

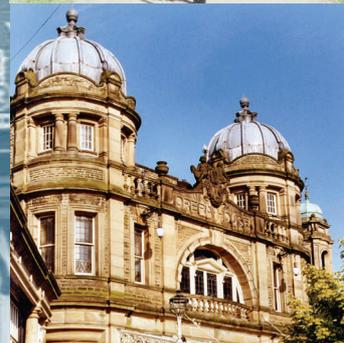
High Peak Local Plan Options Consultation

BUXTON AREA

September 2012



Shaping the future



High Peak Borough Council
working for our community

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1 Towards a new High Peak Local Plan

A new High Peak Local Plan

A new Local Plan for High Peak is being prepared to shape the future development of the Borough up to the year 2028. The new Local Plan will contain policies and identify sites for development ⁽ⁱ⁾ or protection. These will be used to help the Council to determine planning applications.

You may have previously commented on the draft Derbyshire Dales and High Peak Joint Core Strategy. Progress on this strategy has now ceased. The new High Peak Local Plan now being prepared in its place will build on the work undertaken during the preparation of the Joint Core Strategy whilst providing the opportunity to review the previous proposals. Once adopted in 2014, the new plan will replace the current High Peak Local Plan which has been in place since 2005.

The Local Plan will be examined by an independent Inspector to ensure that it meets certain tests of soundness (this is discussed further in section 8). This means that it must identify sufficient sites for development to meet the future needs of the area, these sites must be capable of being delivered and they must be the most suitable. Difficult decisions will have to be made, but if the Council does not produce a plan which makes adequate provision for development in the right places it will not have full control over where future development takes place and may not be able to protect vulnerable areas.

Local Plans are seen by Government as key to delivering sustainable development. They should, as far as possible, reflect the aspirations of local communities and should strive to contribute towards their wider social, economic and environmental objectives. The plan will have to be consistent with the Government's planning principles and policies as set out in the National Planning Policy Framework⁽ⁱⁱ⁾. To address these issues, the Local Plan will cover a wide range of issues, including:

- **Housing** - setting the right scale, distribution and mix of housing to be developed to support a changing population, identifying sufficient land to meet requirements and supporting policies
- **Business** - supporting the economy by providing sites for existing and new businesses, supporting the sustainability of town centres and specifying policies that address changing business needs
- **Environment** - helping to mitigate climate change and adapt to its effects and conserving the natural and historic environment
- **Health and well being** - supporting the needs of local people by enabling opportunities for leisure and recreation
- **Infrastructure** - enabling the provision of new infrastructure such as education, transport, health care and water supplies

Local Plan options consultation

This consultation seeks your views on options for a number of key issues for the new Local Plan:

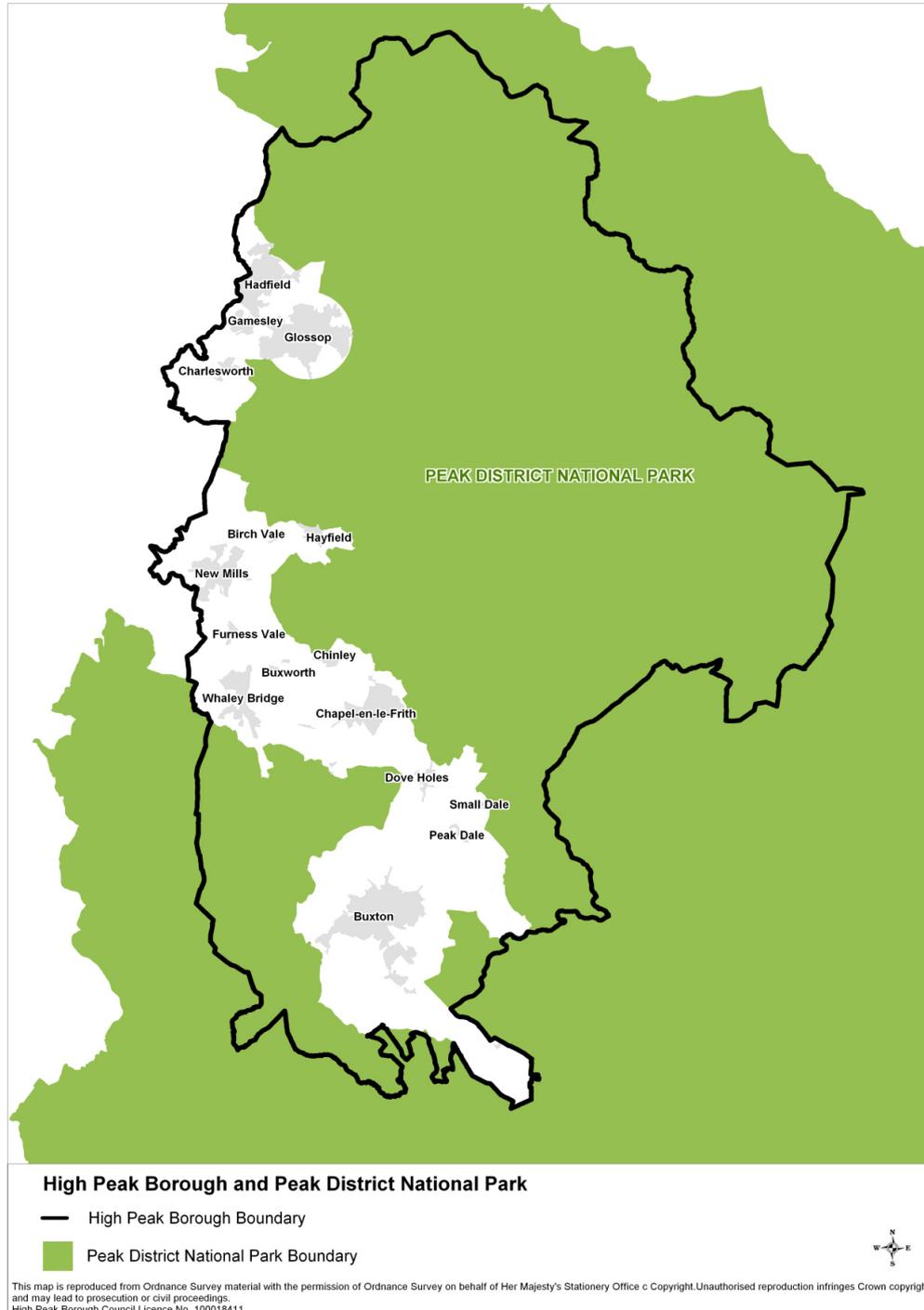
i Outside of the Peak District National Park

ii www.communities.gov.uk/publications/planningandbuilding/nppf

1. **High Peak housing requirements** - how many new homes should be provided across High Peak up to the year 2028?
2. **Sub-area housing requirements** - how should new housing be distributed between each of the three sub-areas of; Glossopdale, the Central Area and Buxton?
3. **Potential housing development sites** - which of the site options should be identified in the new Local Plan for new housing?
4. **Other development issues** - where should new businesses be located? Which areas should be identified for leisure or recreation? Where should be protected from development for its environmental or social value? How should we plan for key sites and town centres?

To allow people to focus on the options specific to their local area, three Local Plan options consultation documents have been prepared - one each for; Glossopdale, the Central Area and Buxton. The same options for the High Peak and sub-area housing requirements are provided in each document. Local options for potential housing sites and other development issues are then set out in each sub-area options document. You can comment on options for more than one sub-area if you wish.

Boundary of the High Peak Local Plan area in relation to the Peak District National Park



Neighbourhood Planning

Neighbourhood planning⁽ⁱⁱⁱ⁾ enables members of a local community to take forward planning proposals for the area in which they live. Neighbourhood Plans are voluntary local planning policy documents that are written and developed by a community led by a town or parish council. In areas without a town or parish council, a Neighbourhood Forum can be established to prepare a plan.

Once a neighbourhood plan is adopted, it will form part of the Development Plan for High Peak. This means that it will become a major consideration during the determination of planning applications.

Neighbourhood plans prepared in High Peak should be compliant with the strategic policies of the Local Plan and the National Planning Policy Framework. Strategic policies are those which are essential to delivering the overall planning and development strategy for the High Peak, such as those that set out the number of homes that should be built. Neighbourhood plans cannot therefore plan for less development than is required by the Local Plan. However, they may be used to identify sites for development or protection or provide guidance on matters such as design.

In the Parish of Chapel-en-le-Frith, a Neighbourhood Plan is already under preparation. This plan will identify sites for development and address other issues such as the countryside, infrastructure and transport. As a result, this consultation does not include options for development sites in Chapel-en-le-Frith Parish. Any development sites identified in the Neighbourhood Plan will need to be consistent with the development approach and strategy in the new Local Plan and in particular for the Central Area which Chapel-en-le-Frith Parish forms part of. This requirement will apply to any future Neighbourhood Plans elsewhere in High Peak.

Supporting documents

This consultation is supported by a number of other documents that have helped to shape the options. They include:

- **Derbyshire Dales and High Peak Housing Target Options Paper** - background document considering potential housing targets in relation to household and population growth projections, housing need and land supply, the economy and environment, infrastructure and policy objectives
- **Strategic Housing Land Availability Assessment** - an assessment of the availability of potential housing sites
- **Sustainability Appraisal and Scoping Report** - appraisal of the sustainability of the options subject to consultation
- **Infrastructure appraisals** - overview of infrastructure issues and potential needs in each sub-area
- **Household and population forecasts** - projections of population growth and household formation in High Peak and each of its component sub-areas.

iii www.highpeak.gov.uk/hp/council-services/local-development/neighbourhood-planning

1 Towards a new High Peak Local Plan

- **Peak Sub-Region Employment Land Review** - assessment of long term business needs, land requirements and employment land designations
- **Peak Sub-Region Retail and Town Centre Study** - assessment of shopping patterns and long terms needs

These documents are available to read at Council offices and on the Local Plan options website - www.highpeak.gov.uk/hp/localplanoptions

Policy consultation

A separate consultation is being undertaken regarding policies that could be included within the new Local Plan. The policy consultation will run in parallel with this options consultation. Further details of the policy consultation can be found on the Local Plan options website.

The new Local Plan will have to address a number of key challenges for High Peak both now and in the future. A summary of some of these challenges is provided below. Further details are available in the supporting documents.

Population and household changes

Government projections suggest that the population of High Peak will grow from 93,000 to 105,000 (13%) between 2010 and 2028 ^(iv). This growth is the result of both migration from other areas and the rates of births and deaths within High Peak. The growth in the number of people aged 65 and over will also contribute significantly to the population increase. Conversely, under the housing targets options presented, the working age population of High Peak is expected to decline.

The number of households is also expected to grow over the plan period from 38,000 in 2006 to 47,000 in 2028 (24%) ^(v). This is due to population increases and changes in society such as an increase in the number of people who live alone. The growth in households equates to a need for an additional 410 homes per year on average over the 22 year period from 2006 to 2028.

2011 Census update

The current population projections do not take account of the results of the 2011 Census which is now being released. This indicates that the population of High Peak (90,900) is lower than was expected. This could mean that projections of future household need will also be lower than currently predicted. Further consideration will need to be given to this issue during the preparation of the Local Plan as more information becomes available.

Affordable housing needs

Affordable housing is housing provided at a significant discount below market levels so as to be affordable to householders who cannot either rent or buy a property to meet their needs on the open market. A full definition of affordable housing is provided in the National Planning Policy Framework.

The need for affordable homes is considerable and well in excess of the annual amounts being delivered, despite the recent fall in house prices. The higher the total provision of new homes, the more likely it is that a greater amount of affordable housing could be delivered. This is particularly true in the current economic climate as affordable housing developments are increasingly dependant on investment from private housing developers as part of open market schemes. Maximising the supply of affordable housing also has the potential to boost the labour market by retaining more people of working age.

iv 2010 based sub-national population projections - www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-246448

v 2008 based sub-national household projections - <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbyhouseholdestimates/tables/households/>

2 Key challenges for High Peak

Local environmental issues and infrastructure provision

Developments should also take account of the sensitivity of the the Peak District National Park, green belt, natural and historic conservation designations. Brownfield sites are in limited supply and can be difficult to bring forward and so development on greenfield sites is inevitable if we are to try to meet housing needs. Opportunities for development in High Peak are further limited by the local topography and associated flood risk issues.

Whilst evidence suggests that there is scope to accommodate the overall levels of development proposed, some investment will be needed to support specific development sites and in strategic infrastructure projects that will help to support the growth of High Peak. These include additional secondary school capacity to serve the Buxton area and improvements to transport infrastructure in Glossopdale and Buxton

Supporting the local economy

The number of jobs in High Peak is projected to decline marginally by the year 2026^(vi). Over the same period, all three of the housing target options proposed would also result in a decline of the working age population. This may make it harder for local businesses to recruit staff or may increase commuting into High Peak from other areas. Currently, 40% of residents in employment work outside of High Peak - the majority in Greater Manchester. This places a strain on transport links. Whilst growth in housing is not a pre-requisite of employment growth, excessive reductions in housing could undermine efforts to grow the local economy.

The availability of suitable land for business use will also need to be addressed. Evidence suggests that we have more land available for business or industrial uses than is needed. Some of this land is constrained by issues such as poor access and is unlikely to be suitable for future business. However, some constrained sites should be considered for alternative uses although careful consideration will need to be given to ensure an appropriate balance of employment and housing growth is delivered.

Investment needed in town and village centres

Housing growth, by virtue of the associated population growth, helps to sustain local services and facilities and stimulates investment in town and village centres. Furthermore housing development can provide funds that can benefit local communities through the provision of new infrastructure. Current government guidance, as set out in the National Planning Policy Framework, seeks to increase significantly the delivery of new homes to boost investment in infrastructure and services.

Key issues in the Buxton area

In addition to issues of relevance to the whole of High Peak, the Local Plan will also need to reflect objectives specific to the Buxton area. The Derbyshire Dales and High Peak Joint Core Strategy (Draft Plan) included a broad strategy for the Buxton area which sought to establish Buxton as England's leading spa town and to consolidate its role as a principal service centre for the Peak District. This could be supported by:

vi Peak Sub-Region Employment Land Review

- Protecting and enhancing the unique character of Buxton's spa heritage, townscape and natural environment to maintain the quality of life and act as a catalyst for tourism by:
 - Supporting the Crescent Spa Hotel project
 - Implementing the Buxton Design and Place Making Strategy to help improve the town centre
 - Protecting the quality and quantity of the natural mineral water supply
 - Supporting suitable proposals to improve public transport, walking and cycling access to and from the Peak District National Park
- Providing for the housing needs of the community
- Encouraging the growth of local employment opportunities and supporting the diversification and growth of the local economy by:
 - Supporting local businesses
 - Encouraging the growth of tourism by supporting additional tourist accommodation and facilities
 - Ensuring that there is a sufficient supply of land available for business growth
- Supporting enhancements to key community services, infrastructure and connectivity
 - Enabling the provision of additional secondary school capacity
 - Supporting proposals to improve health care provision
 - Enabling required transport improvements such as the Fairfield Link Road

Following feedback on the draft plan, a series of community conversations were held in key towns and villages where development was proposed.

The aims of the conversation included to improve our understanding of the issues important to residents and to identify their aspirations in relation to future change in their communities.

Key points made at each of the conversations are set out below.

Community conversation	Key points made
Harpur Hill	<p>Attendees liked living in a distinct community, separate from Buxton. They valued the rural location of Harpur Hill and access to surrounding countryside, plus being part of a friendly community with good local groups, a feeling of safety and a low crime rate.</p> <p>Priorities for future development included help for local small businesses, with opportunities for employment and training apprenticeships. There was strong support for new homes to be built on brown-field sites first, and to be of an appropriate local style and a scale that did not swamp the existing “close-knit” community.</p>

2 Key challenges for High Peak

Community conversation	Key points made
Wider Fairfield including Hogshaw	<p>Attendees valued the range of services and facilities provided including youth services, recreation and play facilities and support services, notably High Peak Community Housing. Also important was the strong sense of community, coupled with a location that was rural, yet still close to Buxton town centre.</p> <p>Priorities for future development included the need to improve the image of Fairfield, to improve access from the A6, and achieve the regeneration of existing run-down and derelict buildings. There was a desire to see a mix of new housing sizes and types, with traditional looking properties in small pockets of development offered at a range of affordability.</p>

How many additional homes should be provided in High Peak?

Three housing targets are identified for consultation. Further details of how these options were identified can be read in the Housing Target Options Paper. The target options cover the proposed lifespan of the new Local Plan which will cover the period from 2006 up to the year 2028. Consequently, homes developed since 2006, or which currently have planning consent can be counted towards the proposed target. **The Local Plan will therefore focus on the identification of sufficient land to accommodate the remaining number of homes to be provided.**

The range of options have been identified following consideration of:

- Demographic and population changes
- Housing needs and trends
- Environmental and infrastructure issues
- Labour market and the need to support the economy
- Local and national policy objectives
- Previous consultation feedback

Although the housing requirement identified in the Local Plan will not apply to the Peak District National Park, homes provided within the parts of High Peak that lie within the National Park will be counted towards the delivery of the High Peak requirement. Consequently, each target option includes an assumption that 110 new homes will be provided within the High Peak area of the National Park between 2012 and 2028. This figure is in line with the expected level of development identified in the Peak District National Park Core Strategy. However, it is important to recognise that the Peak District National Park Authority is not committed to providing this number of homes.

Ongoing monitoring of the development of new homes and planning consents in High Peak, including the Peak District National Park, will continue to be undertaken to ensure that they are taken into account.

Preferred Option

The Council has identified a preferred target of **5,830 in total over the plan period**. This equates to an average of **270 new homes per year**. Once the number of homes developed since 2006 or with permission has been taken into account, this option would require an **additional 3,137 new homes** to be provided across High Peak up to the year 2028.

The preferred option has been selected for a number of reasons which include; greater protection of the environment and the character of settlements, and less pressure on infrastructure. A summary of the advantages and disadvantages of the proposed preferred option in relation to the alternative options is listed below.

3 High Peak housing requirements

High Peak Housing Target Preferred Option

Option number	Number of homes to be provided per year	Total number of new homes from 2006 to 2028 ^(vii)	Number new homes left to be delivered ^(viii)
1	270	5,830	3,137

Advantages and disadvantages of Option 1 (preferred option)

Advantages	Disadvantages
Higher level of environmental protection, including a lower requirement for greenfield developments	Lower level of housing provision in comparison to projected needs.
Greater protection of the distinctive character of High Peak	Fewer affordable homes provided and an increased risk of higher house prices
Less pressure on local infrastructure and services	Lower level of support to local town centres and the sustainability of services and facilities in smaller settlements.
Greater support for the regeneration of Greater Manchester by encouraging higher population growth there	Higher decline of the working age population which may have a negative impact on local businesses seeking to recruit
Offers greater degree of choice between potential development sites	

Alternative Options

Option 2 would provide a **total of 6,490 additional homes** over the period of the plan with an average of **300 new homes per year**. Once the number of homes developed since 2006 or with permission has been taken into account, this option would require an **additional 3,797 new homes** to be provided across High Peak up to the year 2028.

Option 3 would provide the highest proposed level of housing development with **7,150 new homes from 2006 to 2028**. An average of **330 new homes each year** is required under this option which would result in **4,457 additional homes to 2028**.

viii Taking account of those built or given planning permission since 2006. 1522 homes have been completed since 1 April 2006 and a further 1171 have planning consent

vii After deducting 110 for estimated completions in the Peak District National Park

The advantages and disadvantages of options 2 and 3 in relation to the preferred option are provided in Appendix 1.

Question HP 1

Which housing target do you think is most appropriate for High Peak?

Please explain the reasons for your choice.

- Option 1 - 270 homes per year (preferred option)
- Option 2 - 300 homes per year
- Option 3 - 330 homes per year

Distribution of housing across High Peak

In addition to the housing target for High Peak as a whole, feedback is also sought on the potential distribution of housing growth between the three sub-areas of High Peak - Glossopdale, Buxton and the Central Area. Three alternative options. Further details regarding the identification of the following options can be read in the Housing Target Options Paper have been identified that accord with the following overarching principles established during previous consultations:

- Safeguard the sensitive boundaries of the National Park
- Concentrate development on the Market Towns – focusing primarily on previously developed sites where possible
- Provide modest development within the larger villages, of an appropriate scale where opportunities exist to contribute towards the overall requirements; and
- Encourage rural affordable housing in the smaller villages - where there is limited access to services and facilities

The options have also been informed by consideration of:

- Projections of population increases and associated housing needs
- Availability of potential development sites
- Infrastructure provision

Local Plan sub-areas



4 Sub-Area housing requirements

Option A - Growth along Buxton - Dove Holes - Chapel-en-le-Frith axis

Option A would retain the same proportional distribution of housing development as was proposed in the Derbyshire Dales and High Peak Joint Core Strategy - Draft Plan (2010). The approach is designed to support the regeneration of Buxton and Chapel-en-le-Frith whilst restricting development on the periphery of Greater Manchester and the Green Belt and protecting sensitive environmental sites.

Option B - Focus growth in the two principal market towns - Buxton and Glossop

Under Option B, the growth of High Peak would be focused on providing a more balanced distribution of development between the two principal market towns: Glossop and Buxton. This approach is designed to more closely relate to anticipated demand for housing in Glossopdale and Buxton. It would also help to relieve the pressure on infrastructure in Buxton associated with higher levels of growth, whilst still recognising transport constraints in Glossopdale. The level of growth in the Central Area would remain the same as under as Option A.

A range of potential levels of development in the Buxton and Glossopdale areas has been identified to allow for some flexibility under Option B.

Option C - Spread growth amongst all of the market towns - Buxton, Glossop, New Mills, Chapel-en-le-Frith and Whaley Bridge

Option C spreads growth more evenly across High Peak recognising infrastructure constraints in the principal market towns of Buxton and Glossop and enabling modest growth of market towns and larger villages in the Central Area to support anticipated housing needs, jobs and services.

A range of potential levels of development in all areas has been identified to allow for some flexibility under Option C.

Options for the distribution of housing growth between each sub-area^(ix).

Sub-Area	% of High Peak housing target to be accommodated		
	Option A	Option B	Option C
Buxton Area	48%	38-42%	32-43%
Central Area	27%	27%	30-33%
Glossopdale	25%	31-35%	27-35%

ix Percentages indicate distribution of homes to be granted permission from 1 April 2012 to 2028

Distribution of housing within the Buxton Area

In line with the identified principles for development which aim to focus the majority of development within the main market towns, the following distribution of housing development proposed in the Buxton Area:

- Buxton - to accommodate 98% of housing within the Sub-Area
- Villages (Peak Dale, Smalldale, Sterndale Moor) - to accommodate 2% of housing within the Sub-Area

What do the options mean for the Buxton Area?

The number of homes to be provided in the Buxton Area under each housing distribution option (A, B & C) with the preferred housing target of 270 homes a year across High Peak is identified below. The implications for the Buxton Area of the option under the alternative housing targets of 300 (option 2) and 330 (option 3) are provided in Appendix 2. The Local Plan will have to identify sufficient land to ensure that the number of homes related to the eventual preferred combination of housing target and distribution option will be provided in Buxton and the surrounding villages.

Additional homes needed between 2012 and 2028 for the preferred housing target option^(x)

Option	Total number of new homes across Buxton Area	Number of homes in Buxton town	Number of homes in villages
Proposed preferred housing target (option 1)			
A	1506	1476	30
B	1192-1318	1168-1292	24-26
C	1004-1349	984-1322	20-27

Question HP 2

Which option do you consider to be the most appropriate for the distribution of housing growth across High Peak?

Please explain the reasons for your choice.

- Option A - Growth along Buxton - Dove Holes - Chapel-en-le-Frith axis
- Option B - Focus growth in the two principal market towns - Buxton and Glossop
- Option C - Distribute growth amongst all of the market towns - Buxton, Glossop, New Mills, Chapel-en-le-Frith and Whaley Bridge

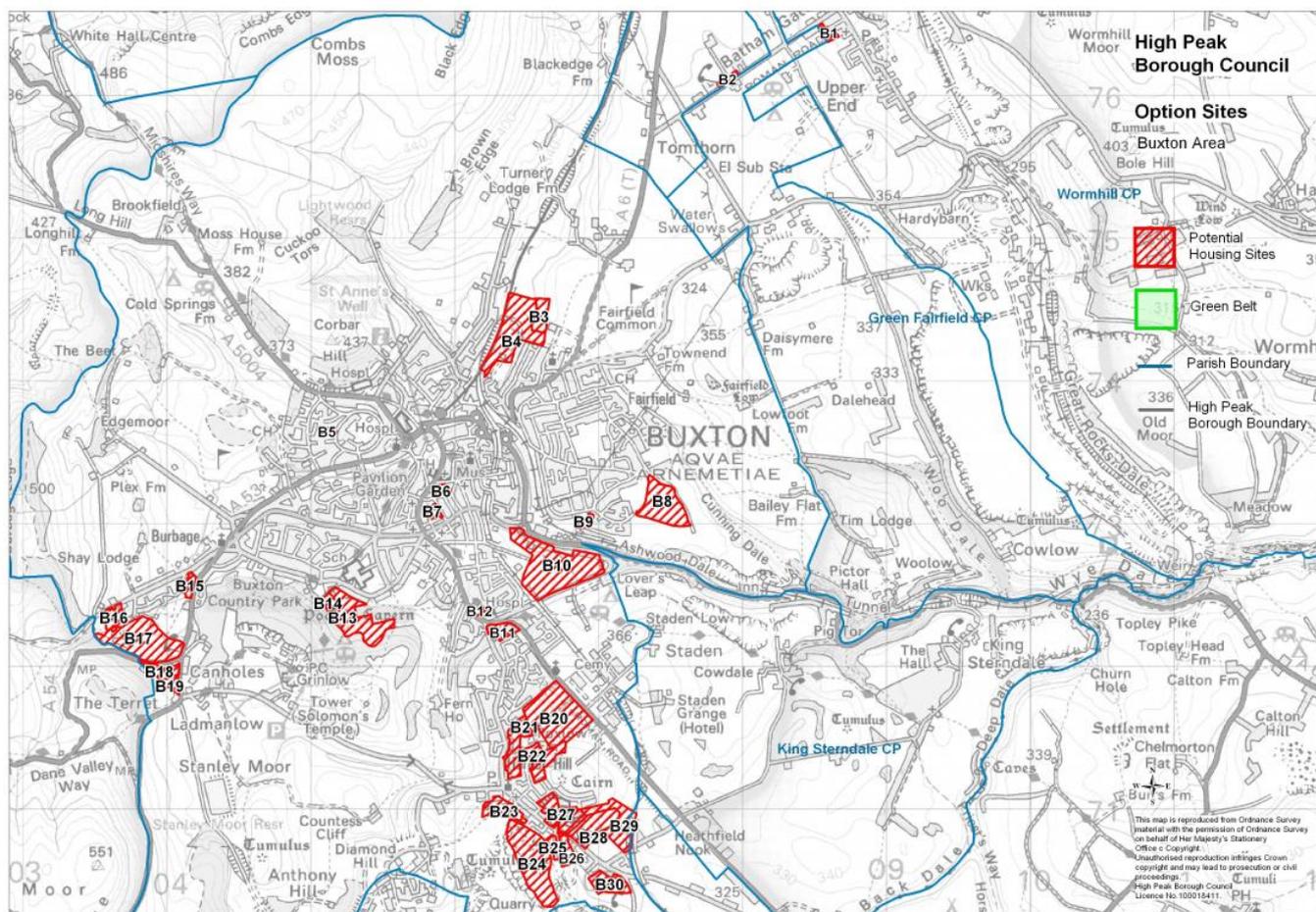
x Homes to be granted permission from 1 April 2012 to 2028

5 Housing site options

A range of options have been identified for potential housing sites in Buxton and the adjacent villages^(xi). An assessment of potential sites known as the Strategic Housing Land Availability Assessment has been undertaken to identify possible sites, associated constraints and the potential number of homes that could be accommodated. The assessment includes sites submitted during previous consultations, identified by landowners and developers and those identified by the Council.

A sufficient number of sites will need to be identified to provide the number of homes to be allocated in the Buxton Area. The development of small sites that have yet to be identified within the town and villages will also contribute towards to the delivery of the housing target for the area.

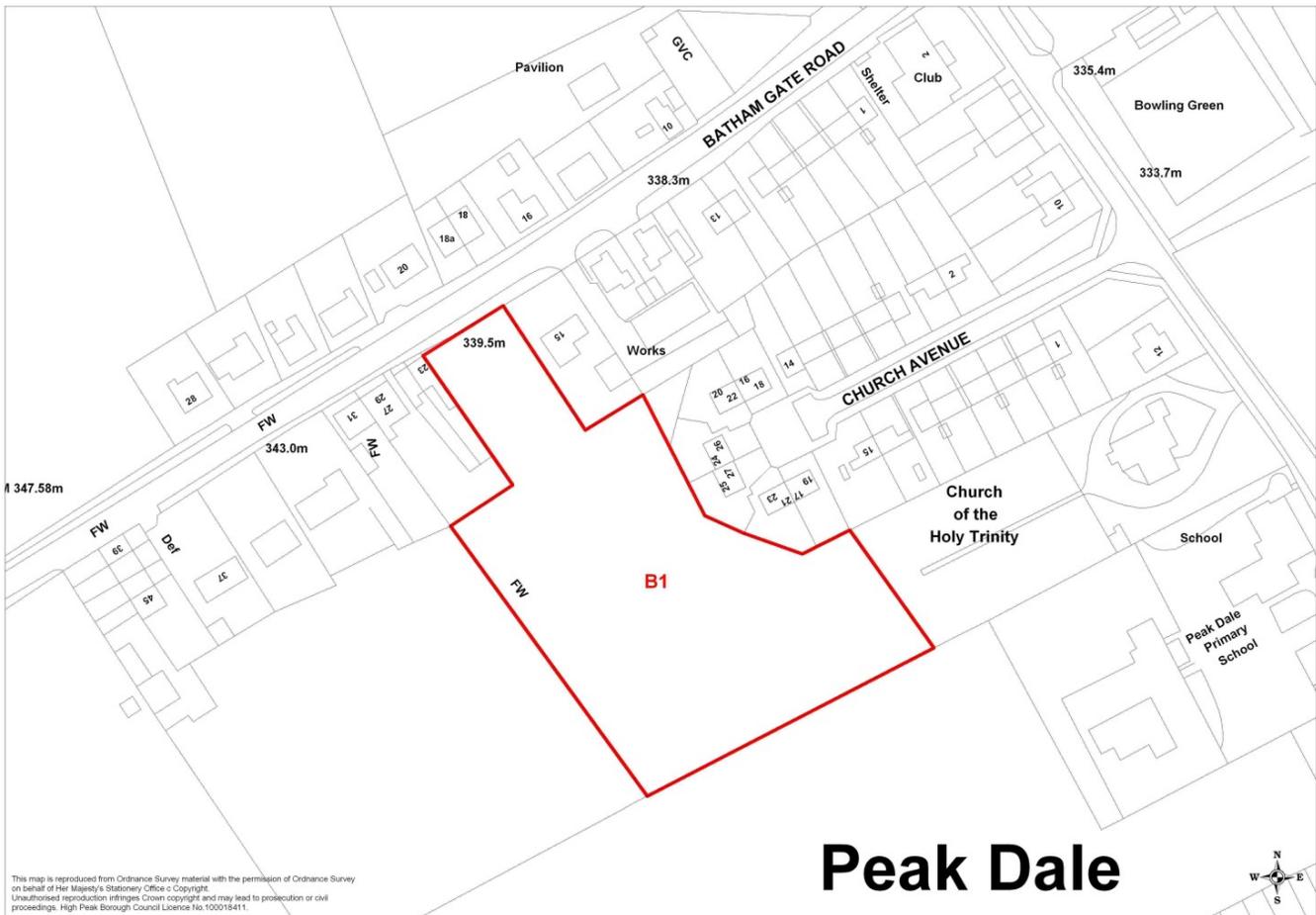
Please note, no decisions have been taken regarding the future of these sites. The inclusion of sites is not indicative of Council support for their development or otherwise. For the purposes of this consultation, more site options have been identified than will be required to meet the eventual housing requirement. Additional sites have been identified at this stage to provide a choice.



xi Maps showing an overview of site options in Glossopdale and the Central Area are provided in Appendix 3

Villages

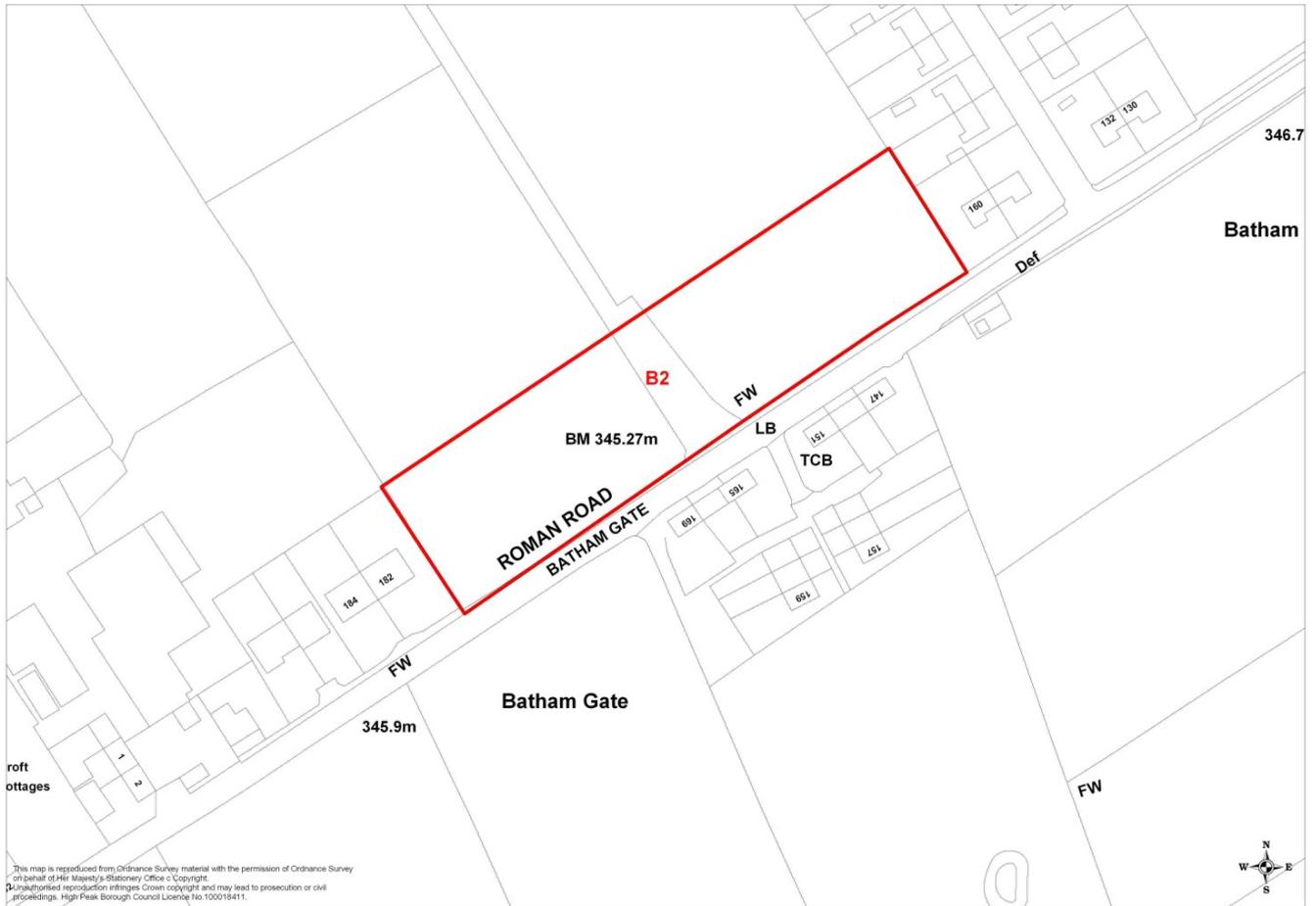
Option B1, Batham Gate Road, Peak Dale



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B1	Batham Gate Road, Peak Dale	0.82	25	<ul style="list-style-type: none"> Greenfield site Potential small infill development Limited local services Pylons on site

5 Housing site options

Option B2, Land at Batham Gate



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B2	Land at Batham Gate	0.6	18	<ul style="list-style-type: none"> Greenfield site Potential small infill development Limited local services

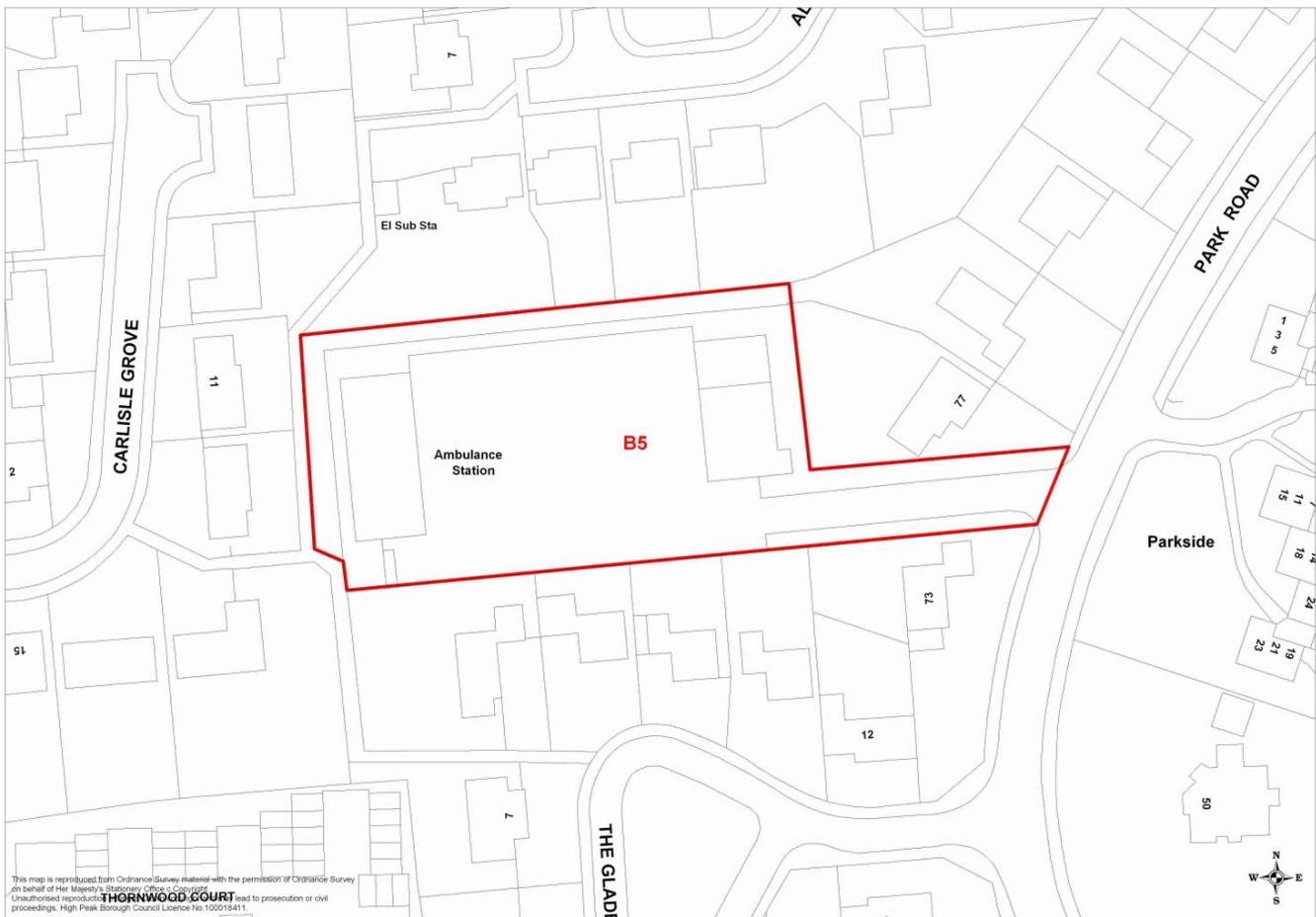
Buxton

Option B3, Land at Hogshaw (reserve land)



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B3	Land at Hogshaw (reserve land)	2.09	31	<ul style="list-style-type: none"> Greenfield site Requires new link road for access Currently designated for open space in Local Plan Some young trees on site

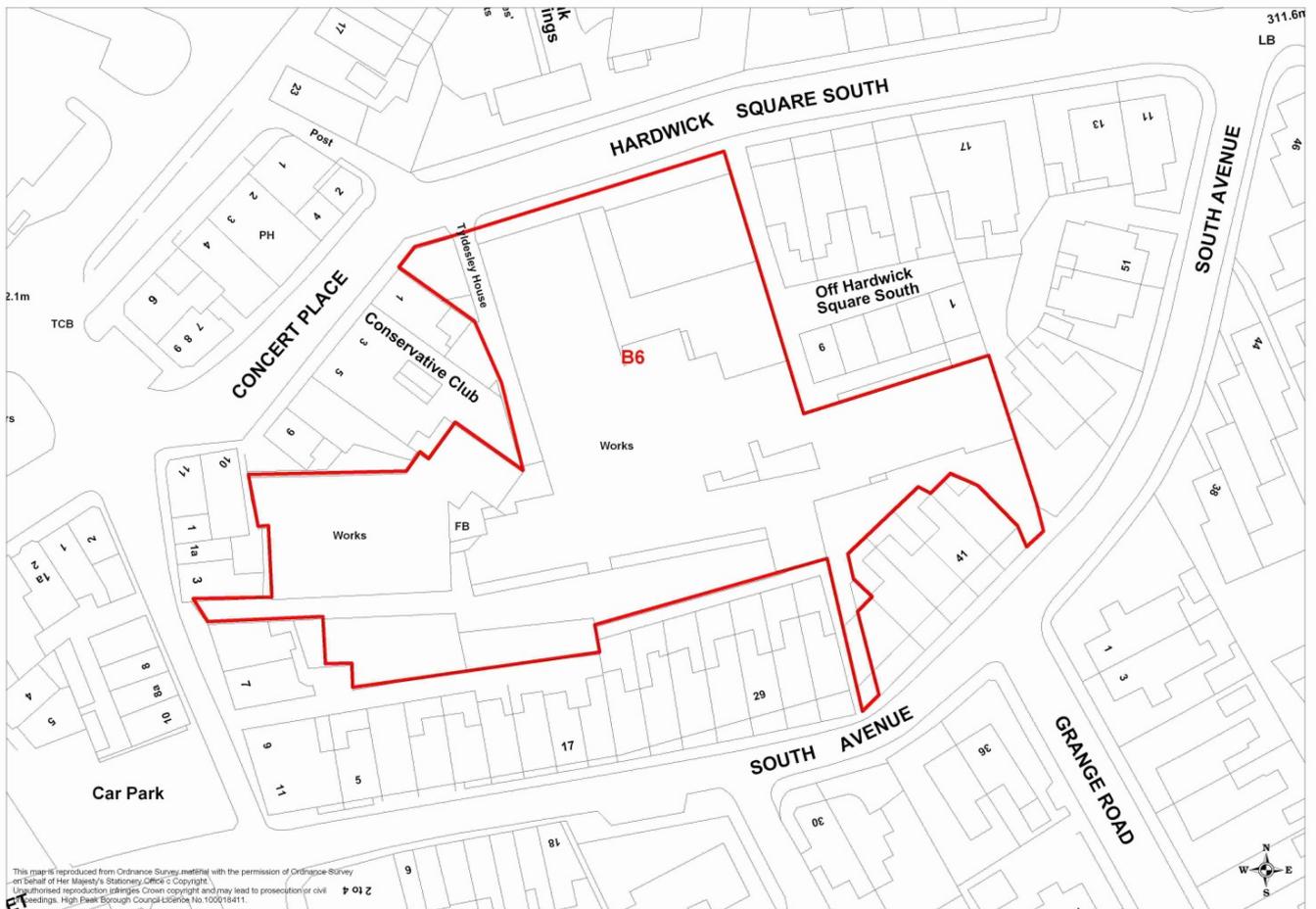
Option B5, Ambulance Station, The Glade



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B5	Ambulance Station, The Glade	0.4	11	<ul style="list-style-type: none"> • Ambulance Station currently in use but future requirements are under review by East Midlands Ambulance Service (EMAS) • Brownfield site • Located within an existing residential area

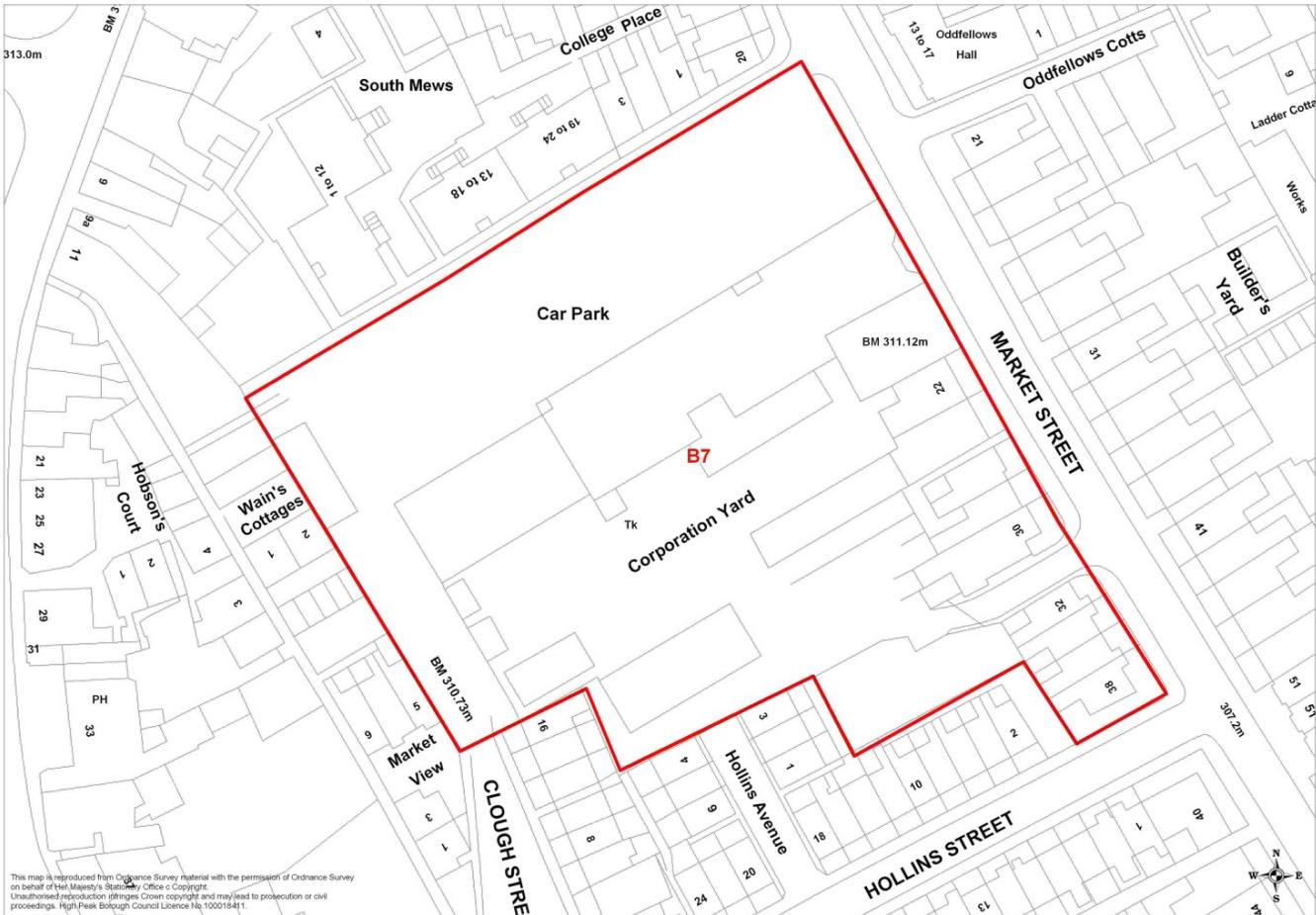
5 Housing site options

Option B6, Hardwick Square South



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B6	Hardwick Square South	0.47	30	<ul style="list-style-type: none"> • Site has planning consent for a care home development • Brownfield • Town centre location • Potential congestion issues • Partially lies within a Conservation Area • Adjacent to existing residential properties

Option B7, Market Street depot



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B7	Market Street depot	0.8	24	<ul style="list-style-type: none"> • Brownfield • Town centre location • Potential congestion issues • Adjacent to existing residential properties • Potential risk of contamination • Need to maintain the same number of public car parking spaces to serve the town centre

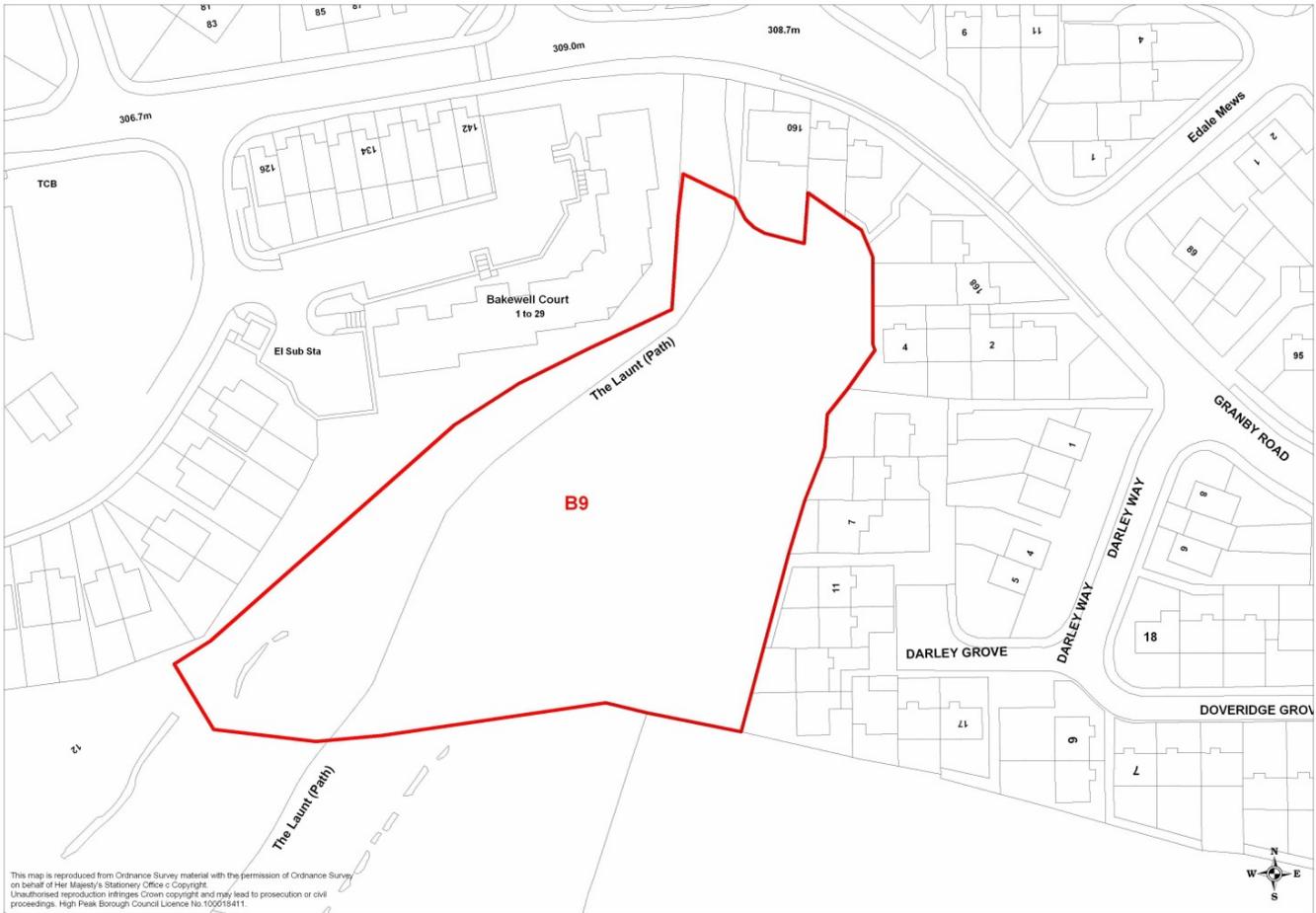
5 Housing site options

Option B8, Land west of Tongue Lane, Fairfield



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B8	Land west of Tongue Lane, Fairfield	7.16	215	<ul style="list-style-type: none"> • Large greenfield site • Potential congestion issues • Fairfield Link Road would improve access to site • Some young trees on site

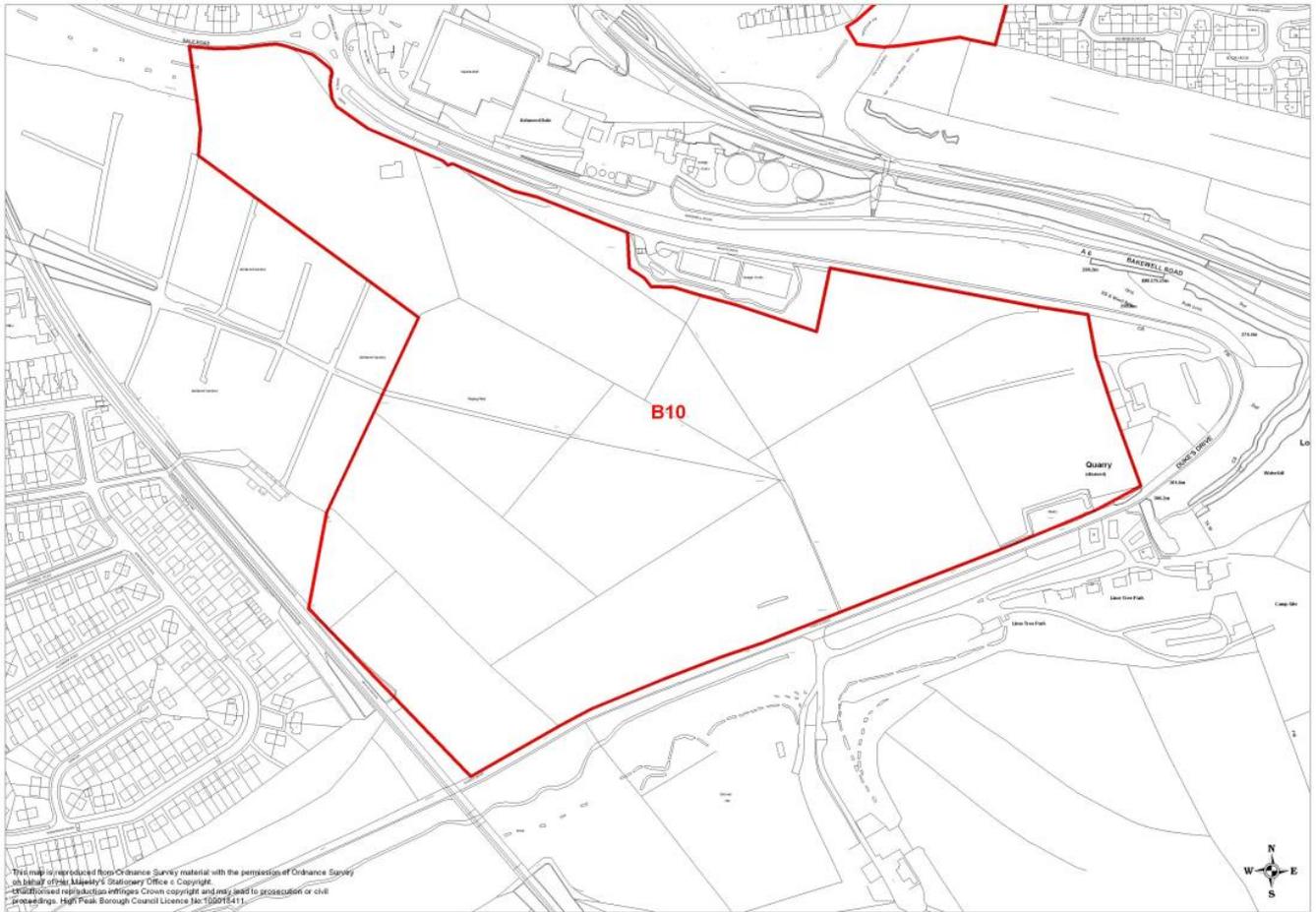
Option B9, Land behind Granby Road, Fairfield



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B9	Land behind Granby Road, Fairfield	0.7	21	<ul style="list-style-type: none"> Greenfield Some young trees on site Public footpath runs through site Adjacent to existing residential properties

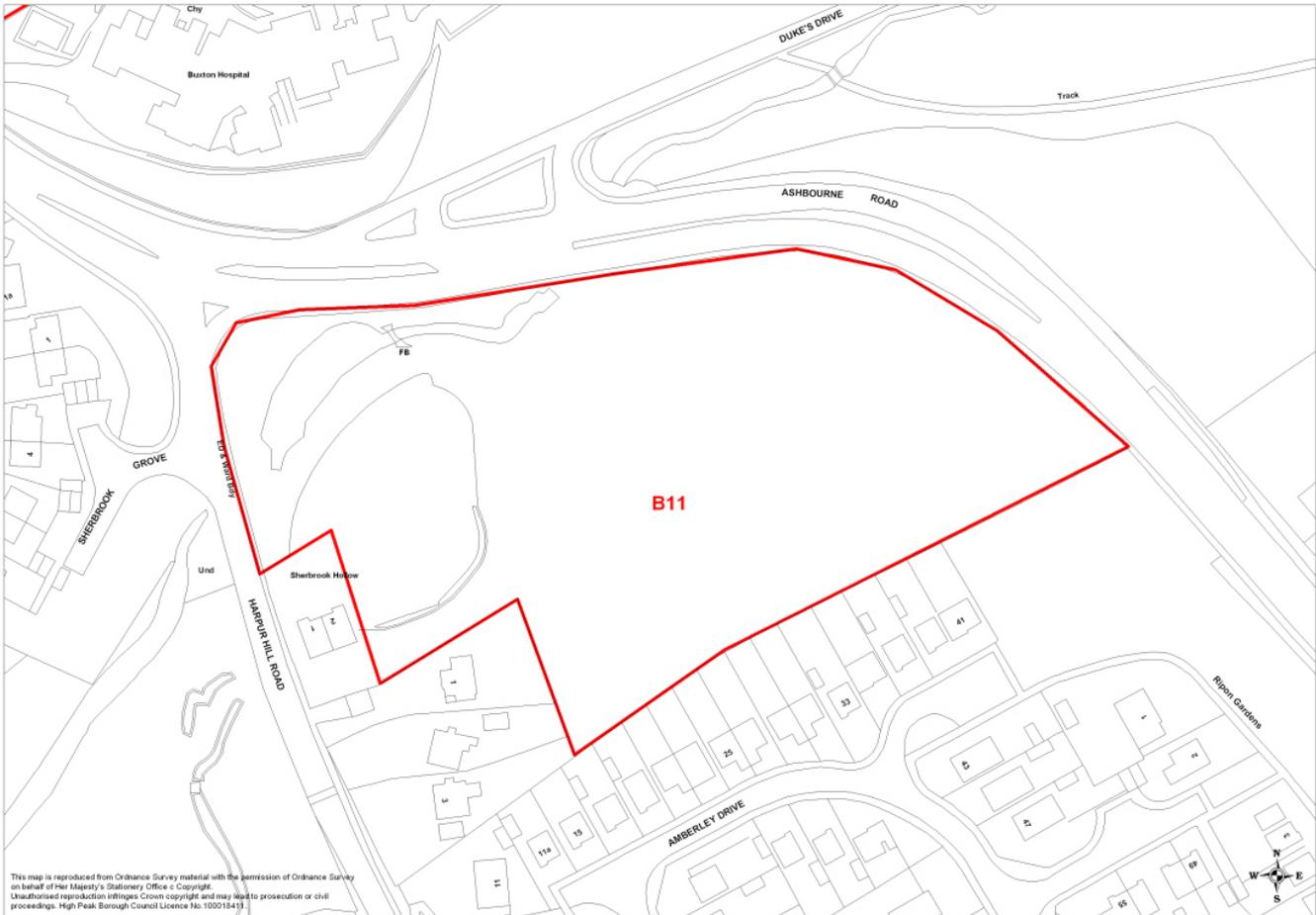
5 Housing site options

Option B10, Land off Dukes Drive



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B10	Land off Dukes Drive	15	338	<ul style="list-style-type: none"> • Large greenfield site • Relatively close to town centre • Adjacent to Ashwood Dale Wildlife site • Highways constraints on Dukes Drive

Option B11, Sherbrook Lodge, Harpur Hill Road



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B11	Sherbrook Lodge, Harpur Hill Road	1.7	13	<ul style="list-style-type: none"> ● Predominantly greenfield site ● Mature trees on site ● Site previously had planning consent for 14 homes

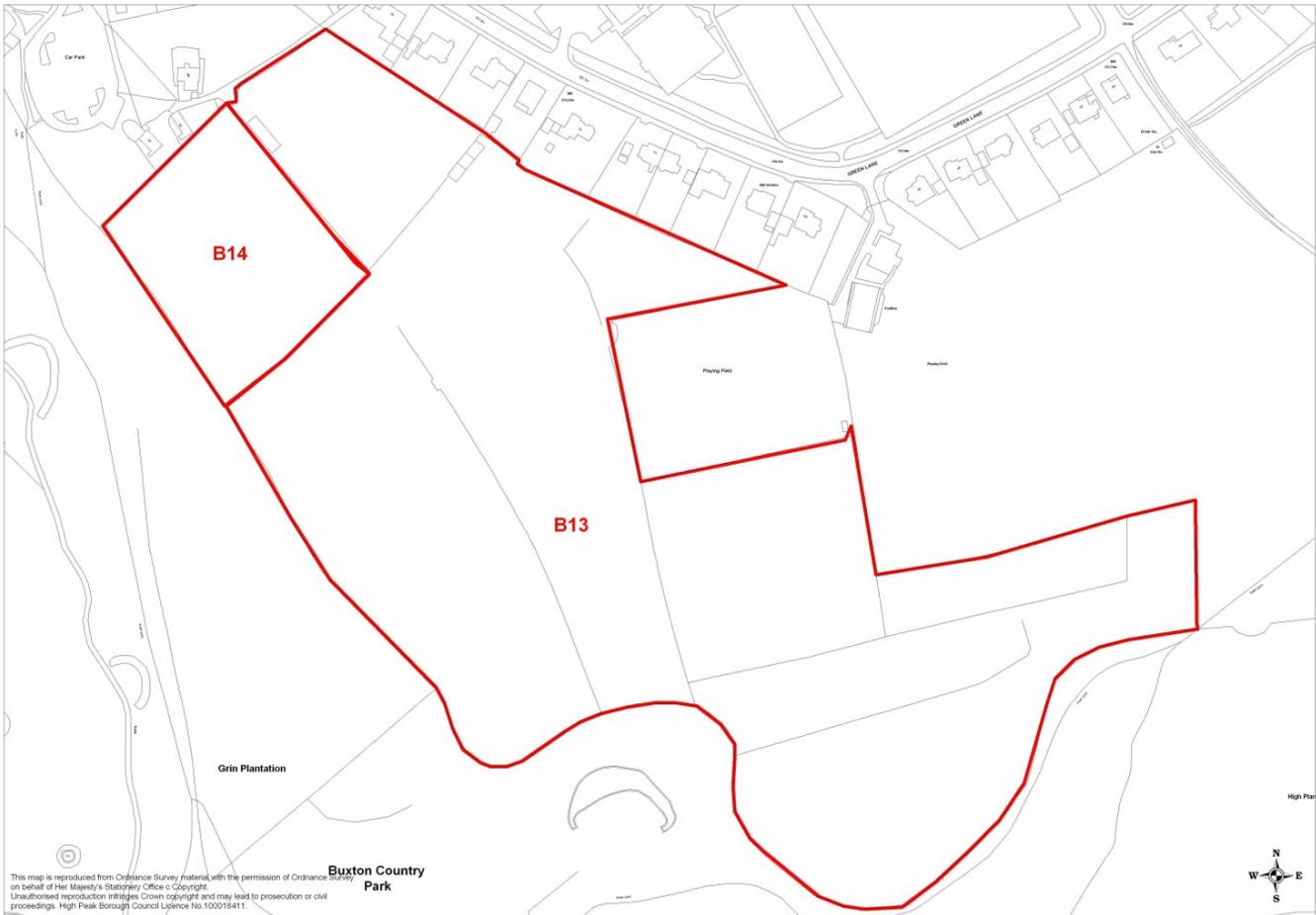
5 Housing site options

Option B12, Land adjacent to Buxton Hospital, London Road



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B12	Land adjacent to Buxton Hospital, London Road	0.34	8	<ul style="list-style-type: none"> • Small greenfield site • Adjacent to residential properties • Mature trees present on part of site

Option B13, Green Lane Farm



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B13	Green Lane Farm	7.66	115	<ul style="list-style-type: none"> Greenfield Adjacent to residential properties and Conservation Area Close proximity to Grin Low SSSI Potential traffic issues related to school Site is also under consideration for an alternative proposal to accommodate school outdoor sports pitches to enable development of additional classrooms on existing school site.

5 Housing site options

Option B14, Land to south east of Green Lane



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B14	Land to south east of Green Lane	0.91	20	<ul style="list-style-type: none"> • Small greenfield site adjacent to Option B13 • Adjacent to residential properties and Conservation Area and a listed building • Close proximity to Grin Low SSSI • Potential traffic issues related to school • Site is also under consideration for an alternative proposal to accommodate school outdoor sports pitches to enable development of additional classrooms on existing school site.

Option B15, Land off Leek Road



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B15	Land off Leek Road	0.85	12	<ul style="list-style-type: none"> Greenfield Site slopes down to River Wye Some trees present Adjacent to residential properties

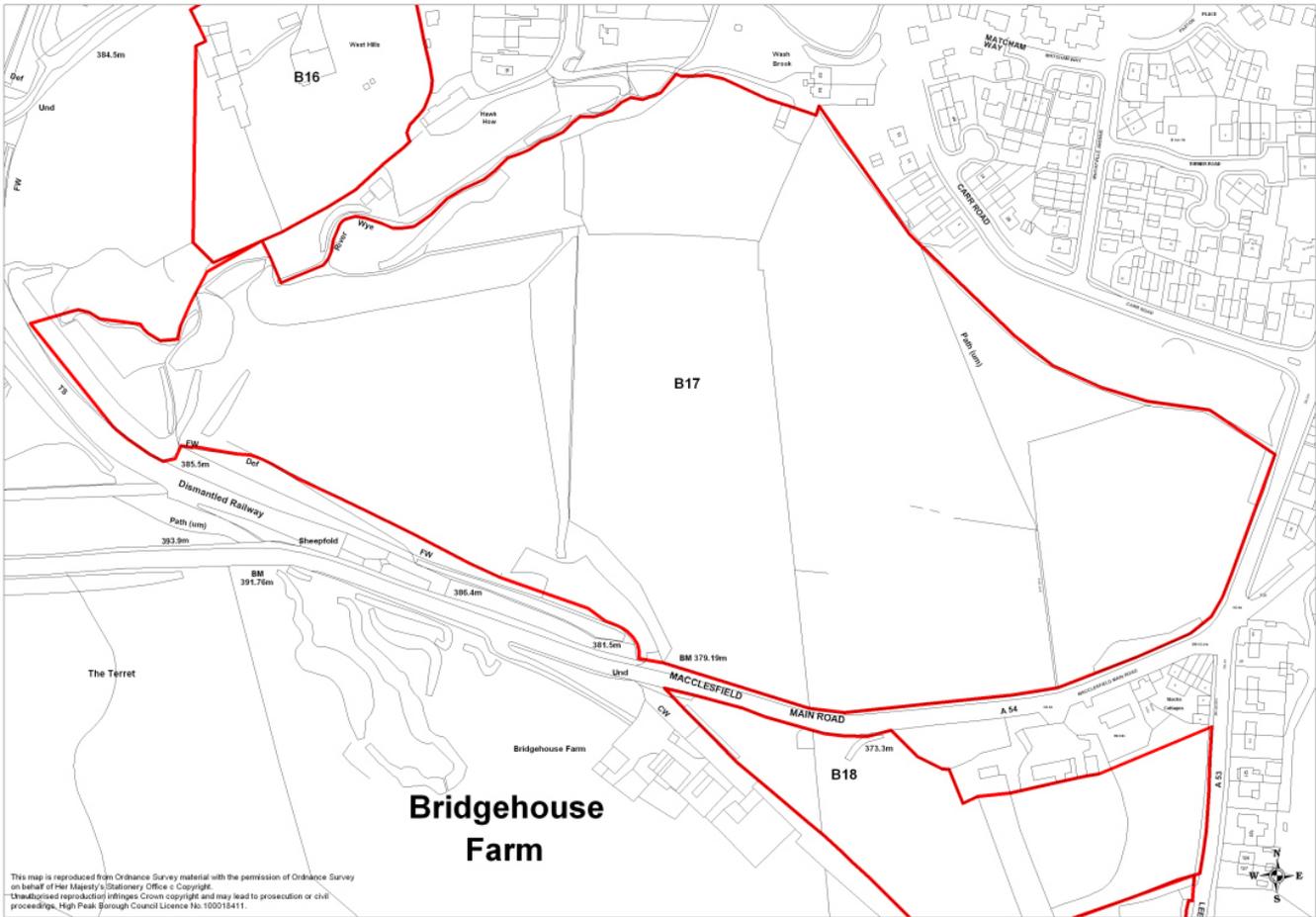
5 Housing site options

Option B16, Harehills Kennels, Burbage



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B16	Harehills Kennels, Burbage	1.5	23	<ul style="list-style-type: none"> • 50% brownfield • Mature trees present on part of site with a Tree Preservation Order • Adjacent to residential properties • Sloping site prominent in the landscape • Relatively distant from town centre

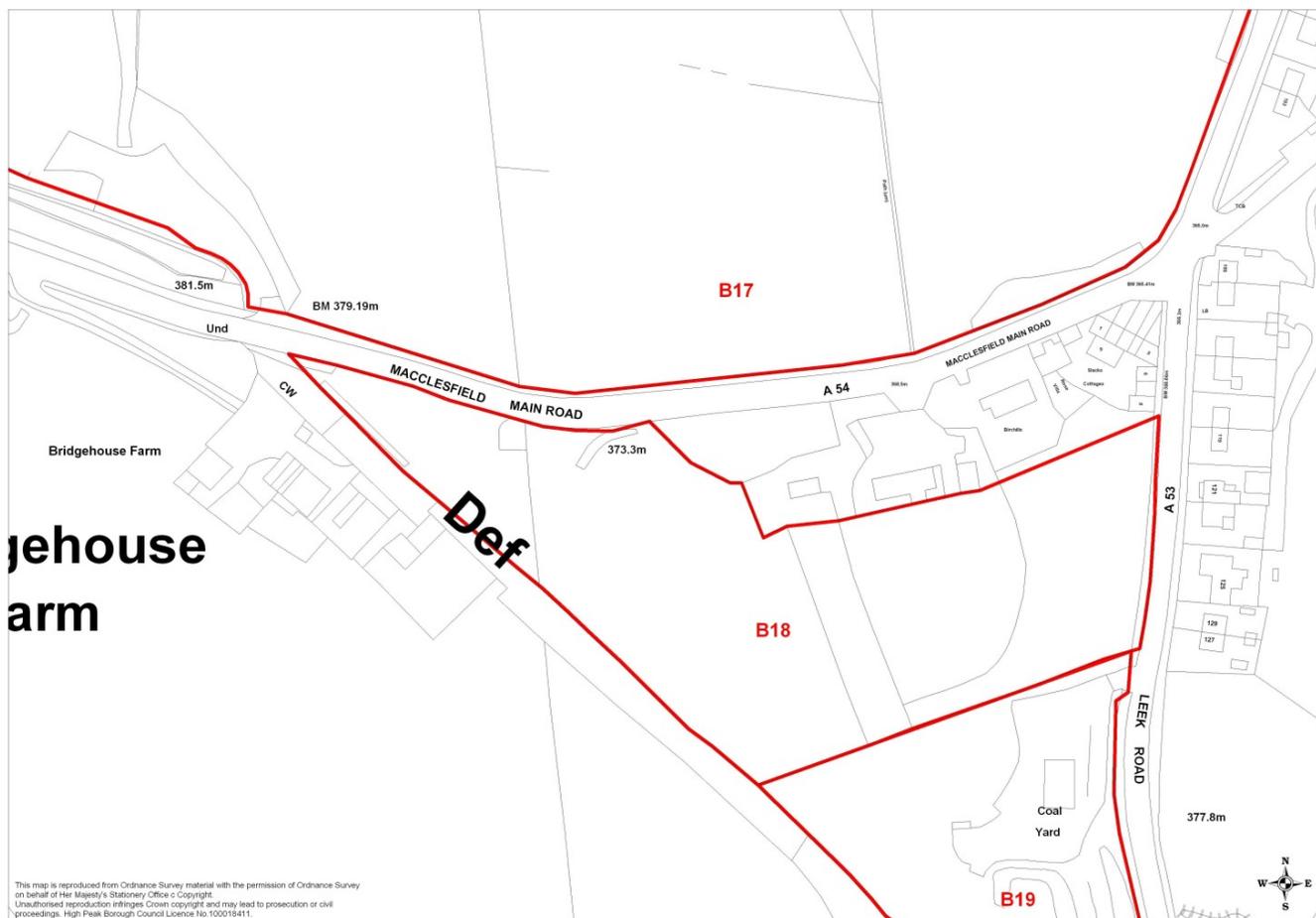
Option B17, Land off Macclesfield Main Road



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B17	Land of Macclesfield Main Road	11	82	<ul style="list-style-type: none"> • Large greenfield site • Mature trees present on part of site • Adjacent to residential properties • Relatively distant from town centre • Former reservoir occupies part of site • Prominent location on a key road into Buxton

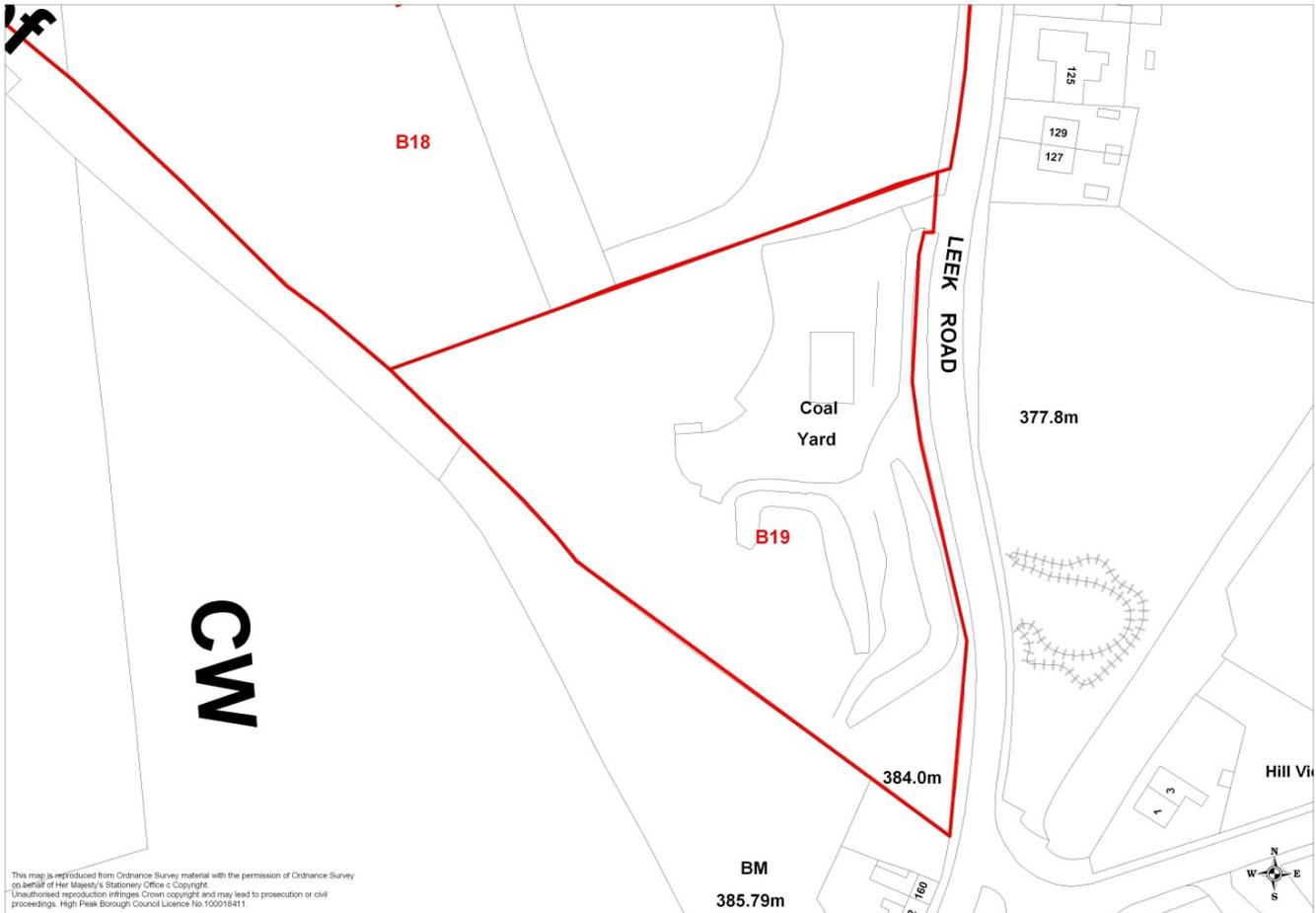
5 Housing site options

Option B18, Land at A53 / A54



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B18	Land at A53 / A54	1.64	49	<ul style="list-style-type: none"> • 30 % brownfield (part used for open storage) • Some young trees on site • Adjacent to residential properties • Relatively distant from town centre • Prominent location on a key road into Buxton

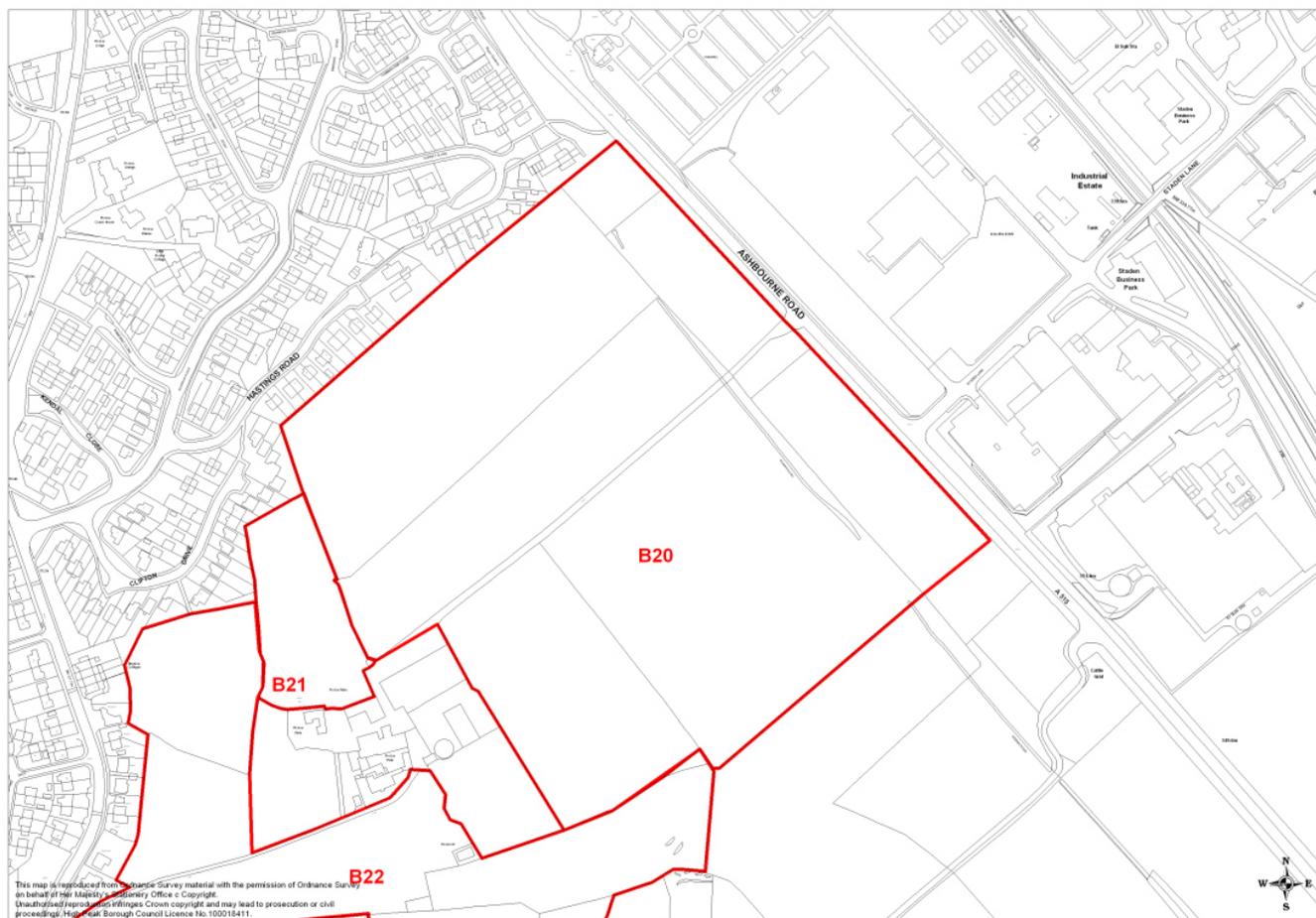
Option B19, Ladmanlow Yard, Leek Road



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B19	Ladmanlow Yard, Leek Road	0.86	6	<ul style="list-style-type: none"> 30 % brownfield (part used for open storage) Adjacent to residential properties and Option B18 Relatively distant from town centre Prominent location on a key road into Buxton

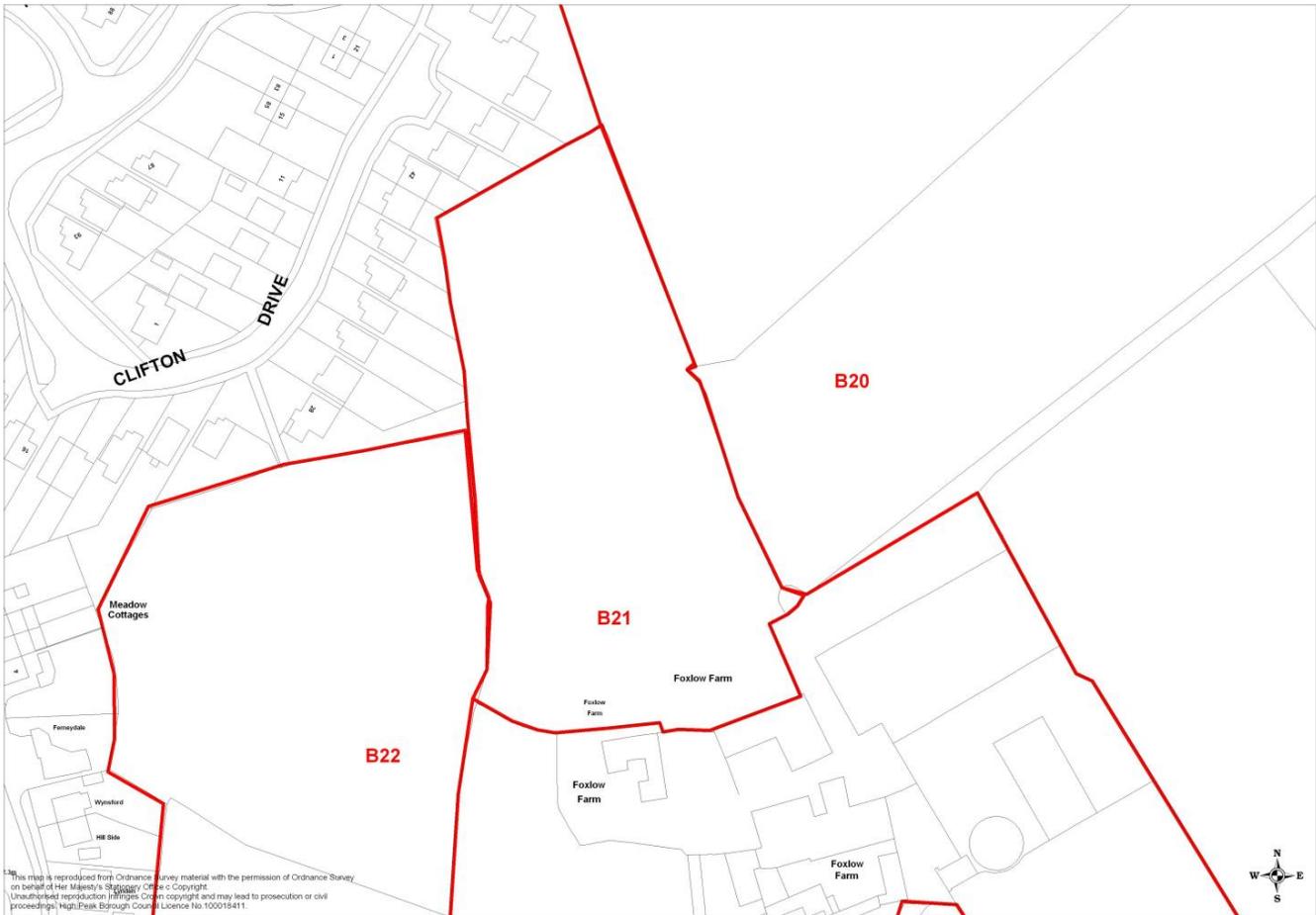
5 Housing site options

Option B20, Land off Ashbourne Road



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B20	Land off Ashbourne Road	12.33	232	<ul style="list-style-type: none"> • Large greenfield site • Prominent location on a key road into Buxton • Some trees on site • Adjacent to some residential properties • Relatively distant from town centre and services • Potential scope to link to adjacent option sites and Harpur Hill with new access road

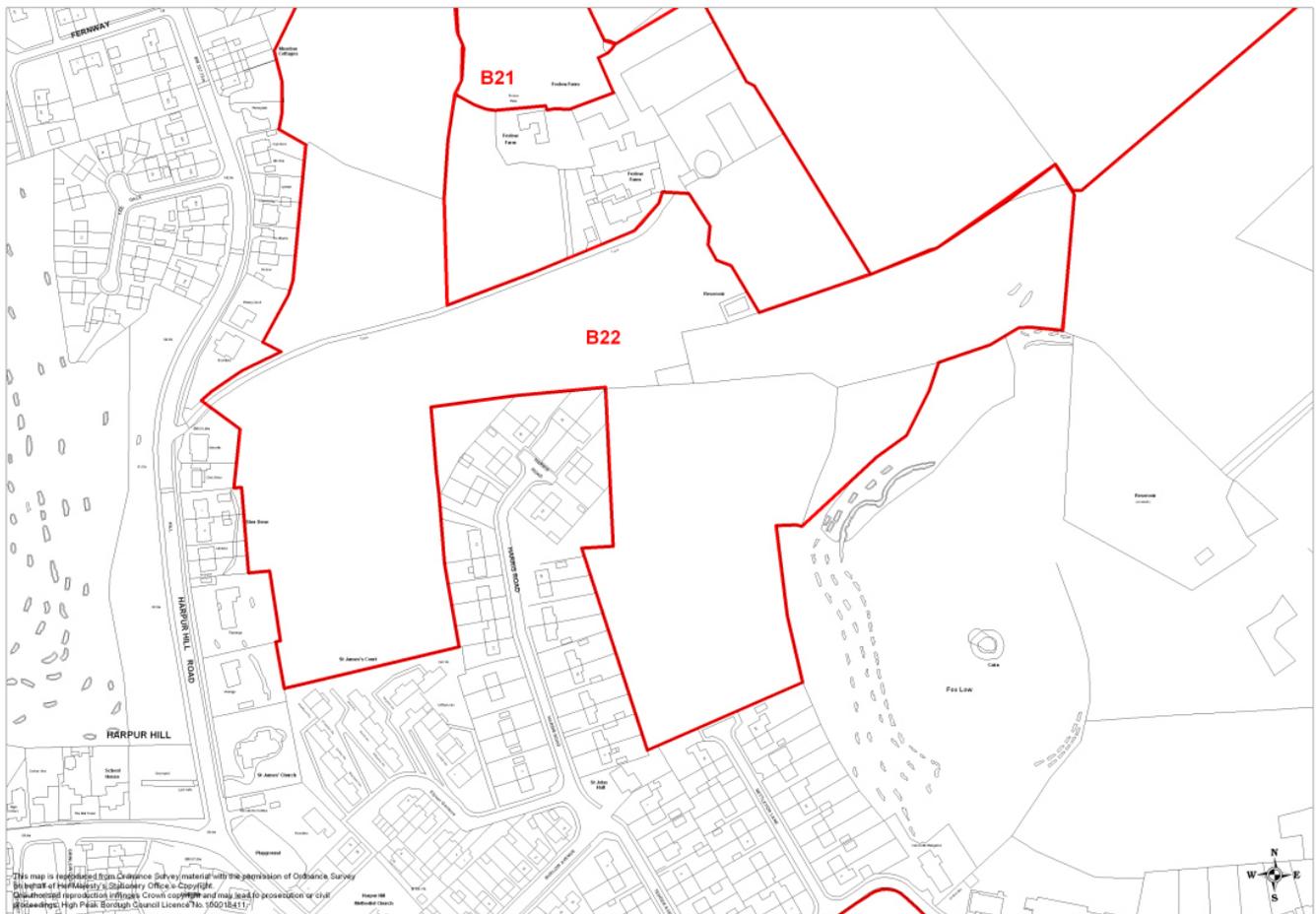
Option B21, Land at Foxlow Farm (between B20 and B22)



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B21	Land at Foxlow Farm, Ashbourne Road (between B20 and B22)	0.83	26	<ul style="list-style-type: none"> Greenfield Relatively distant from town centre and services Adjacent to some residential properties Potential scope to link to adjacent option sites and Harpur Hill with new access road Cannot be developed in isolation - need to connect to B20 and/or B21

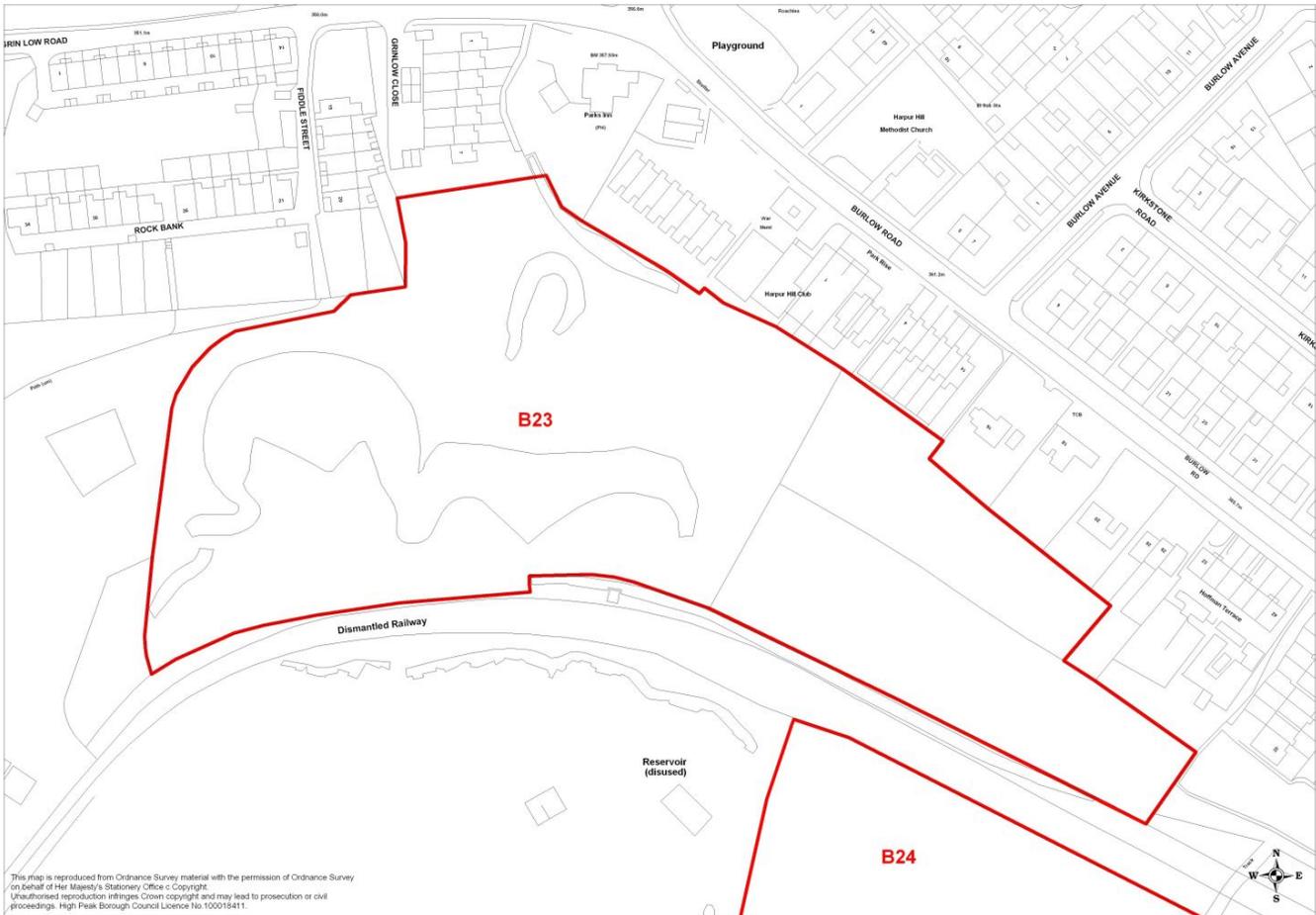
5 Housing site options

Option B22, Foxlow Farm, Ashbourne Road



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B22	Foxlow Farm, Ashbourne Road	7	105	<ul style="list-style-type: none"> • Large greenfield site • Relatively distant from town centre and services • Adjacent to some residential properties • Potential scope to link to adjacent option sites and Harpur Hill with new access road

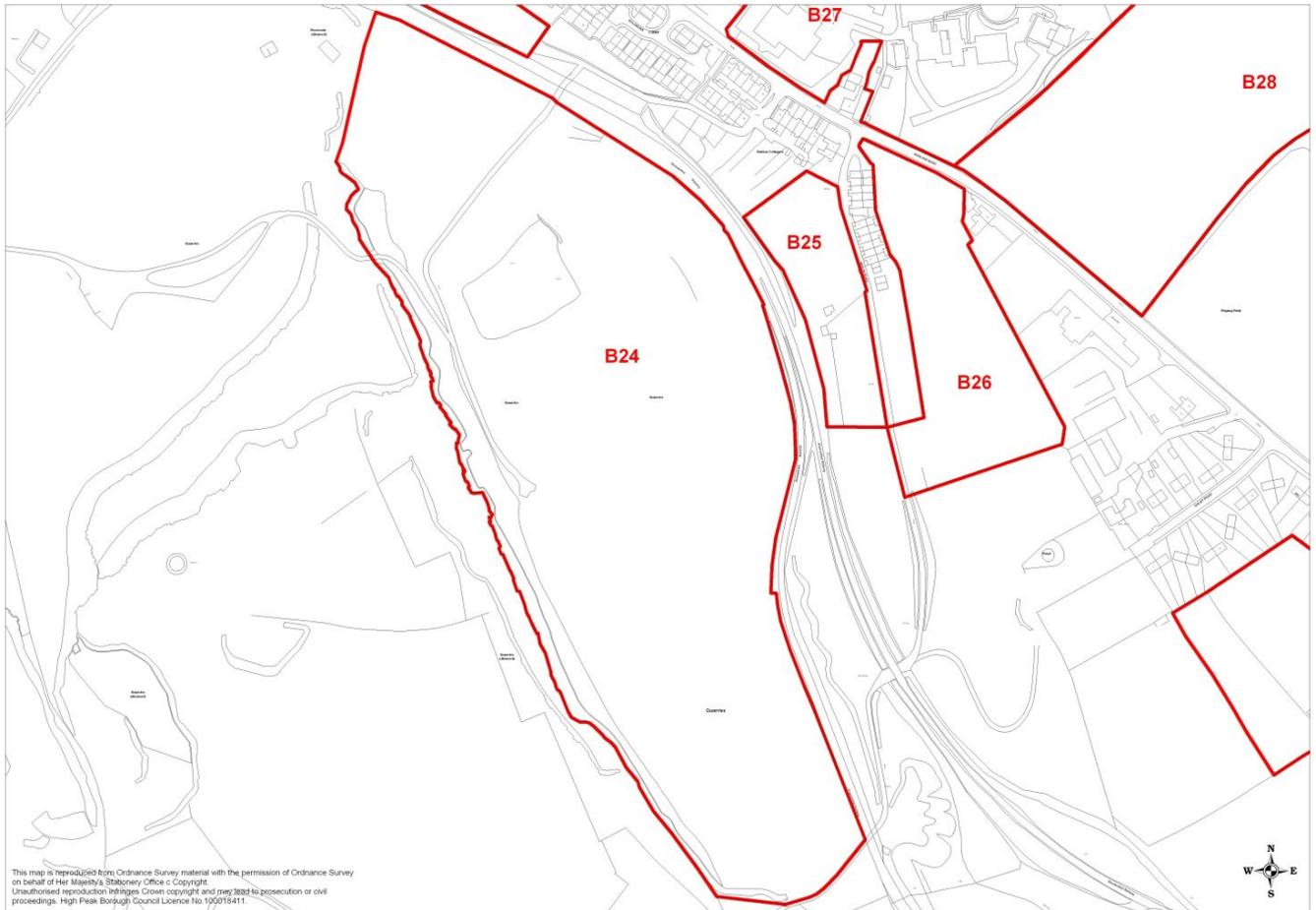
Option B23, Land on Burlow Road (behind pub), Harpur Hill



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B23	Land on Burlow Road (behind pub), Harpur Hill	2.64	40	<ul style="list-style-type: none"> Greenfield Relatively distant from town centre and services Adjacent to residential properties

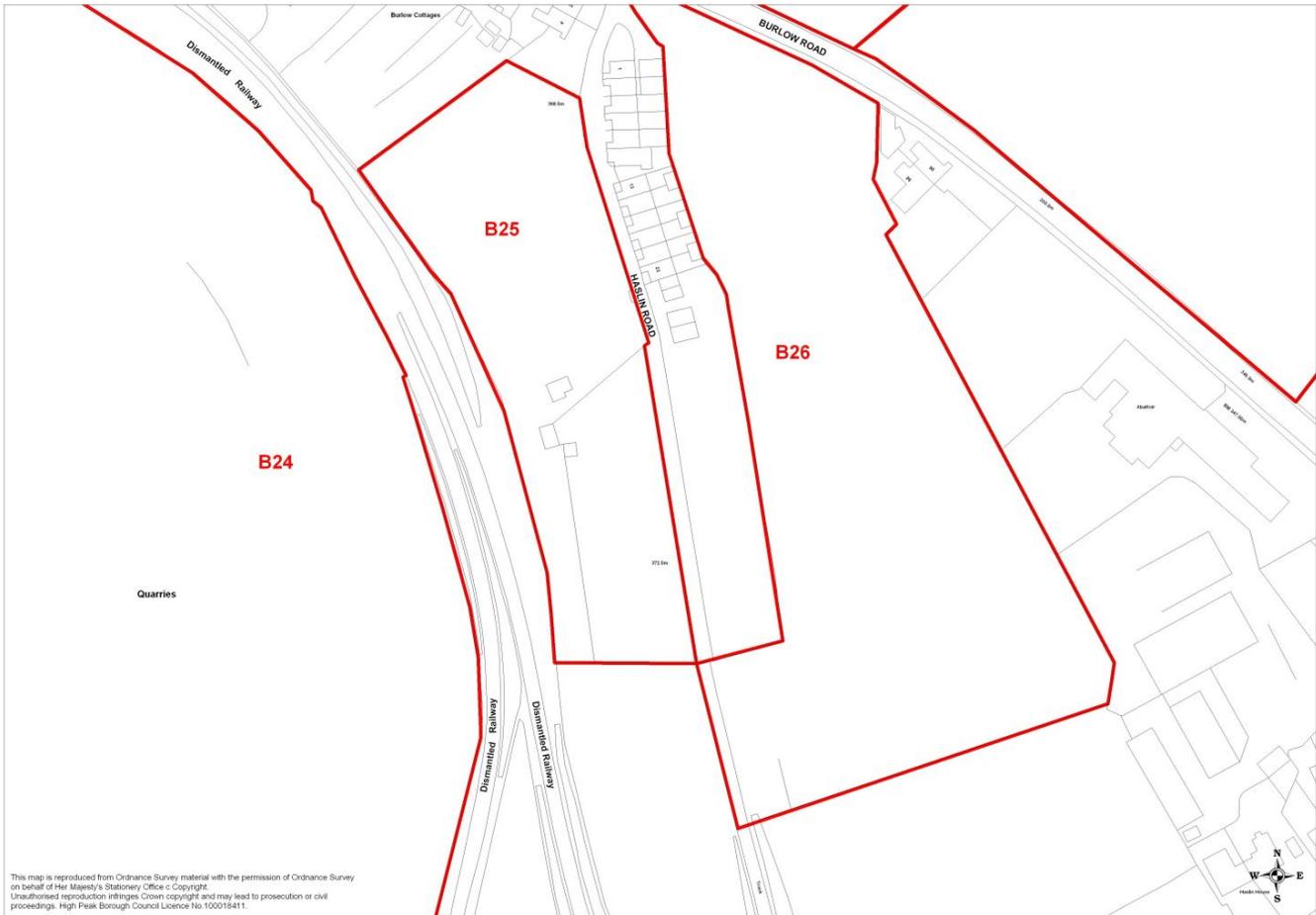
5 Housing site options

Option B24, Blue Lagoon and adjacent land, Harpur Hill



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B24	Blue Lagoon and adjacent land, Harpur Hill	9.6	72	<ul style="list-style-type: none"> • Greenfield - former quarry and surrounds • Relatively distant from town centre and services • Adjacent to residential properties • Topography constraints • Contamination and potential ground stability issues

Option B25, Haslin Road, Harpur Hill



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B25	Haslin Road, Harpur Hill	0.78	12	<ul style="list-style-type: none"> Greenfield Relatively distant from town centre and services Adjacent to residential properties

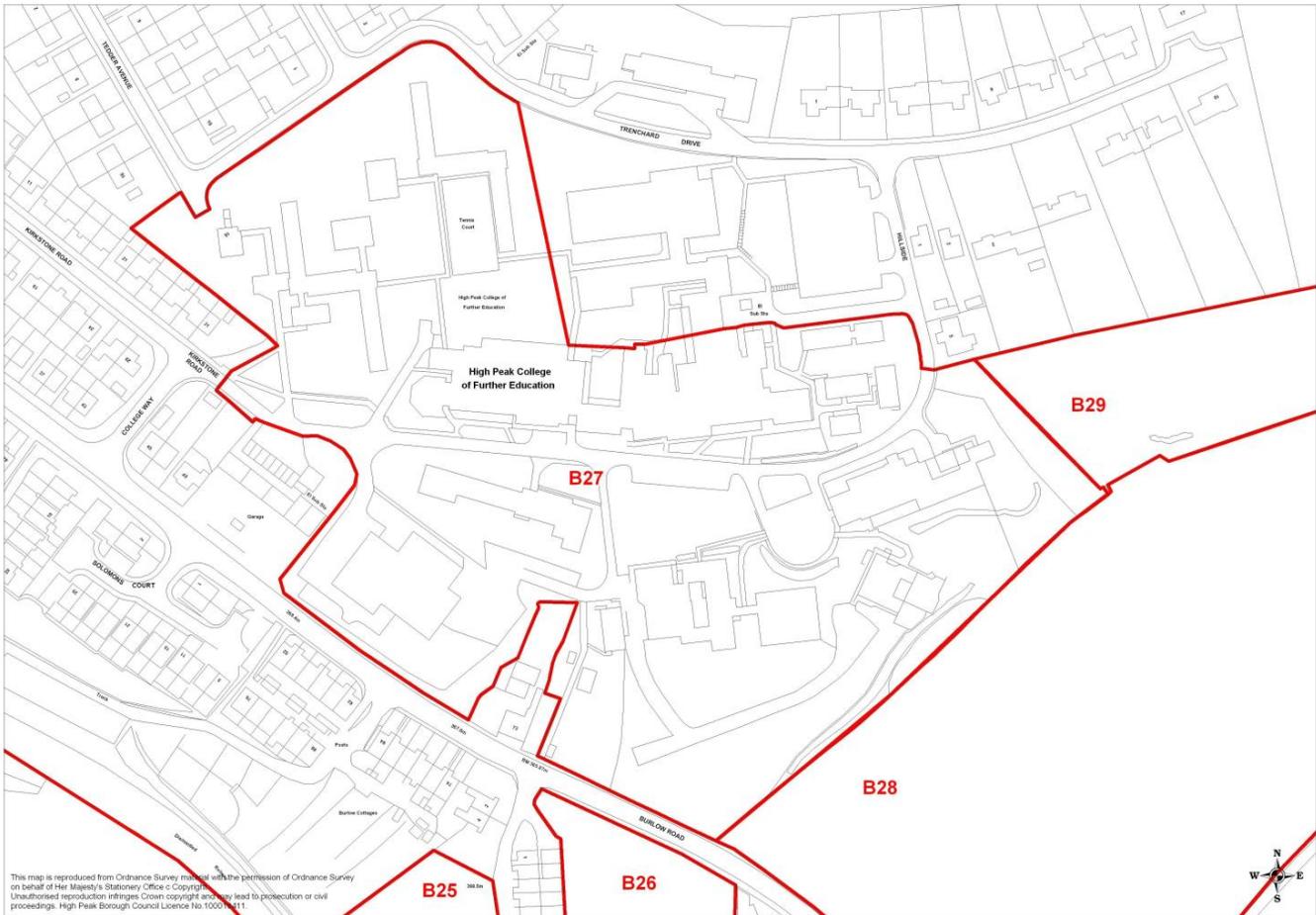
5 Housing site options

Option B26, Land between Haslin Road and Burlow Road, Harpur Hill



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B26	Land between Haslin Road and Burlow Road, Harpur Hill	1.65	12	<ul style="list-style-type: none"> Greenfield Relatively distant from town centre and services Adjacent to residential properties

Option B27, Harpur Hill College Campus



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B27	Harpur Hill College Campus	4.65	105	<ul style="list-style-type: none"> 70% brownfield Former campus site Allocated for housing in current Local Plan Relatively distant from town centre and services Adjacent to residential properties Some trees present

5 Housing site options

Option B28, Land at Haslin Road, Harpur Hill



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B28	Land at Haslin Road, Harpur Hill	4.8	108	<ul style="list-style-type: none"> • Large greenfield site • Relatively distant from town centre and services • Adjacent to residential properties and playing fields • Potential to be developed in conjunction with B29

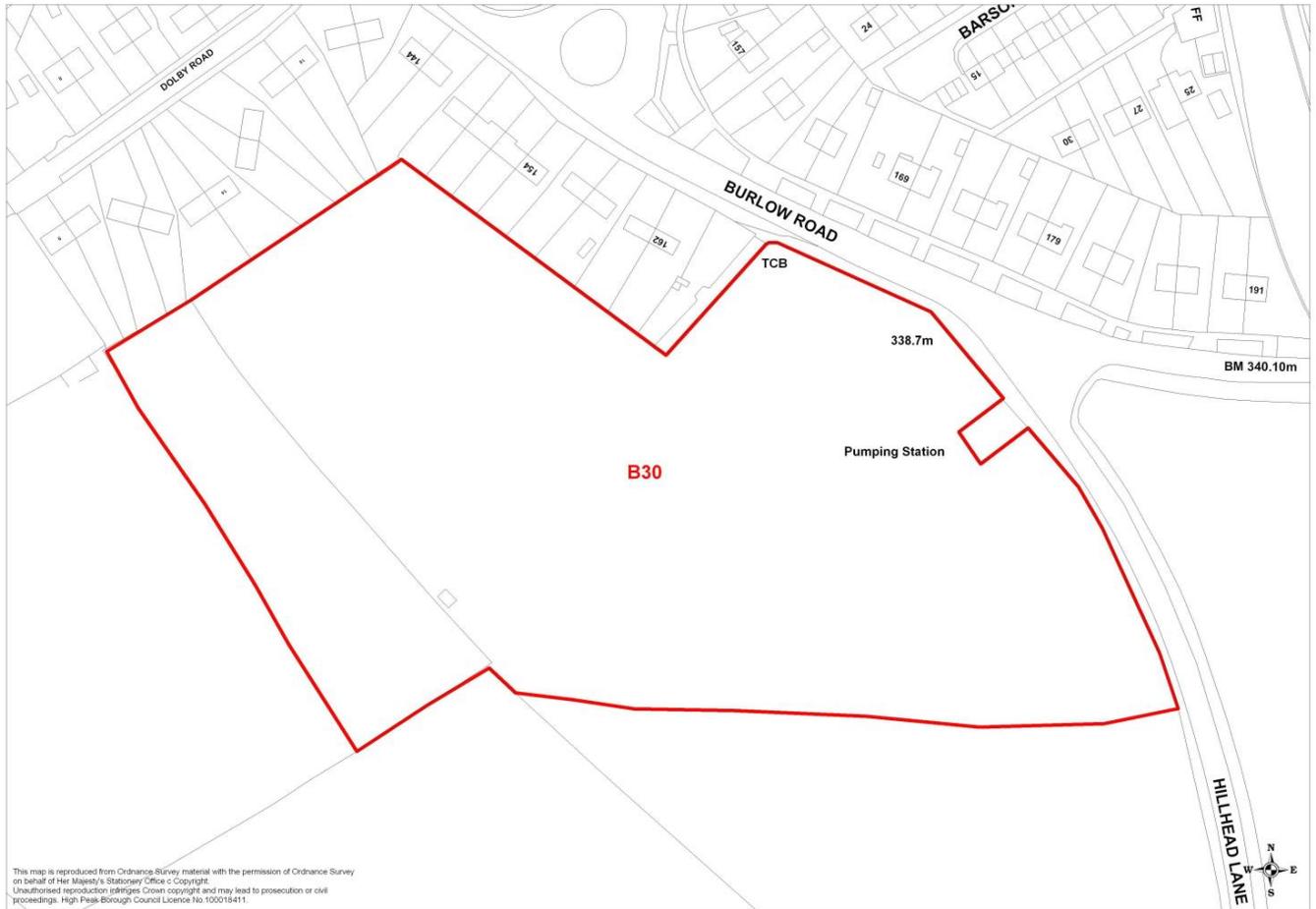
Option B29, Land between Burlow Road and Heathfield Nook Road, Harpur Hill



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B29	Land between Burlow Road and Heathfield Nook Road, Harpur Hill	5.07	114	<ul style="list-style-type: none"> 70% greenfield Relatively distant from town centre and services Adjacent to residential properties and playing fields Mature trees on part of site Potential to be developed in conjunction with B28

5 Housing site options

Option B30, Land south of Burlow Road



Ref.	Location	Area (ha)	Est. housing capacity	Comment
B30	Land south of Burlow Road, Harpur Hill	3	90	<ul style="list-style-type: none"> • Greenfield • Relatively distant from town centre and services • Adjacent to residential properties • Mature trees on part of site

Site requirements

Planning permission will still be required for development on preferred housing sites that are selected for inclusion within the new Local Plan. Proposals will therefore be subject to certain requirements in the Local Plan and the National Planning Policy Framework. Requirements may include:

- **Affordable housing** - 30% of housing to be built on sites of 25 homes or more, 20% of housing to be built on sites of 5-24 homes or a financial contribution towards the development of affordable housing elsewhere in relation to housing developments of less than 5 homes, subject to viability^(xii)
- **New or improved infrastructure** - the provision of, or contribution towards works or measures considered necessary to make a specific development acceptable in planning terms, including; open space and play facilities, transport improvements, new education or health infrastructure, conservation of the historic or natural environment where necessary. Such improvements should be related to the type and kind of the development proposed
- **Design** - developments will accord with general design guidance and any specific design requirements that may apply to a particular area such as Conservation Areas or areas where Supplementary Planning Documents related to design are in place

Feedback on site options

We would welcome any comments that you wish to make on the options identified for housing development. We would also like to know if you think that any alternative sites should also be considered.

Question B 1

Which potential housing sites would you prefer to be allocated for development in the Local Plan?

Please score each site option that you wish to comment on by choosing one of the following options and give reasons for your choice:

1. Strongly object, 2. Object, 3. Neutral / general comment, 4. Support, 5. Strongly support

Question B 2

Are there any additional sites that should be considered for housing development in the Local Plan?

xii Requirements of draft affordable housing policy, subject to consultation.

6 Other development issues

In addition to options for housing development, we would also like your views on other issues that will need to be addressed in the new Local Plan. They include:

- Land for business or industrial uses
- Leisure and recreation provision
- Land to be protected from development for its value to the community or environment
- Education provision
- Shopping and town centres

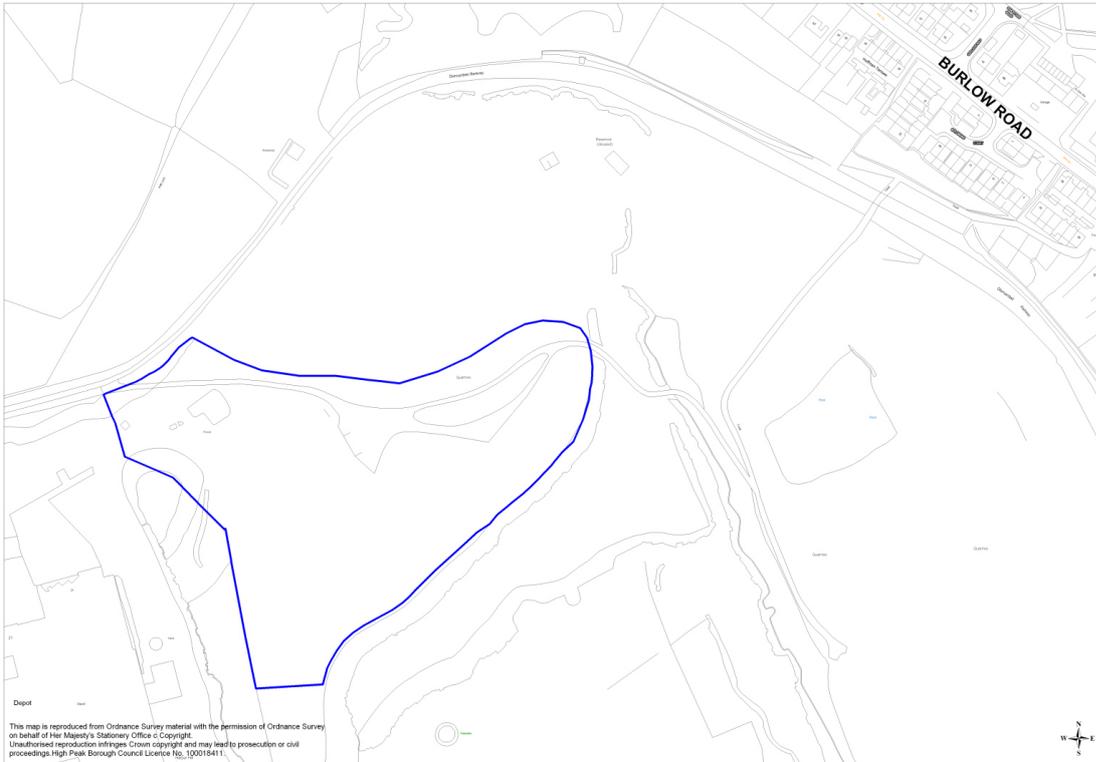
Land for business or industrial uses

There are five sites in the Buxton Area that are currently designated as **Primary Employment Zones** in the Local Plan, namely: Waterswallows, Staden Lane, Tongue Lane, Harpur Hill Industrial Estate and Smalldale Road, Smalldale. These are predominantly developed sites that already provide accommodation for local businesses. Their designation as Primary Employment Zones is intended to focus businesses in the most appropriate locations and to help ensure that they are maintained for business or industrial uses.

Three undeveloped sites in the Buxton Area are also currently **allocated for future business or industrial use**. Each would provide an extension to existing industrial sites. They are:

- Hoffman Quarry, Harpur Hill
- Staden Lane extension
- Tongue Lane extension

Hoffman Quarry



Staden Lane extension



Tongue Lane extension



Research indicates that across High Peak there is a surplus of land for business and industry. ^(xiii) As such, there may be some scope to allow other types of development on some of the more constrained sites that are less likely to be attractive to businesses. However, the most constrained sites are generally located in the Central Area and Glossopdale. Some new sites may also be required in the main towns of High Peak to provide suitable premises and premises for start up, creative and knowledge-based industries.

Question B 3

Do you feel that the sites currently identified for business or industrial use in the Buxton Area should remain designated for business use in the new Local Plan? These include:

- Primary Employment Zones
- Land allocated for future business / industrial use

xiii Peak Sub-Region Employment Land Review -

<http://www.highpeak.gov.uk/hp/council-services/df-evidence-base/peak-sub-region-employment-land-review>

Question B 4

Are there any new sites that should be identified in the Local Plan for business or industrial use?

Leisure and recreation

Improvements to leisure and recreation provision in the Buxton Area may be needed up to the year 2028 to help support growing communities. Please let us know if there are any sites that you feel should be designated for leisure or recreation. Uses may include allotments or sports facilities for example. Whilst such a designation in the Local Plan would not ensure that the infrastructure was provided, it would help any relevant development proposals to obtain planning consent.

Question B 5

Are there any sites or areas that you feel should be set aside for leisure or recreational purposes? If so, what should the site be used for?

Land to be protected for its environmental value**Local Nature Reserves**

Local Nature Reserves can be designated to protect wildlife habitats and features and offer opportunities for education, research and the enjoyment of nature by the community. Reserves are designated in consultation with Natural England and Derbyshire Wildlife Trust on sites on which the Local Authority has a legal interest in through ownership, leasehold or a legal agreement with the owner to ensure that it is managed correctly.

Reserves cannot be designated by the planning process although the Local Plan can highlight any reserves that are designated. Ferneydale Grasslands Local Nature Reserve in Harpur Hill was designated in 2009 and is now managed by Derbyshire Wildlife Trust. Please let us know if there are any other sites that should be considered for designation.

Question B 6

Are there any sites that you feel should be considered for designation as a Local Nature Reserve?

Local Green Spaces

Local Green Spaces are a new designation introduced by the National Planning Policy Framework to help preserve areas of particular importance to local communities. New development in Local Green Spaces would not be permitted other than in very special circumstances. They may be designated in Local Plans or Neighbourhood Plans only:

- Where the green space is in reasonably close proximity to the community it serves
- Where the green area is demonstrably special to a local community and it holds a particular significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife
- Where the green area concerned is local in character and is not an extensive tract of land

Question B 7

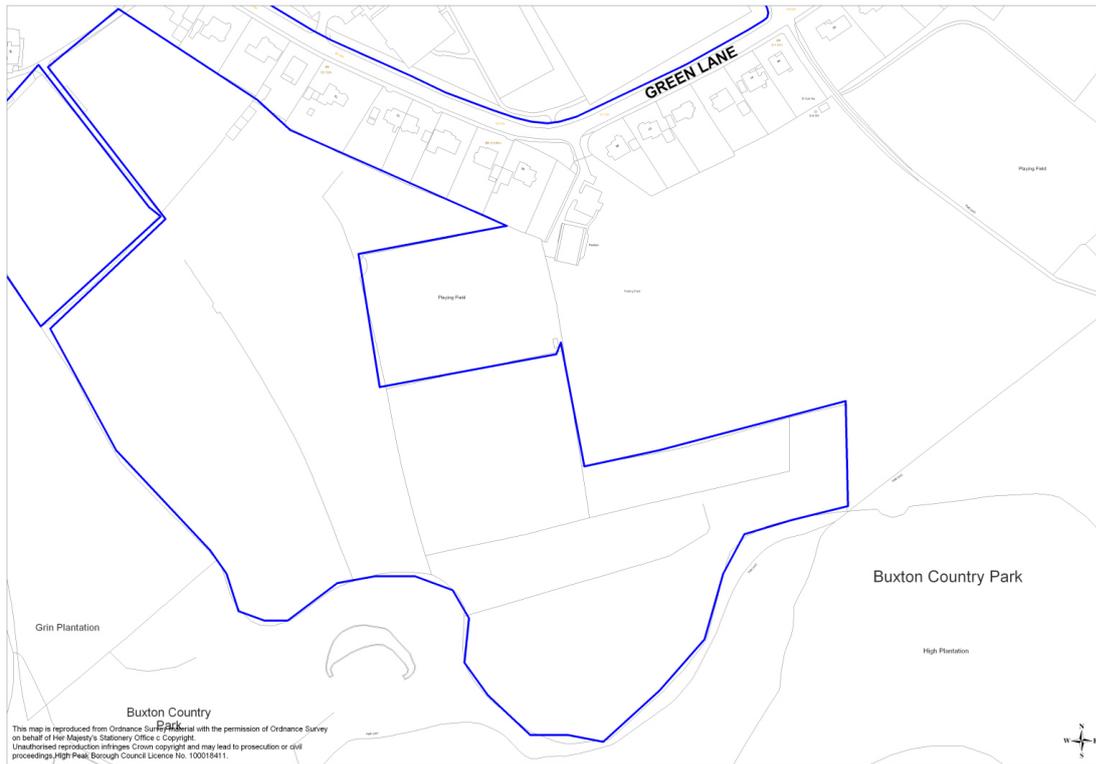
Are there any sites that you feel should be designated as a Local Green Space?

Education provision

Discussions with Derbyshire County Council in their capacity as the Local Education Authority regarding the implications of the housing growth options have revealed that an increase in the capacity of Buxton Community School will be required to support the growth of the town. In order to ensure the efficient operation of the school, the first preference would be to provide any additional capacity within the existing school site. However, this may not be possible due to site constraints. Consequently two alternative options have been identified, both of which would require additional land to be identified in the new Local Plan.

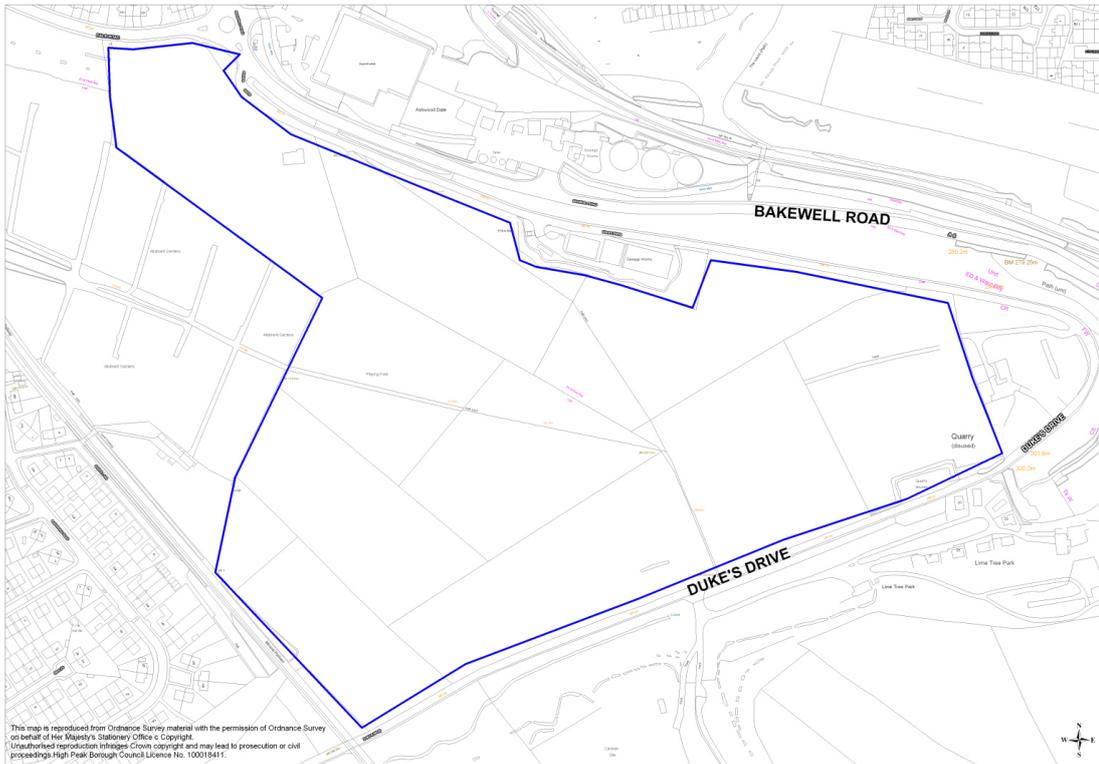
Option A - extend the school premises on the current site, facilitated by relocating the outdoor sports pitches onto land adjacent to the existing school playing fields off Green Lane.

Possible site for Buxton Community School extension



Option B - build a replacement school on land off Dukes Drive

Possible site for a replacement school



Option A is the preferred option of the Local Education Authority at this stage as it would be the most cost effective and deliverable solution. It would also retain the school on its established site.

Option B represents the more radical solution with a replacement secondary school being constructed on a greenfield site off Dukes Drive. An alternative use would be found for the existing school site. This option would require a more significant financial investment. The estimated cost of a new secondary school is around £20million.

At this stage, no funding is committed to deliver either option. Subject to further investigation, a potential levy on new developments across High Peak known as the Community Infrastructure Levy could help to contribute towards the cost of delivering the required improvements. The Borough Council and Local Education Authority will continue to work together to identify a solution.

Question B 8

Which option to increase secondary school capacity in Buxton do you prefer?

- Option A - extend the school premises on the current site by relocating the outdoor sports pitches onto land adjacent to the existing school playing fields

- Option B - build a replacement school on land off Dukes Drive
- Other - are there any alternative options that we should consider?

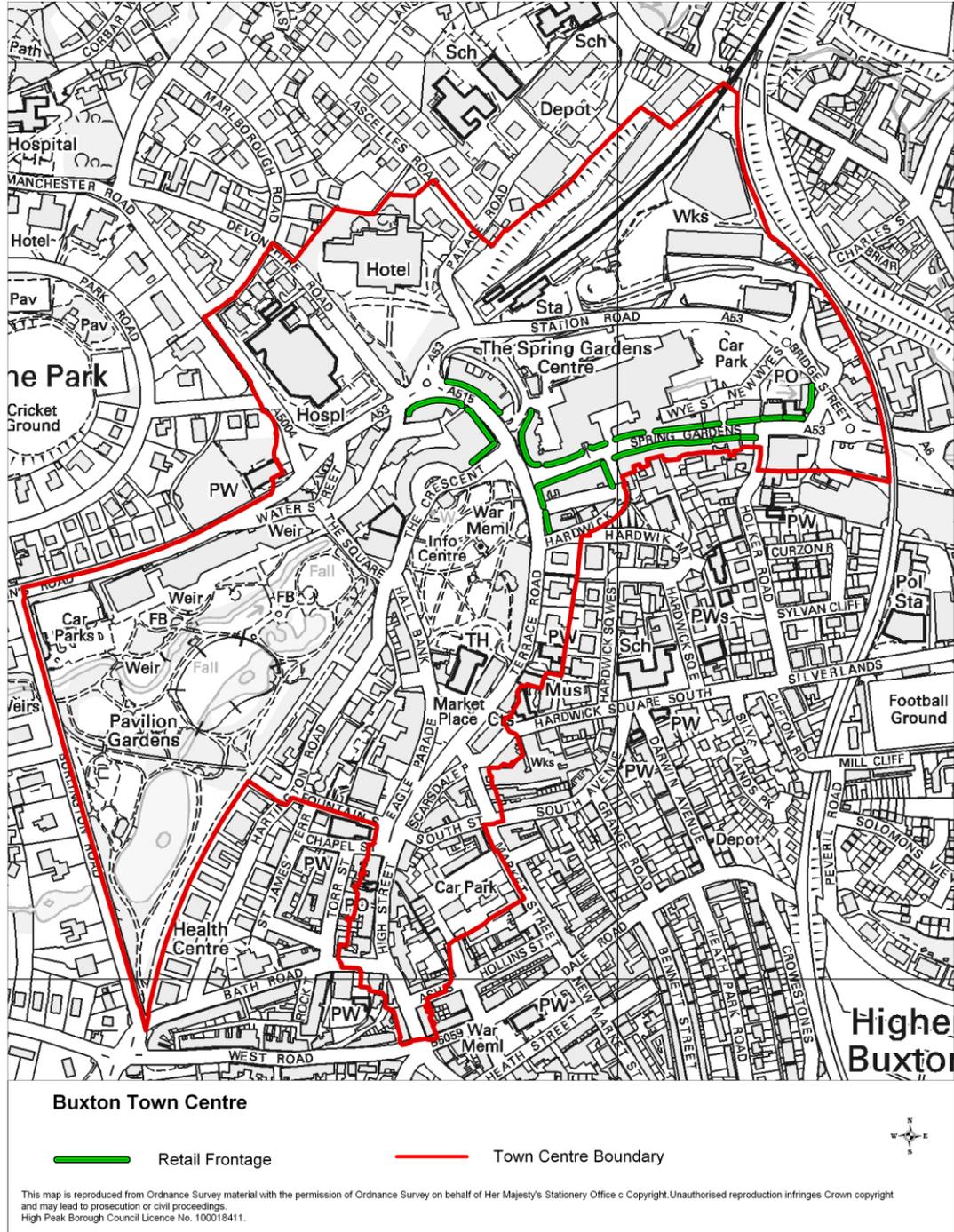
Shopping and town centres

Town centre boundary

The current Local Plan identifies the boundary of Buxton town centre. This boundary is used during the preparation and determination of planning applications to ensure that uses such as retail, leisure and hotels are located within town centres to help ensure their vitality and viability. Town centres are also more accessible by public transport. Proposals for the development of town centre uses outside of the town centre will not be granted planning consent if suitable and viable sites are available within the town centre boundary. The impact on town centres of large retail, office and leisure development proposals outside the town centre must also be closely scrutinised and addressed if planning consent is to be granted. The definition of the town centre boundary is therefore an important consideration for the new Local Plan. Please let us know if you feel that any changes should be made to the existing town centre boundary.

6 Other development issues

Buxton town centre boundary and primary shopping frontage as defined in current Local Plan



Question B 9

Should any changes should be made to the boundary of Buxton town centre?

Primary and secondary frontages

The Local Plan also currently identifies an area known as the **primary shopping frontage** within the town centre. This designation is intended to highlight the parts of the town centre which contain the highest concentration of retail uses as opposed to other town centre uses such as restaurants and other businesses. Local Plan policy can then be applied on applications within the primary shopping frontage area to resist a change of use away from retail. As with the town centre boundary, the designation is intended to help maintain and improve the viability of the town centre by retaining its retail core.

In some places, the primary shopping frontage may need to be adjusted in light of a changing mix of uses or to reflect future aspirations to promote or retain a strong retail presence.

Secondary frontages can also be identified within the town centre to identify where other, more diverse town centres uses may be appropriate. At present, the current Local Plan does not identify a secondary frontage. Policies can be included in the Local Plan to manage development within the secondary frontage area appropriately.

Please let us know if you think that any changes should be made to the primary shopping frontage or if there are any areas that should be designated as secondary frontages.

Question B 10

Should any changes be made to the primary shopping frontages for Buxton town centre?

Question B 11

Which parts of the town centre should be defined as secondary shopping frontages?

Local and district centres

In addition to the boundary of the town centre, the new National Planning Policy Framework also identifies the scope for **district or local centres** to be identified in Local Plans. District or Local centres would be designated in areas smaller than a town centre but where a cluster of shops and services were present. A local or district centre designation would mean that specific policies to help promote or discourage specified uses in that area could be applied for the benefit of the community. No such centres are identified in the current Local Plan.

These designations may also be applied in an area where new or additional retail development is being promoted to help create a new local centre for a community. We would like know if you think that there are areas that should be designated as a local or district centre in the new Local Plan.

Question B 12

Should the Local Plan identify any local or district centres to promote or protect retail that serves local communities?

Future retail needs

The National Planning Policy Framework requires Local Plans to allocate suitable sites to meet the scale and type of identified retail needs. In 2009, the Council commissioned an independent assessment of retail issues and requirements up to the year 2026. ^(xiv)

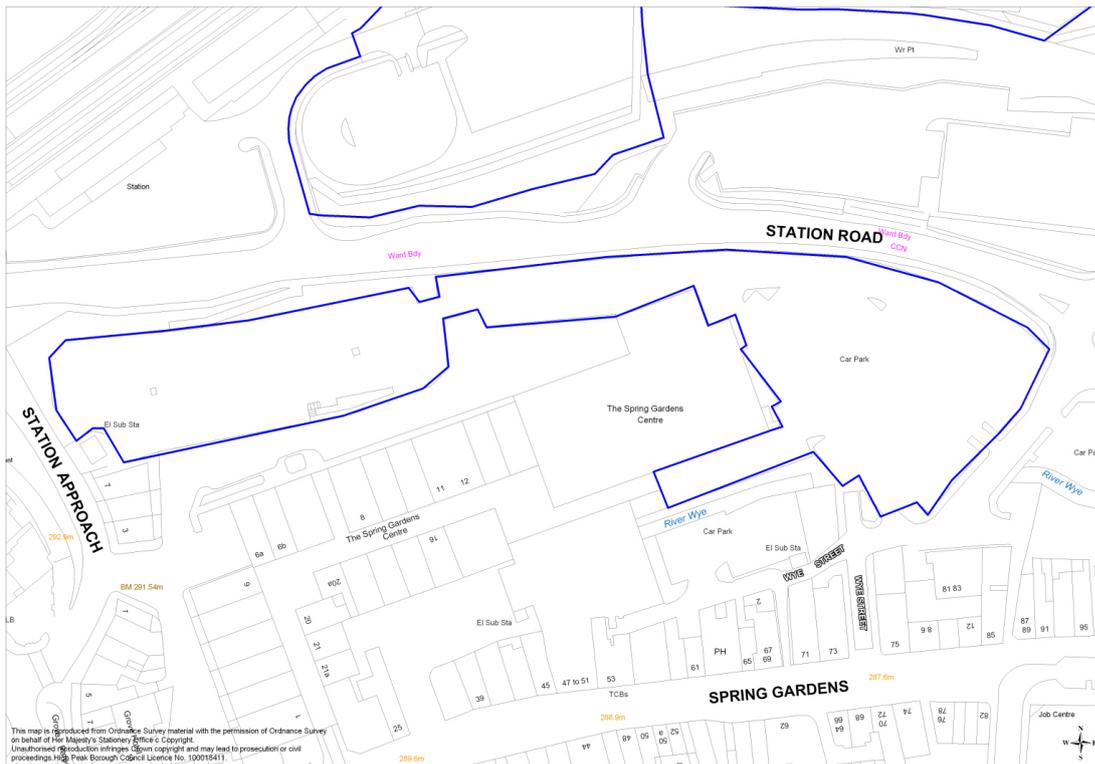
The assessment found that in relation to retailers that sell goods such as clothes, electrical products, DIY goods and furniture, the Local Plan should focus on improving and supporting the existing offer within the town centre through enhancements to areas such as Spring Gardens.

In terms of main food shopping, the study recommended that the Local Plan should seek to accommodate a new foodstore in a central location in Buxton for a number of reasons:

- Whilst the town centre has a broad range of foodstores, apart from the Waitrose store within the Spring Gardens, they are limited range and predominantly orientated towards a particular end of the market (Iceland, Aldi). The town centre presently lacks a full range mainstream foodstore to perform an anchor role and to enable it to effectively compete on a like-for-like basis with the existing out-of-centre Morrison's
- The provision of a new full range foodstore within the town centre with a comparable offer to the out-of-centre Morrison's store would enhance the potential for linked trips within the wider town centre. This would increase the scope for additional spending in other town centre stores
- A new full range foodstore would significantly enhance competition and importantly choice for local residents
- The existing Morrison's store is considered to be trading above company benchmarks. The re-assignment of 'overtrading' expenditure towards the town centre could help to support the centre of the town. Such a proposal is supported in terms of national planning policy

A broad indicative capacity of additional floorspace for main food retail from 1664m² to 4007m² by the year 2026 was identified in the study. Two possible locations have been identified that could potentially accommodate this requirement.

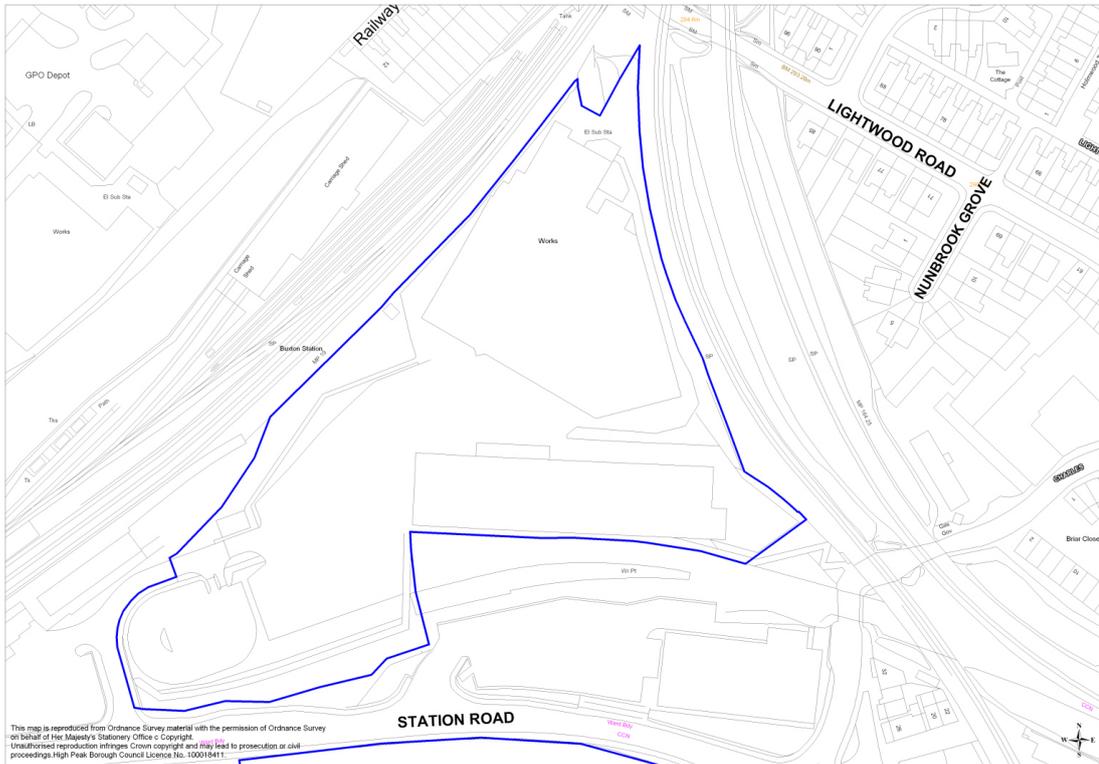
xiv Peak Sub-Region Retail and Town Centre Study - <http://www.highpeak.gov.uk/hp/council-services/df-evidence-base/peak-sub-region-retail-and-town-centre-study>

Option A - Allocate land for a new foodstore at the Spring Gardens Shopping Centre and car park**Spring Gardens car park**

Option A would see land at the Spring Gardens Centre car park being allocated in the Local Plan for a new foodstore. This site is located within the town centre boundary and is within relatively close proximity to the primary retail frontage - the heart of the town centre. Given the current use of the site as a public car park, the impact on the availability of parking would be a key consideration for any development on this site. Flood risk is also an issue within the vicinity of the River Wye. Levels issues may also be a constraint to development.

Option B - Allocate land for a new foodstore at the Nestle site, Station Road

Nestle site, Station Road



Option B would allocate land on the site currently occupied by Nestle Waters on Station Road. This site also lies within the town centre boundary but is located further away from the primary shopping frontage from which it is separated by Station Road. Pedestrian access between the site and the rest of the town would need close attention.

For both options, design will be a critical consideration given the prominence of both sites within the townscape. Proposals would be of a high quality design and adhere to the strict guidance outlined in both the Buxton Design and Place Making Strategy Supplementary Planning Document (SPD)^(xv) and Station Road Design Framework SPD^(xvi). The SPDs both identify the option sites as being areas of potential change.

Question B 13

How should the Local Plan best meet the identified retail needs in Buxton?

- Option A - Allocate land for a new foodstore at the Spring Gardens Shopping Centre and car park

xv <http://www.highpeak.gov.uk/hp/council-services/design-guidance/buxton-design-place-making-strategy>
 xvi <http://www.highpeak.gov.uk/hp/council-services/design-guidance/station-road-design-framework-buxton>

- Option B - Allocate land for a new foodstore at the Nestle site, Station Road
- Other - are there any alternative options that we should consider?

Other issues

This consultation covers a wide range of issues, including; housing requirements, the distribution of housing development across High Peak, potential development sites for housing, employment and retail and designations for education, leisure, recreation, the environment and the town centre. A separate consultation on policies for the Local Plan is also being undertaken. However, if you feel that there are any further issues that the Local Plan should consider, please let us know.

Question B 14

Are there any further issues or areas that the new Local Plan should consider?

Have Your Say

We would like to know your views on the options for the Local Plan by **25 October 2012**. All comments will be carefully considered before the Council identifies its preferred options for the Local Plan.

How to Contact Us

Please complete a questionnaire using one of the following methods:

- Online on the Local Plan consultation website <http://highpeak-consult.objective.co.uk/portal>
- Email to LDF@highpeak.gov.uk
- Post to the address given below

Questionnaires can be collected from Council offices or downloaded from www.highpeak.gov.uk/hp/localplanoptions

Regeneration

High Peak Borough Council

Town Hall
Buxton
Derbyshire
SK17 6EL

Tel: 0845 129 7777 or 01298 28400

Consultation database

Use of the consultation website provides several benefits and enables consultees to:

- Read the Local Plan options document and supporting information online
- Submit your comments online (registration required)
- Read all comments submitted by other consultees, including those submitted by post, email or online.

Further information is available on the consultation website, including help on how to register and submit comments. Further support is available on the online: <http://www.highpeak.gov.uk/hp/council-services/local-development-framework/consultation-database>

Details of consultees registered on the consultation website and all respondents to the consultation will be added to our Local Plan contact list and will receive notification of future consultations.

Please note that all comments and the name of the individual or organisation responsible for them will be made available to view on the public consultation website. All representations may also be viewed at Council offices.

All comments received in response to this consultation will be carefully considered before the Council decides upon which options it prefers. Further consultation on the preferred options on sites and policies will take place in February / March 2013.

The Council intends to adopt an Interim Policy Statement in April 2014 which will provide an update to the current policy position of the Council in light of the National Planning Policy Framework and emerging Local Plan policies.

A "submission" version of the new Local Plan will then be published in September / October 2013 for final consultation on whether the Local Plan is considered to be "sound" ^(xvii)

The plan will then be submitted to the Secretary of State for consideration at a public examination during which the plan will be tested by an independent inspector in terms of its soundness and compliance with the Duty to Cooperate, legal and procedural requirements. Subject to the recommendations of the inspector, it is expected that the Local Plan will be adopted in September 2014.

Local Plan timetable

Stage	Date
Current consultation on options	September / October 2012
Consultation on preferred options for Local Plan	February / March 2013
Council to adopt an Interim Policy Statement	April 2013
Submission version published - final opportunity for comments	September / October 2013
Submission to Secretary of State	February 2014
Public Examination	May 2014
Adoption	September 2014

xvii To be considered "sound" the plan must accord with the tests specified in the National Planning Policy Framework, namely that the plan is; positively prepared, justified, effective and consistent with national policy.

Appendix 1 - Alternative housing target options

Alternative High Peak Housing Target Options

Option number	Number of homes to be provided per year	Total number of new homes from 2006 to 2028	Number new homes left to be delivered
2	300	6,490	3,797
3	330	7,150	4,457

Advantages and disadvantages of Option 2

Advantages	Disadvantages
Moderate degree of environmental protection	Option does not meet projected housing needs
Moderate degree of protection of the distinctive character of High Peak	Lower number of affordable homes to be delivered in comparison with option 3
Moderate pressure on local infrastructure and services	Less support to town centres and the sustainability of services in smaller settlements than option 3
Moderate degree of support for the regeneration of Greater Manchester	Greater reduction of the working age population in comparison with option 3
Offers some degree of choice between potential development sites	

Advantages and disadvantages of Option 3

Advantages	Disadvantages
Most closely provides for projected housing needs	Lower level of environmental protection, including the highest requirement for greenfield development
Provides a greater number of affordable homes. Increased housing supply may also help to address house price issues	Less protection of the distinctive character of High Peak
Higher level of support for town centres and the sustainability of services in smaller settlements through higher population growth and associated spending	More pressure on infrastructure and services
Lower level of decline of the working age population to limit recruitment constraints for local businesses	Lower level of support for regeneration in Greater Manchester

Appendix 1 - Alternative housing target options

Advantages	Disadvantages
	Offers a limited degree of choice between potential development sites

Appendix 2 - Implications of alternative High Peak housing targets on the sub-area requirements

Additional homes needed between 2012 and 2028 for each alternative housing target option^(xviii)

Option combination	Total number of new homes across Buxton Area	Number of homes in Buxton town	Number of homes in villages
Alternative housing target option 2			
A	1823	1787	36
B	1443-1595	1414-1563	29-32
C	1215-1633	1191-1600	24-33
Alternative housing target option 3			
A	2139	2096	43
B	1694-1872	1660-1835	34-37
C	1426-1917	1397-1879	29-38

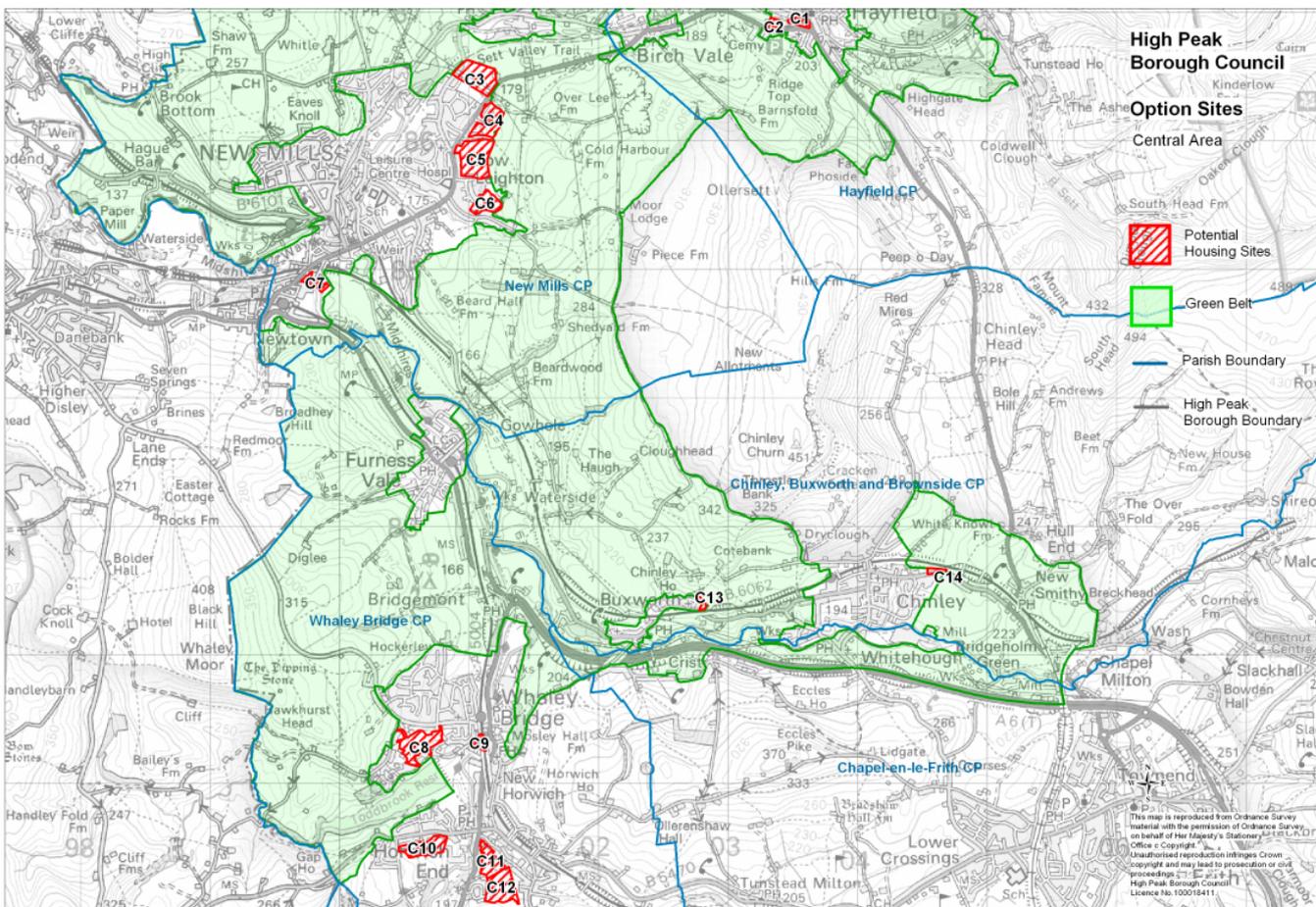
xviii Homes to be granted permission from 1 April 2012 to 2028

Appendix 3 - Overview of housing site options in other sub-areas

An overview of the housing site options subject to consultation in the other sub-areas of High Peak are provided below. For further details, please see the relevant sub-area consultation document available at Council offices, local libraries or online -

www.highpeak.gov.uk/hp/localplanoptions

Central Area Housing Site Options



Appendix 3 - Overview of housing site options in other sub-areas

Glossopdale Housing Site Options

