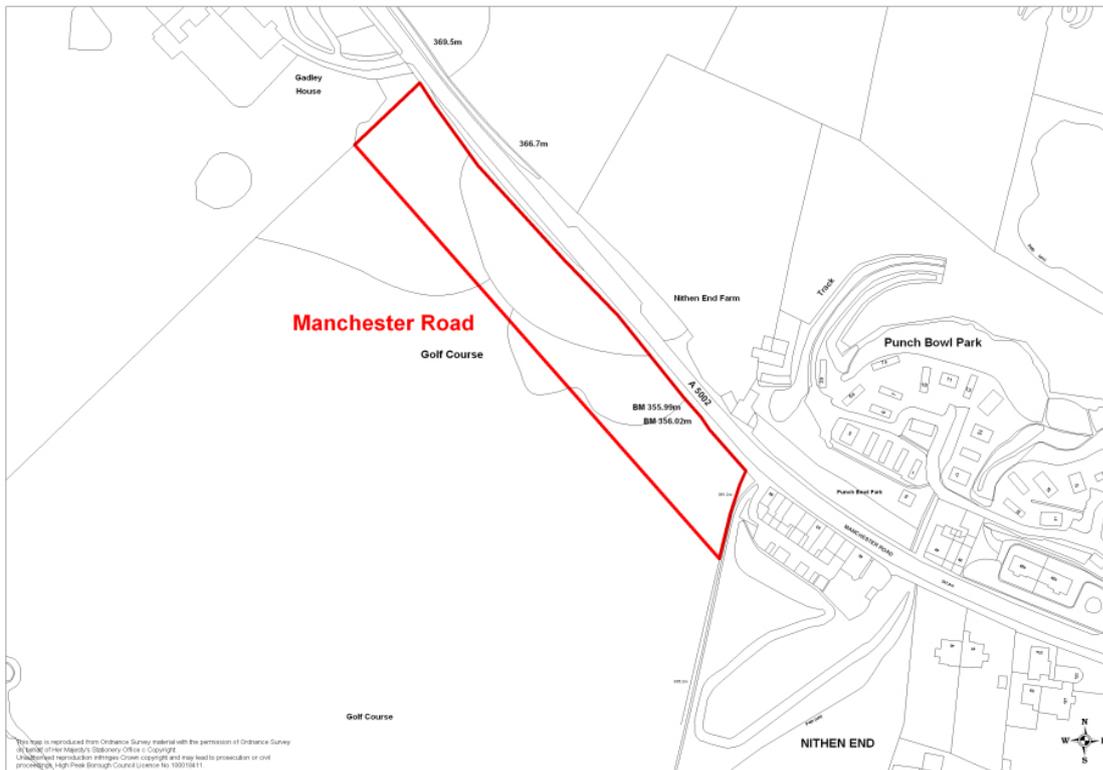
Map 54 B27 Harpur Hill College Campus (Policy H3)



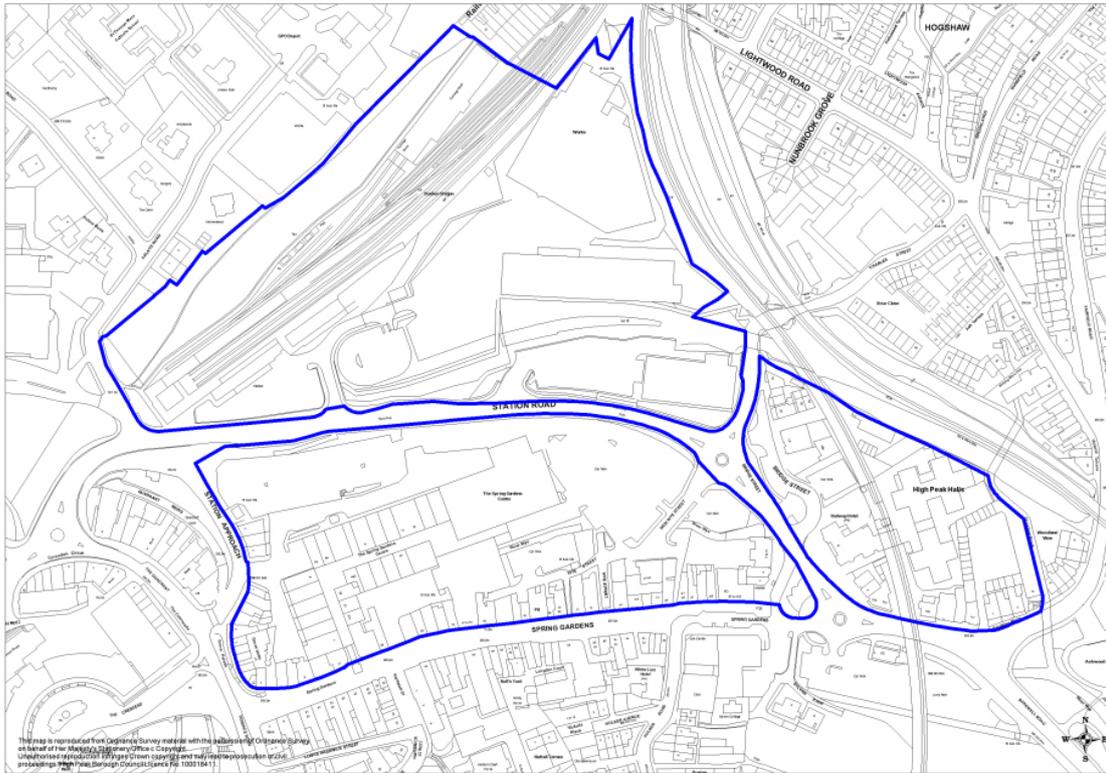
Map 55 Leek Rd/Macclesfield Rd former car showroom (Policy H3)



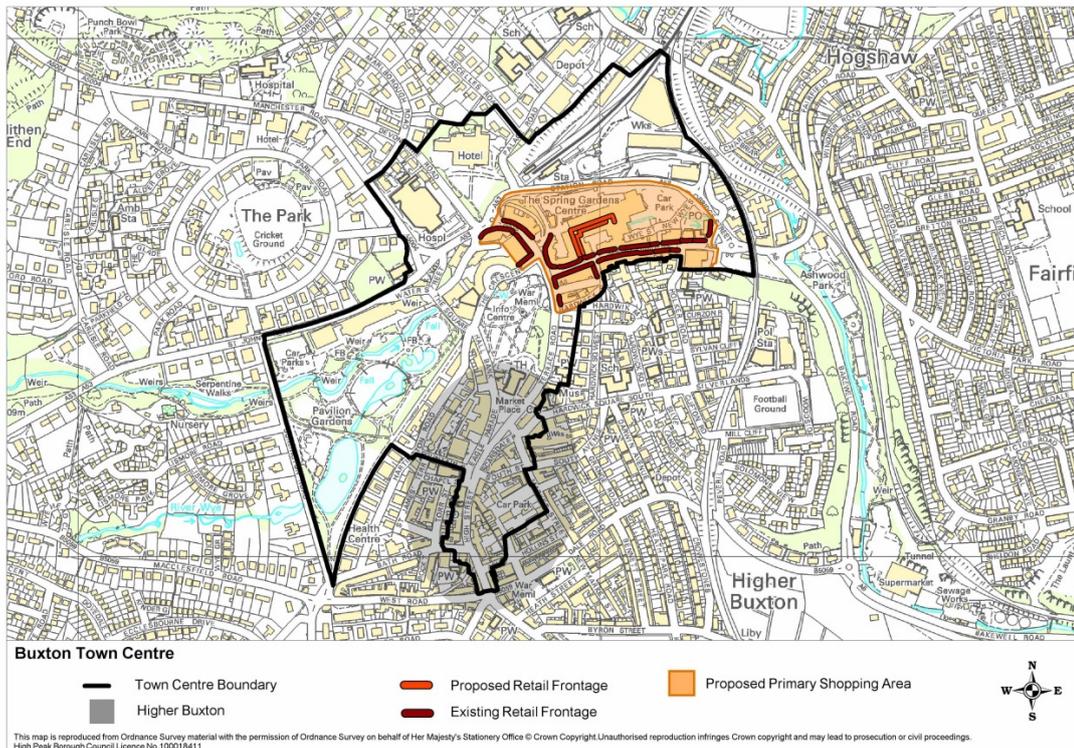
Map 56 Frontage to Cavendish Golf Club, Manchester Road, Buxton (Policy H3)



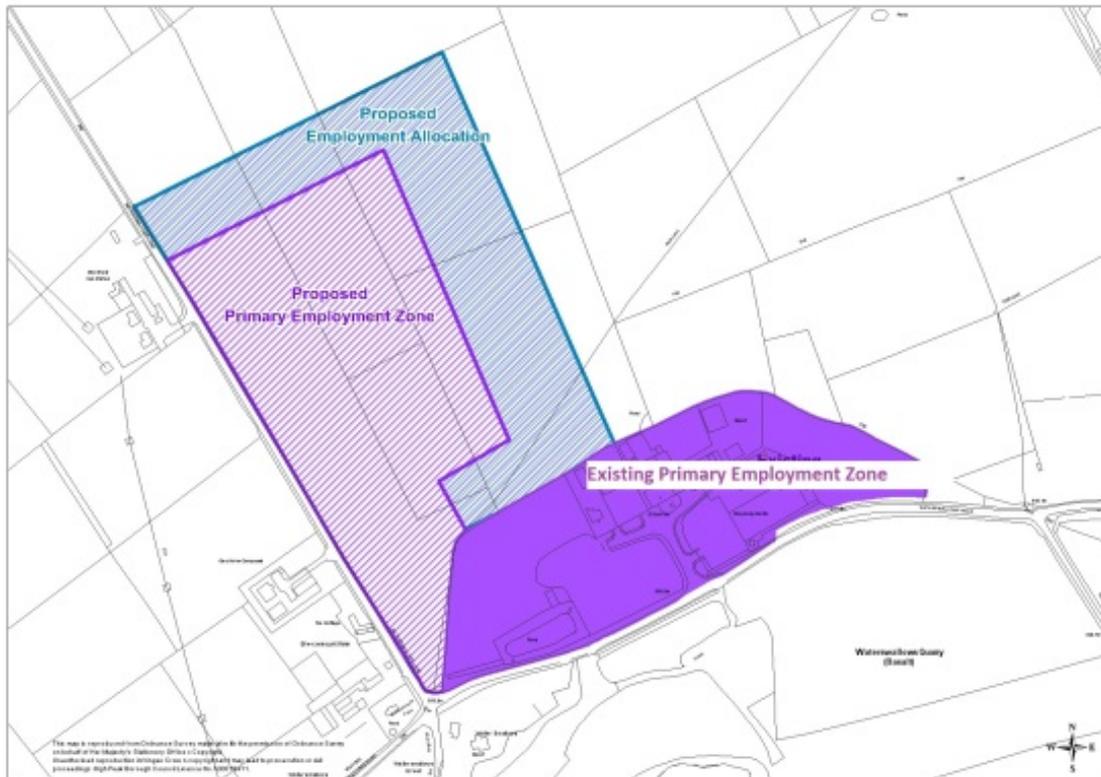
## Map 57 Station Road and Spring Gardens Regeneration Area, Buxton (Policy CF1 and DS17)



## Map 58 Buxton town centre (Policy CF1 and CF2)



**Map 59 Employment land allocation and Primary Employment Zone, Waterswallows (Policy E2 and E3)**



**Map 60 Employment land allocation and proposed extension, Staden Lane, Buxton (Policy E2)**

