

High Peak Local Plan Options Consultation

GLOSSOPDALE

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:

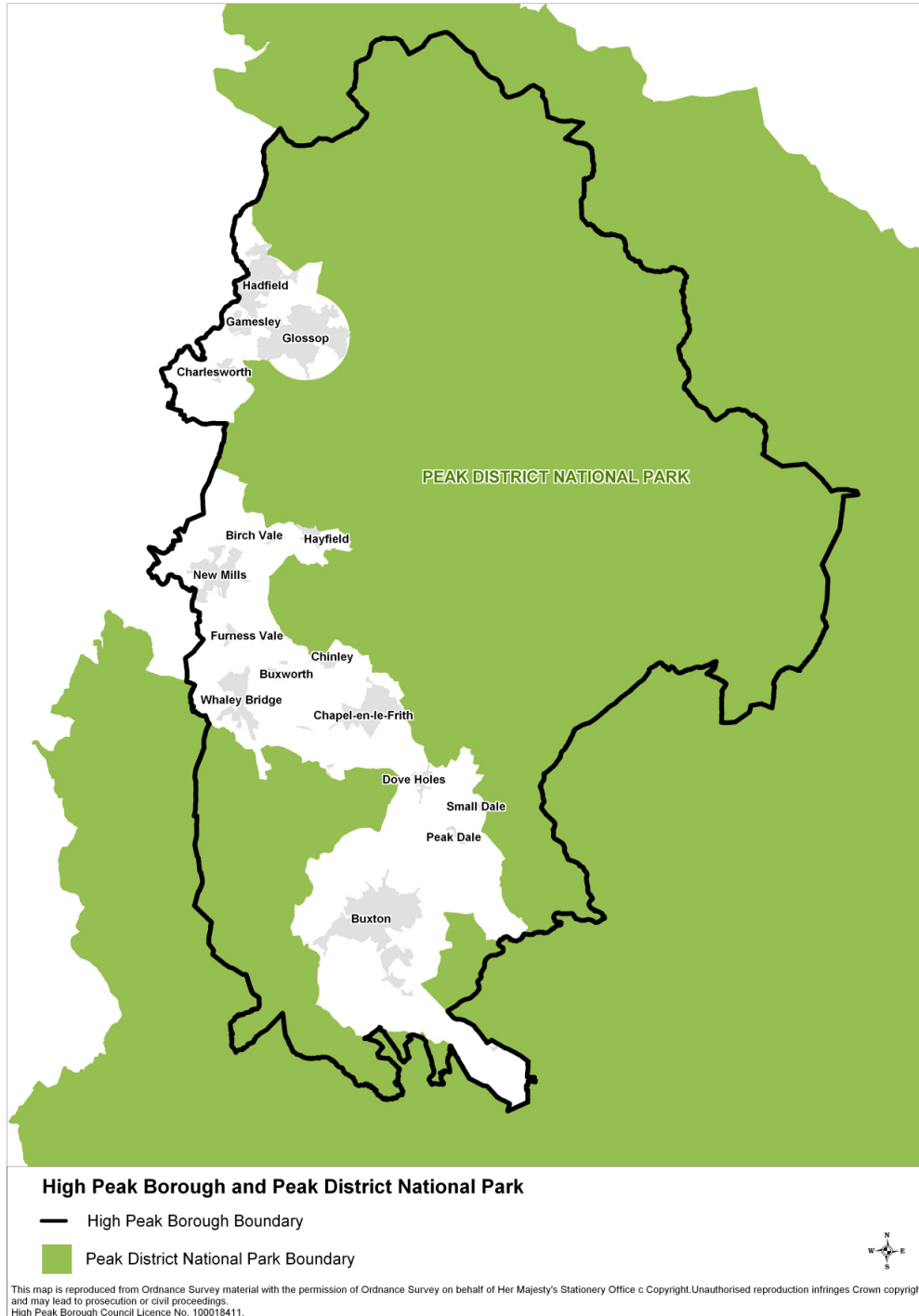
i Outside of the Peak District National Park

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

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

1 Towards a new High Peak Local Plan

- **Household and population forecasts** - projections of population growth and household formation in High Peak and each of its component sub-areas.
- **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 Glossopdale

In addition to issues of relevance to the whole of High Peak, the Local Plan will also need to reflect objectives specific to Glossopdale. The Derbyshire Dales and High Peak Joint Core Strategy (Draft Plan) included a broad strategy which sought to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote growth of a sustainable tourist economy and meet the housing needs of the local community by:

vi Peak Sub-Region Employment Land Review

- Protecting the Green Belt
- Enabling the redevelopment of some former industrial sites that reflects their historic character
- Supporting the town centre through the implementation of the the Glossop Design and Place Making Strategy and refurbishment of the Town Hall and Market Hall
- Supporting the mixed-use regeneration of Woods Mill
- Providing for the housing needs of the community
- Ensuring that there is a sufficient supply of suitable land available for business growth
- Working with partners to help address congestion and to improve transport links to surrounding areas

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 in below.

Community conversation	Key points made
Gamesley	<p>The sense of community spirit on Gamesley was highlighted as were the services and facilities on the estate, alongside the value of being close to open countryside with fine views.</p> <p>Priorities for the future included development that secured a more attractive estate with affordable homes suited to the needs of all generations and provided opportunities for people to grow their own food. Attendees also wanted to see Gamesley served by a full parade of well-maintained shops and with better employment opportunities, either by help for people starting their own businesses or by access to affordable and reliable transport enabling people to work in surrounding areas.</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.

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

3 High Peak housing requirements

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

4 Sub-Area housing requirements

High Peak sub-areas



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

4 Sub-Area housing requirements

Distribution of housing within Glossopdale

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 is proposed for Glossopdale:

- Glossop and Hadfield - to accommodate 97% of housing within Glossopdale
- Villages (Charlesworth and Tintwistle) - to accommodate 3% of housing within Glossopdale

What do the options mean for Glossopdale?

The number of homes to be provided in Glossopdale 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 Glossopdale of the options 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 Glossop, Hadfield 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 Glossopdale	Number of new homes in Glossop and Hadfield	Number of new homes in villages
Proposed preferred housing target (option 1)			
A	784	760	24
B	973 - 1098	944 - 1065	29 - 33
C	847 - 1098	822 - 1065	25 - 33

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.

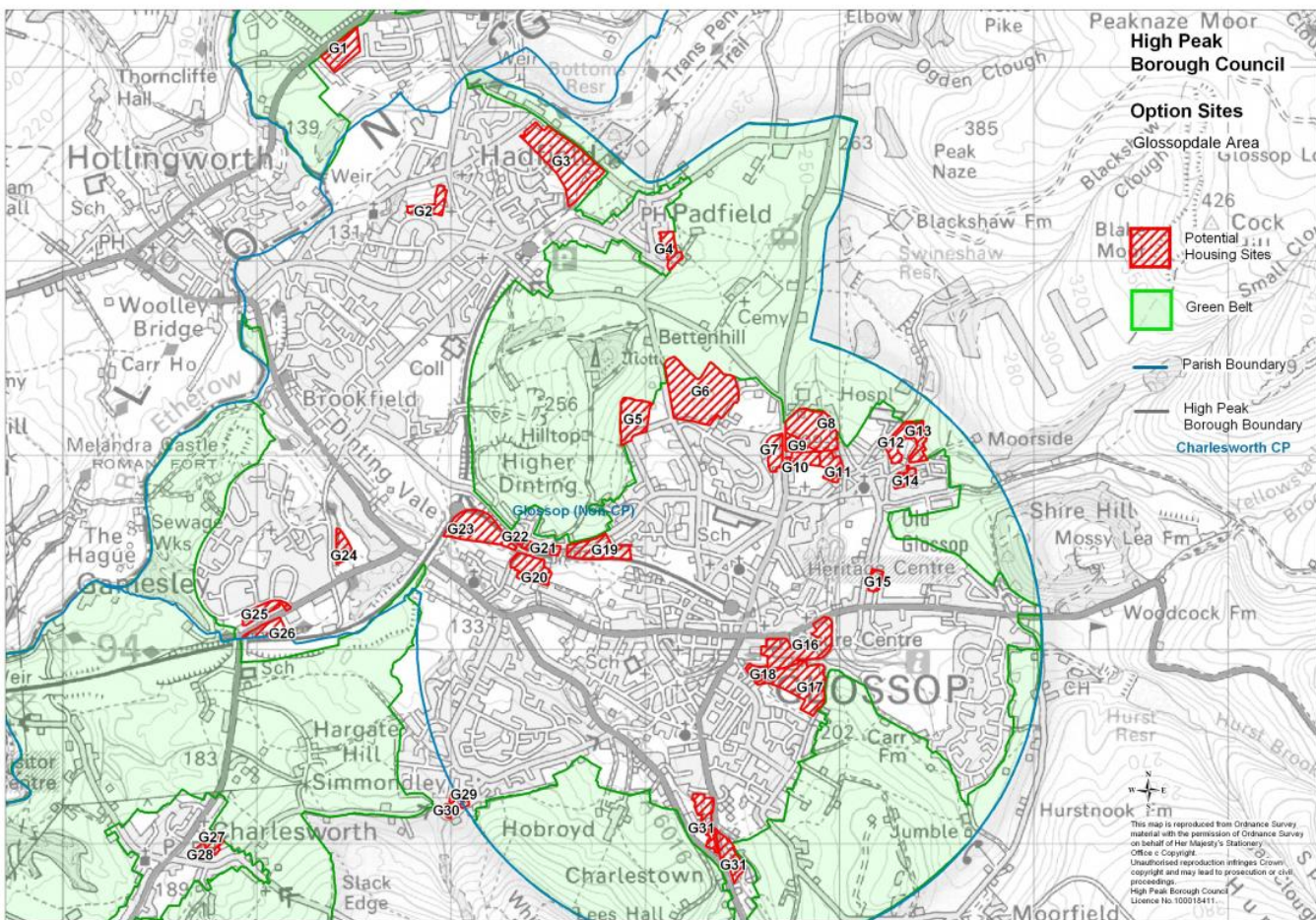
- Option A - Growth along Buxton - Dove Holes - Chapel-en-le-Frith axis
- Option B - Focus growth in the two principal market towns - Buxton and Glossop
- Option C - Distribute growth amongst all of the market towns - Buxton, Glossop, New Mills, Chapel-en-le-Frith and Whaley Bridge

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

A range of options have been identified for potential housing sites in Glossopdale^(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 Glossopdale. 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.

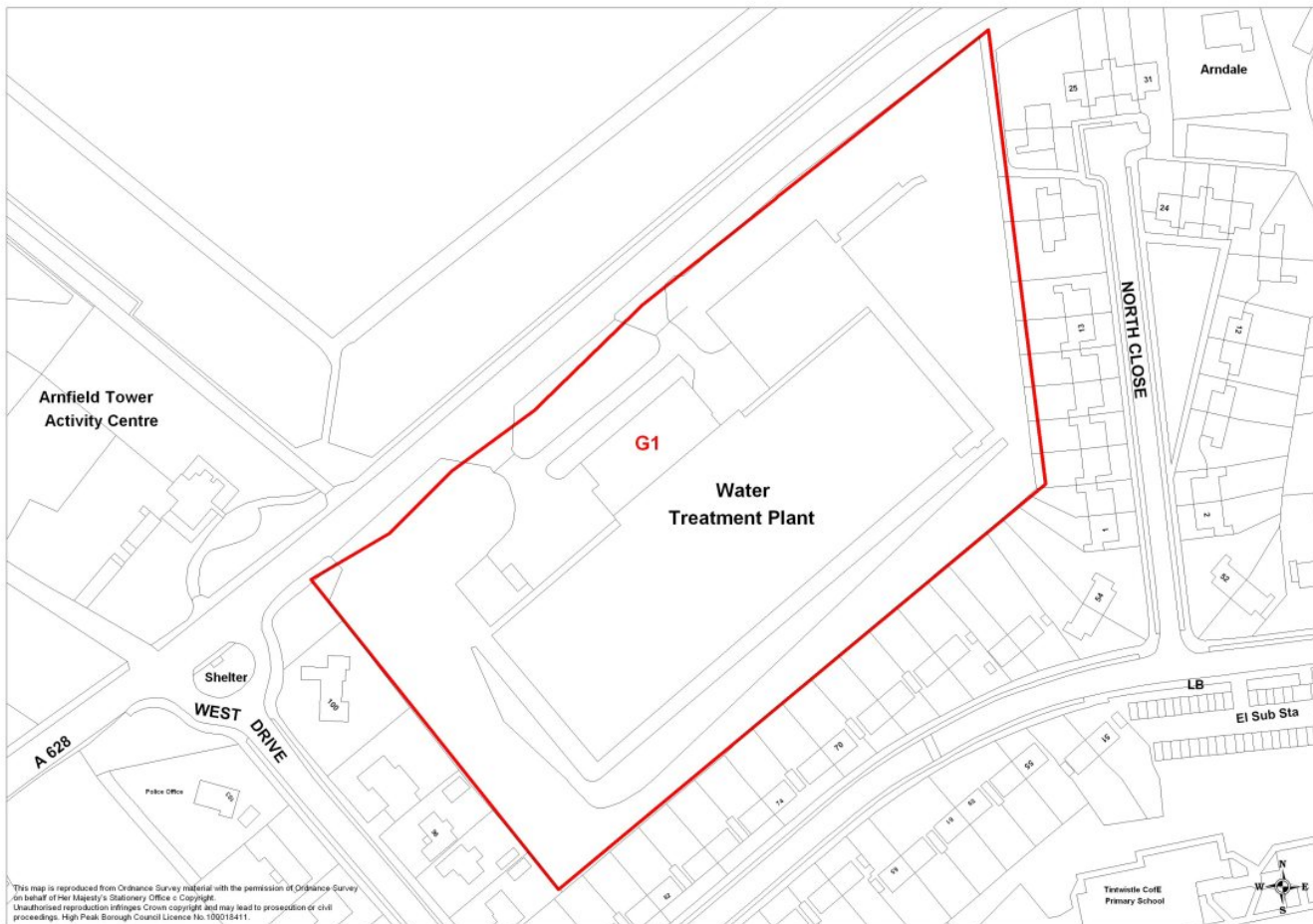


xi Maps showing an overview of site options in Buxton and the Central Area are provided in Appendix 3

5 Housing site options

Charlesworth and Tintwistle

Option G1, Arnfield Water Treatment Works, Tintwistle



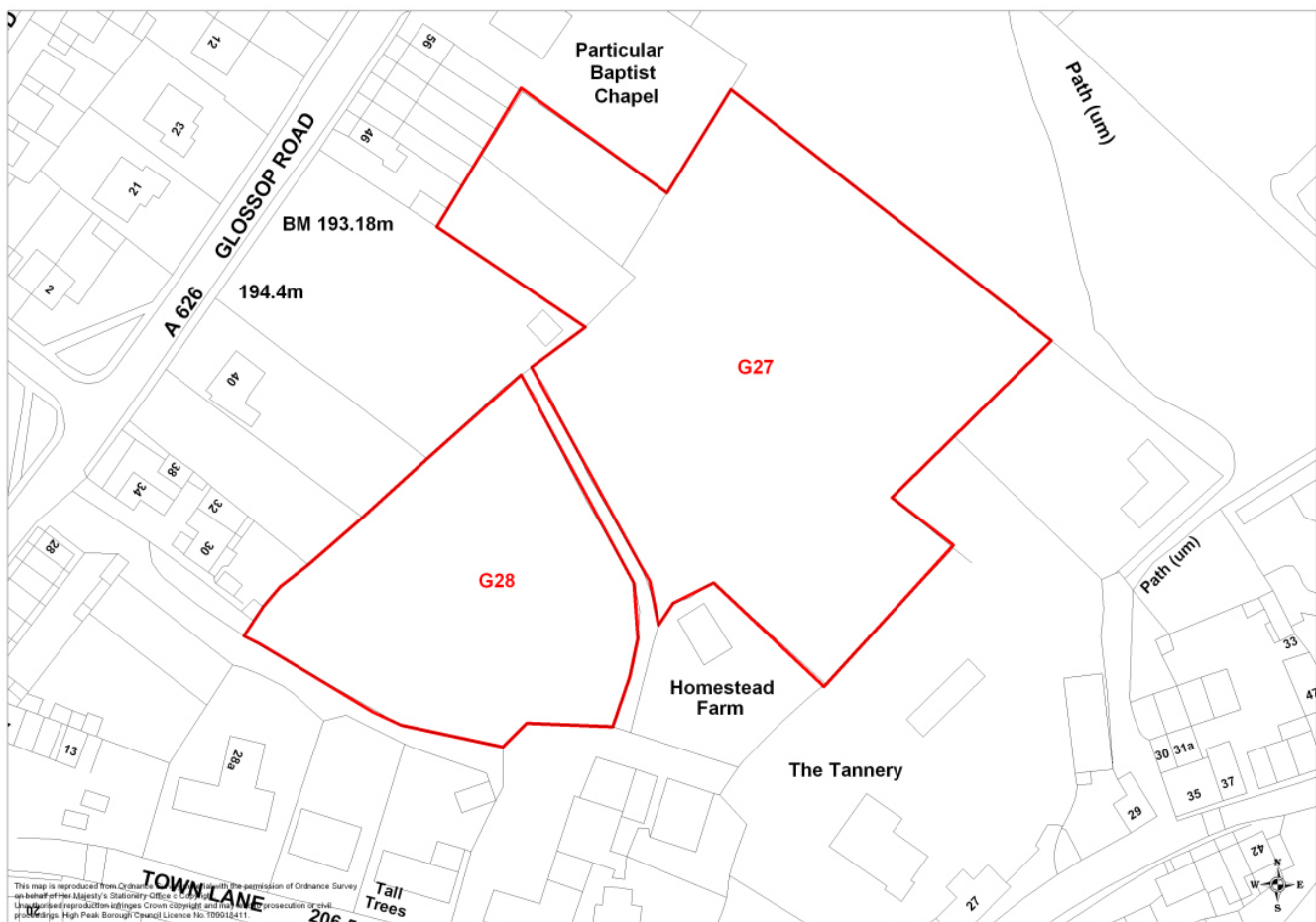
Ref.	Location	Area (ha)	Est. housing capacity	Comment
G1	Arnfield Water Treatment Works, Tintwistle	2.18	49	<ul style="list-style-type: none"> • Brownfield site • Potential contamination • Located within boundary of village • Water treatment works are surplus to requirements • Limited local services

Option G27, Land adjacent 40-46, Glossop Road, Charlesworth

Ref.	Location	Area (ha)	Est. housing capacity	Comment
G27	Land adjacent 40-46, Glossop Road, Charlesworth	0.87	23	<ul style="list-style-type: none"> 70% greenfield Partially within a Conservation Area Limited local services

Option G28, Land off Glossop Road, Charlesworth

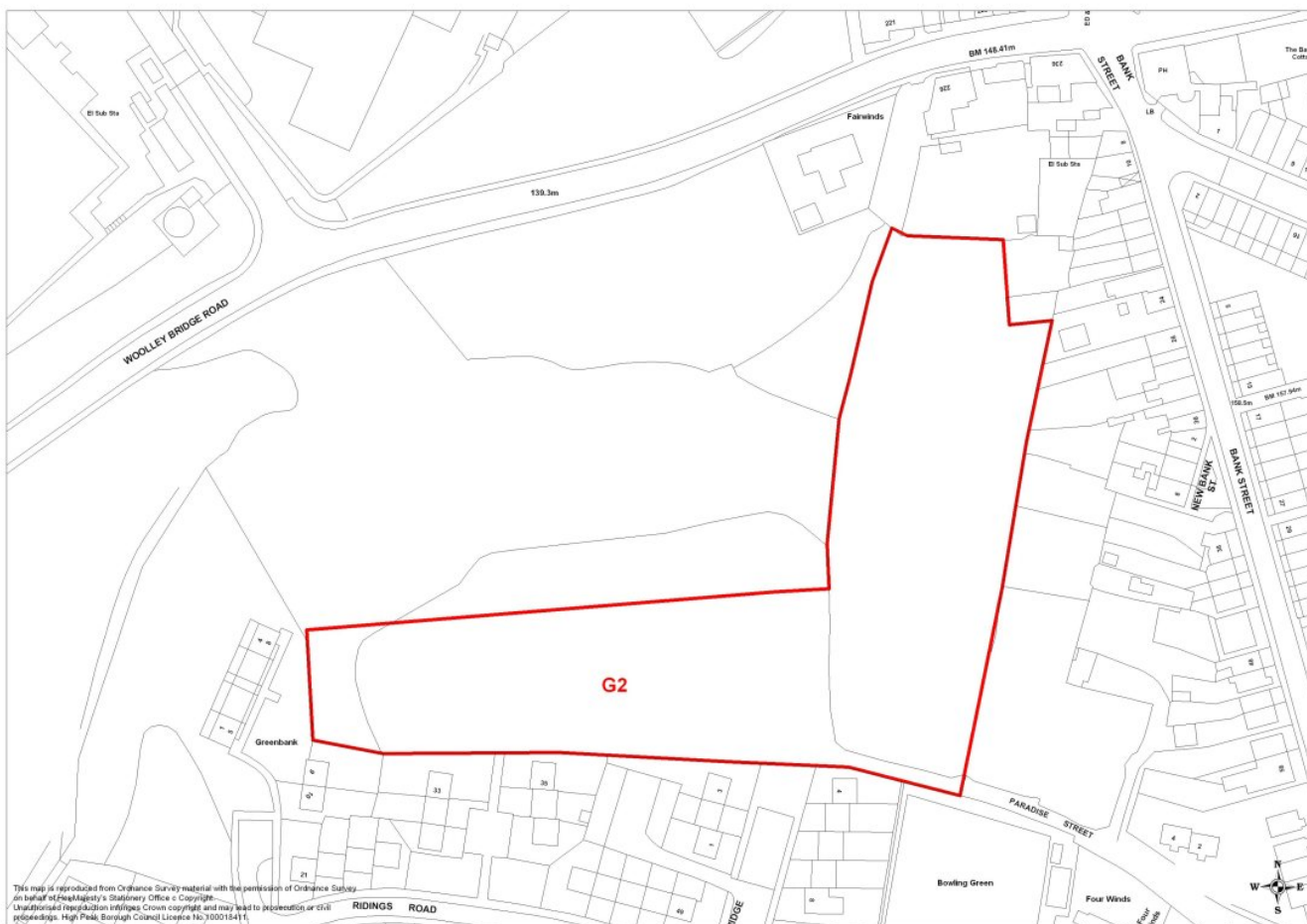
Ref.	Location	Area (ha)	Est. housing capacity	Comment
G28	Land off Glossop Road, Charlesworth	0.35	11	<ul style="list-style-type: none"> 70% greenfield Limited local services



5 Housing site options

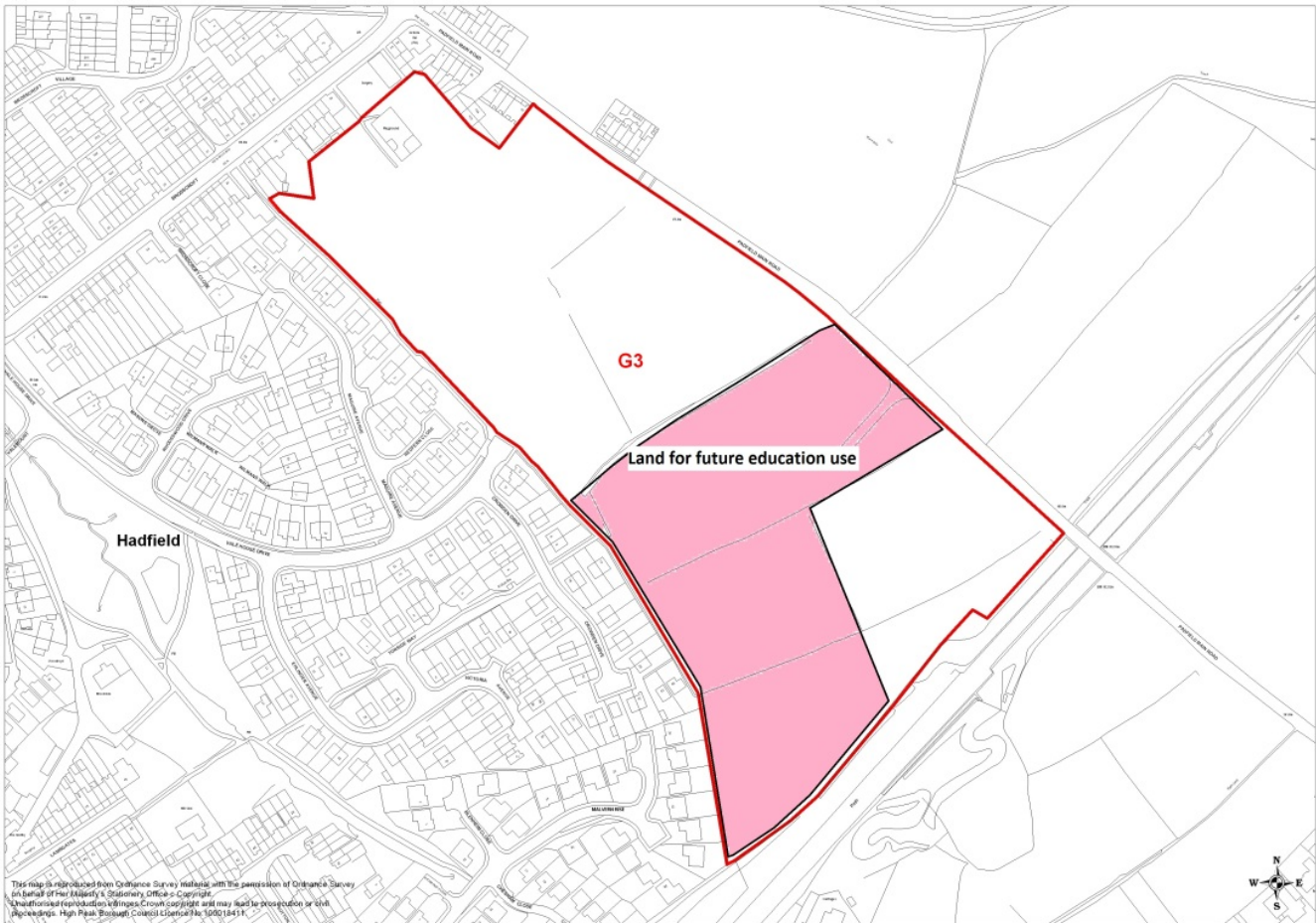
Glossop and Hadfield

Option G2, Paradise Street, Hadfield



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G2	Paradise Street, Hadfield	1.24	28	<ul style="list-style-type: none"> ● Brownfield site ● Located within boundary of town ● Highways constraints in local vicinity ● Young trees on site boundary

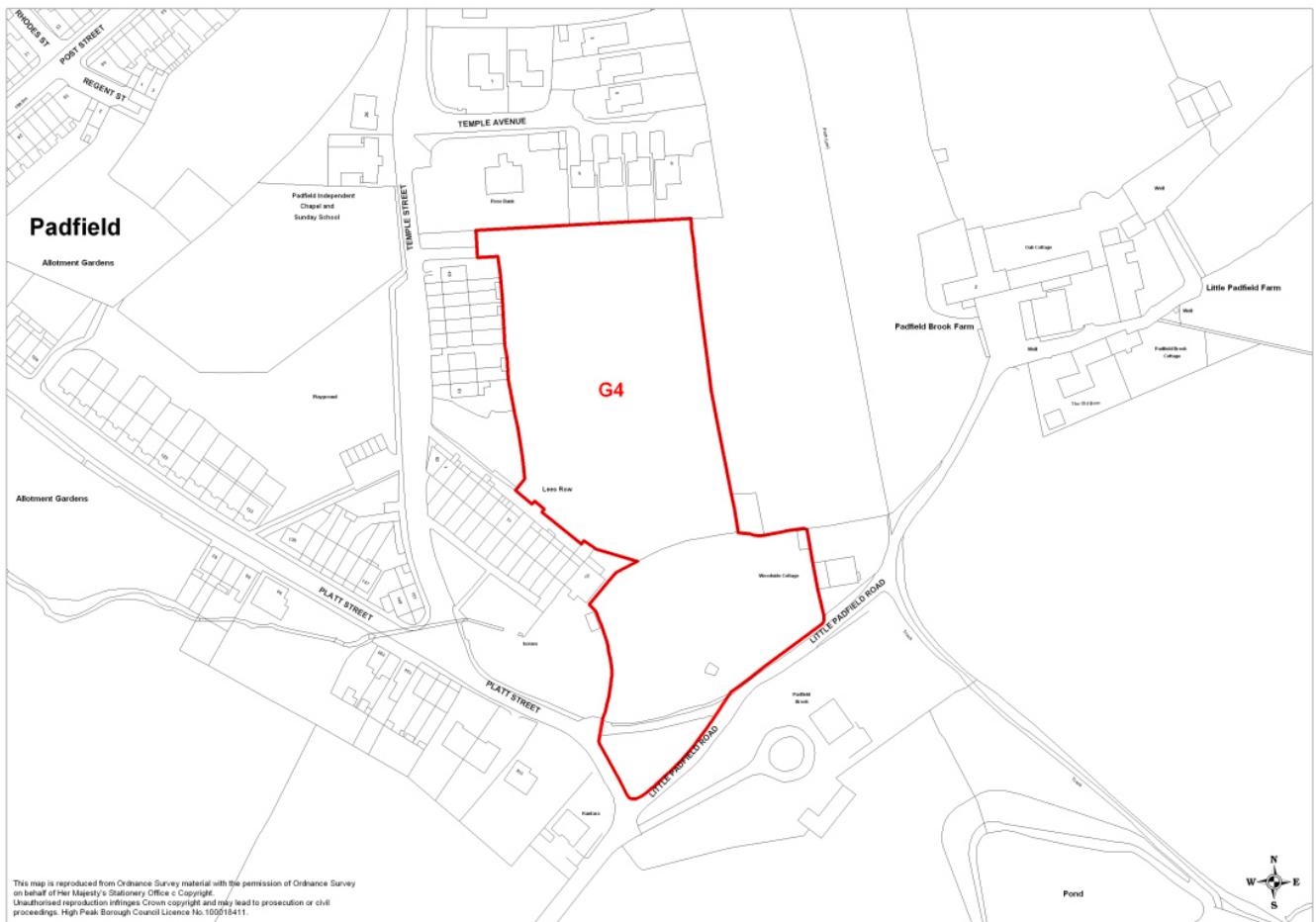
Option G3, Roughfields, Hadfield



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G3	Roughfields, Hadfield	4.74	102	<ul style="list-style-type: none"> Greenfield site Part of site to be retained to future education use On site play facilities would need to be retained or replaced

5 Housing site options

Option G4, Temple Street, Padfield



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G4	Temple Street, Padfield	1.2	30	<ul style="list-style-type: none"> Greenfield site Woodland on part of site Partially lies within a Conservation Area Land scape impact constraints

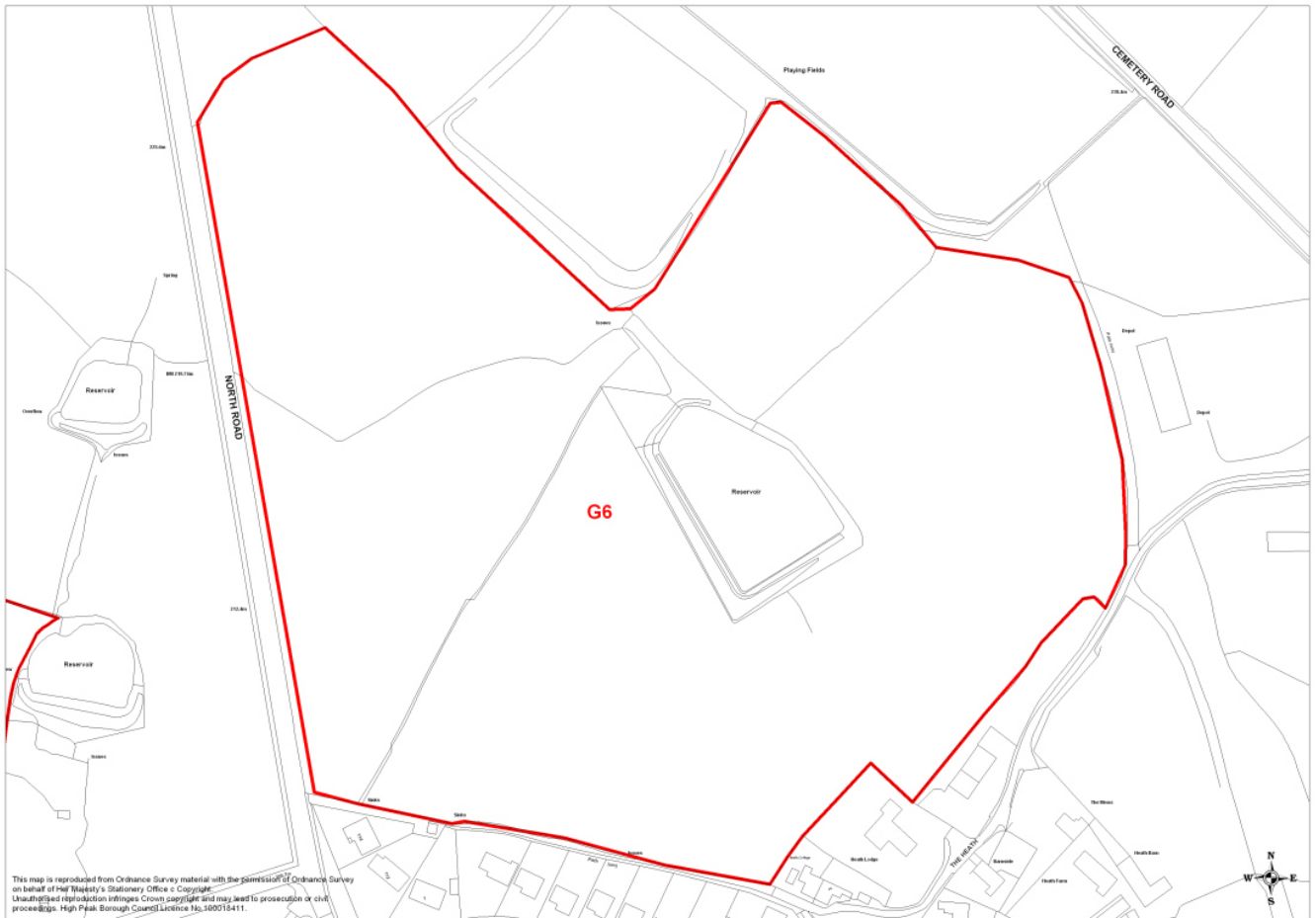
Option G5, Adjacent to Park Crescent, Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G5	Adjacent to Park Crescent, Glossop	2.7	60	<ul style="list-style-type: none"> Greenfield site Adjacent to a designated Wildlife Site Adjacent to Conservation Area Mature trees present Relatively remote from town centre

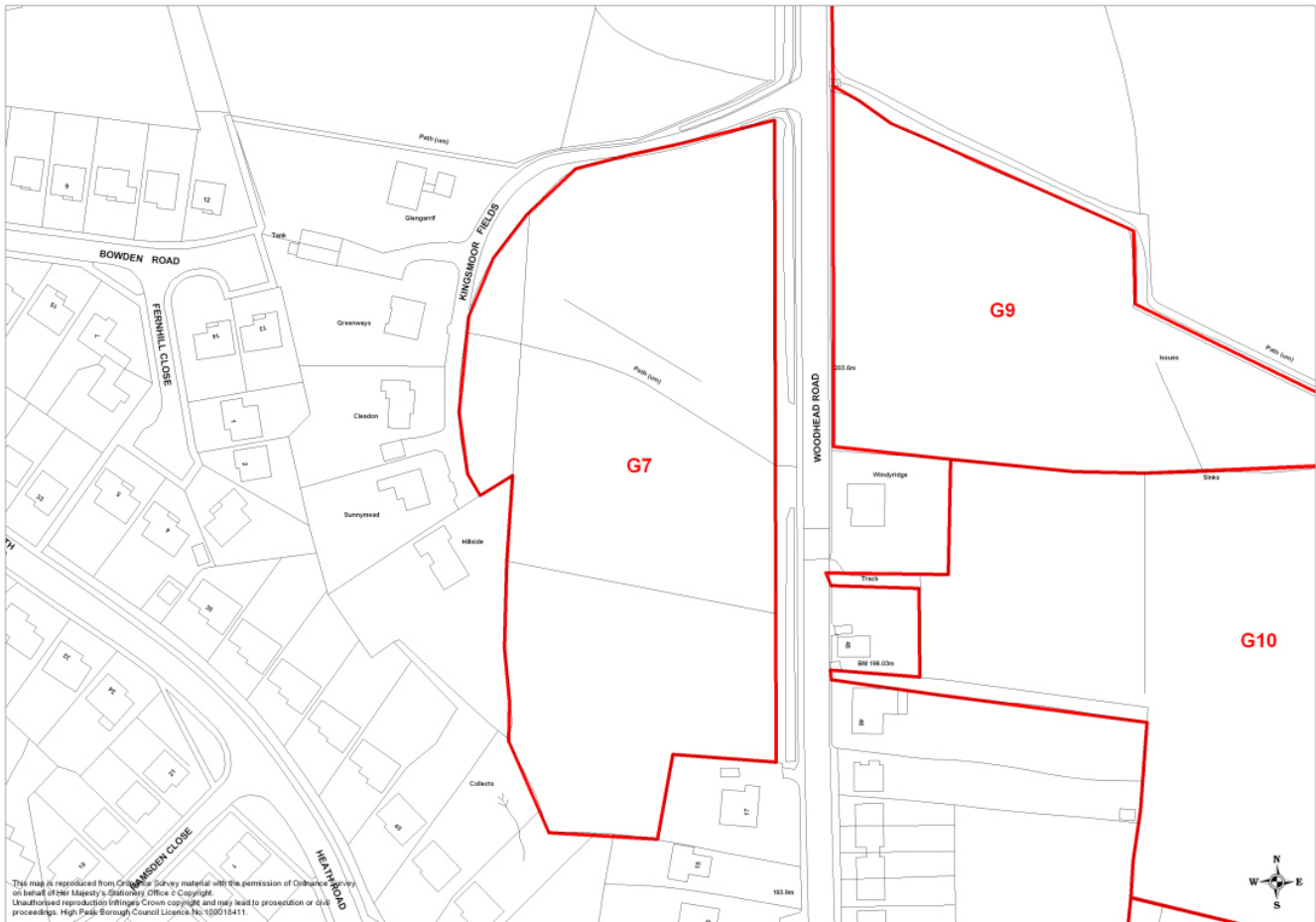
5 Housing site options

Option G6, North Road, Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G6	North Road, Glossop	8.8	264	<ul style="list-style-type: none"> Greenfield site Reservoir and mature trees present Potential landscape impact

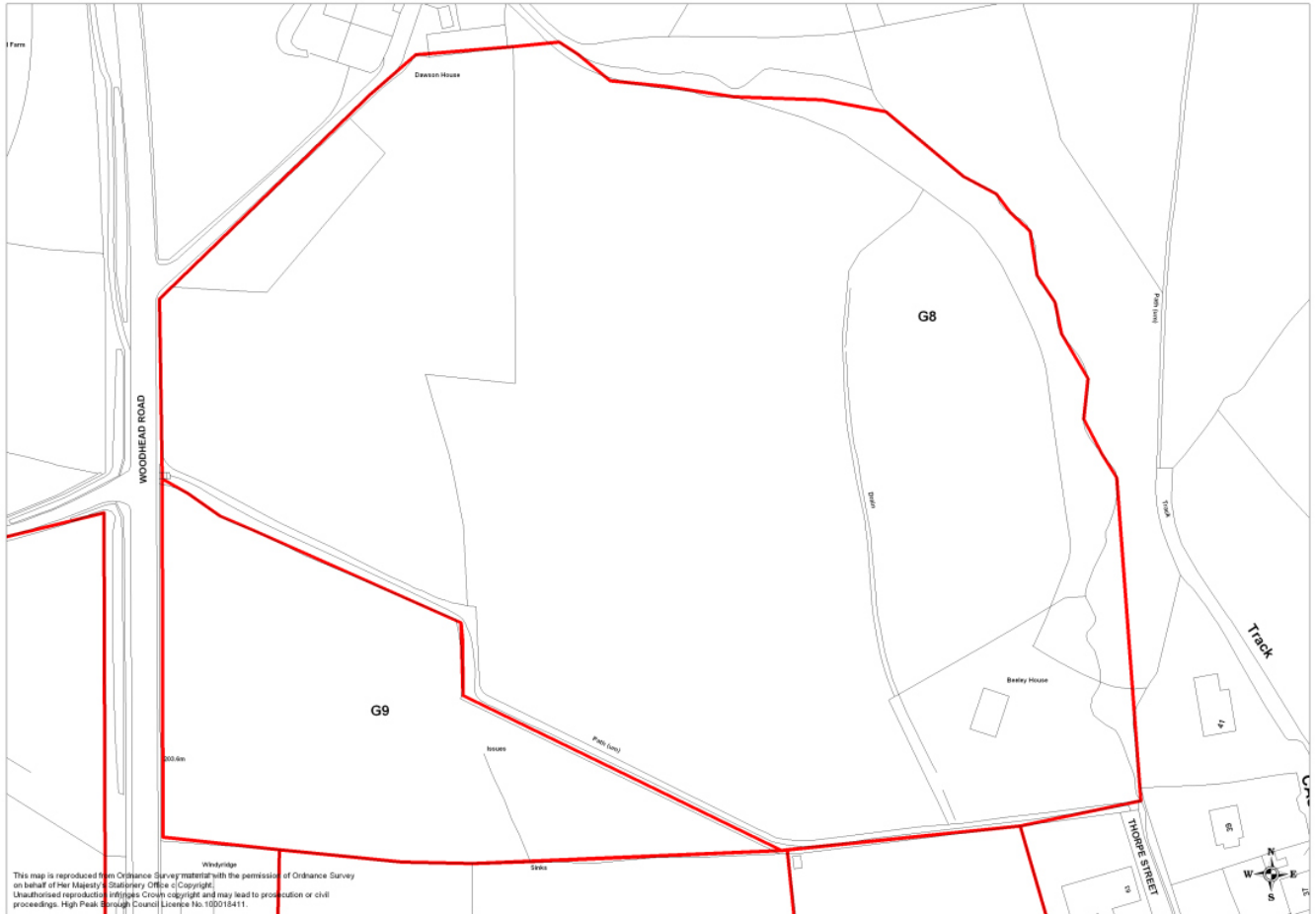
Option G7, Land off Woodhead Road (Kingsmoor Fields)



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G7	Land off Woodhead Road (Kingsmoor Fields)	1.34	30	<ul style="list-style-type: none"> Greenfield site Young trees on site boundary 75% of site considered to be developable

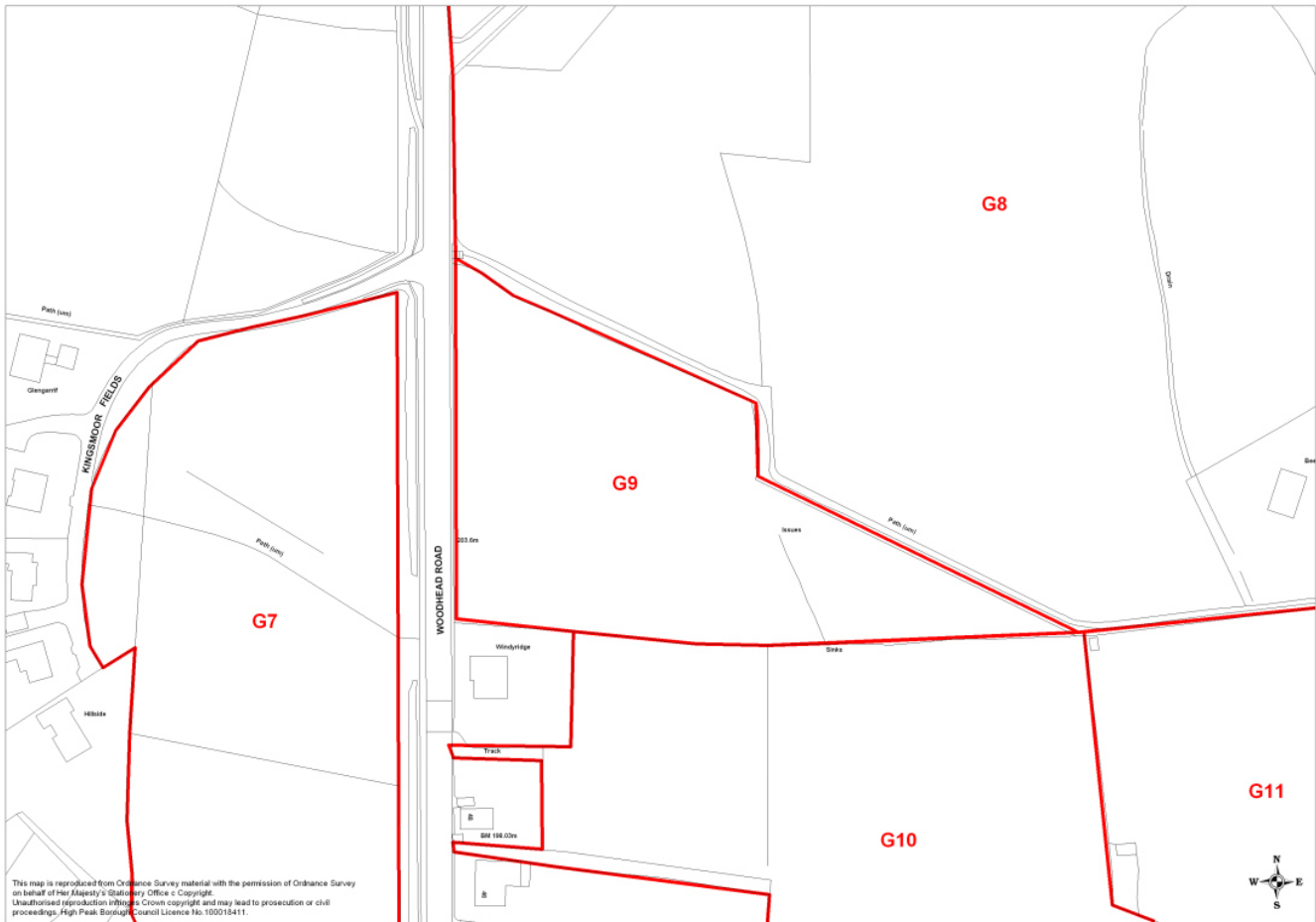
5 Housing site options

Option G8, Land off Woodhead Road



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G8	Land off Woodhead Road	4.2	63	<ul style="list-style-type: none"> • Greenfield site • Mature trees present, with Tree Preservation Order on part of site • 75% of site considered to be developable • Potential to develop with adjacent option/s

Option G9, Land off Woodhead Road (1)



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G9	Land off Woodhead Road (1)	0.88	13	<ul style="list-style-type: none"> Greenfield site Young trees on site boundary 75% of site considered to be developable Potential to develop with adjacent option/s

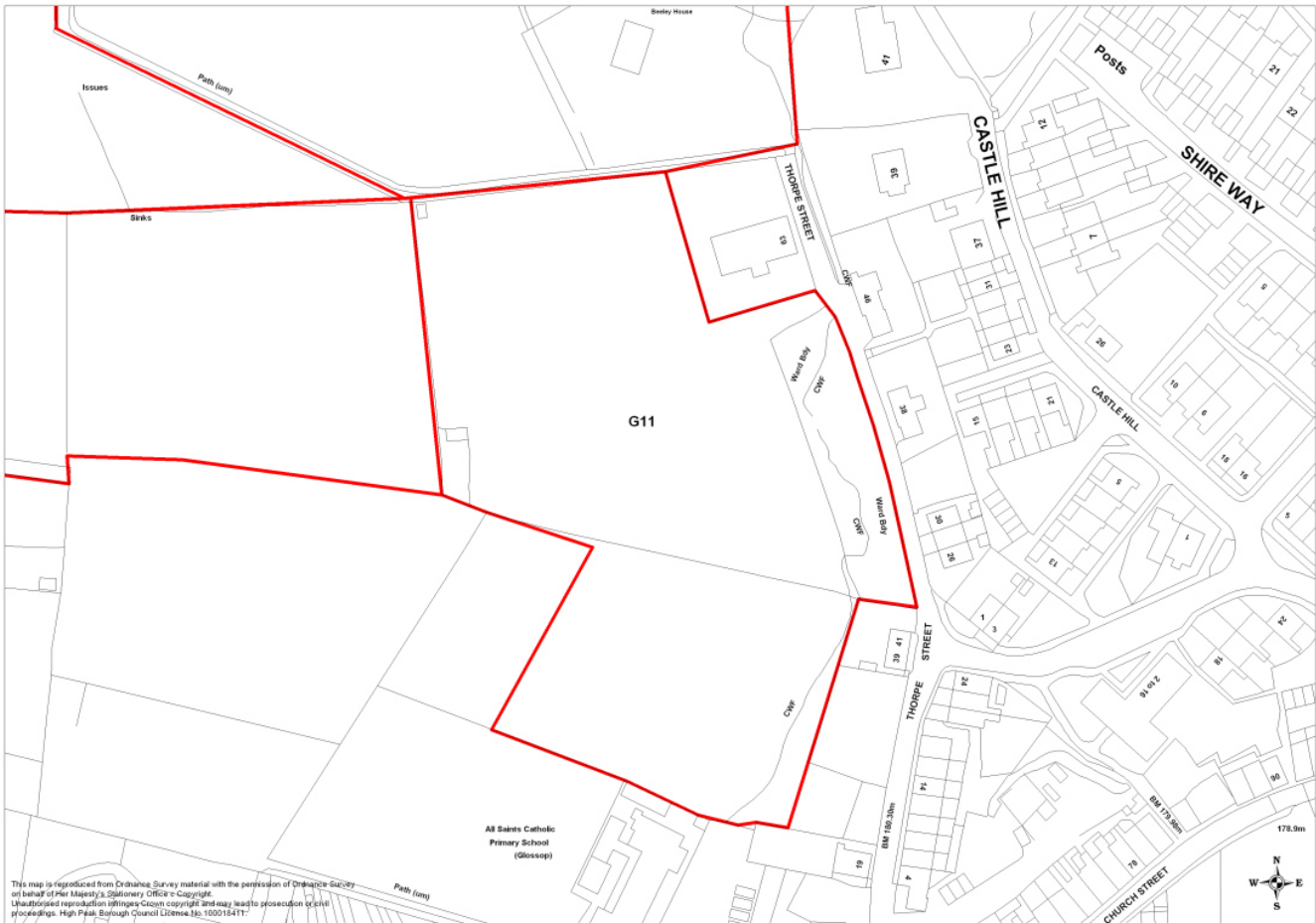
5 Housing site options

Option G10, Land off Woodhead Road (2)



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G10	Land off Woodhead Road (2)	1.1	25	<ul style="list-style-type: none"> Greenfield site 76% of site considered to be developable Limited access to site Potential to develop with adjacent option/s

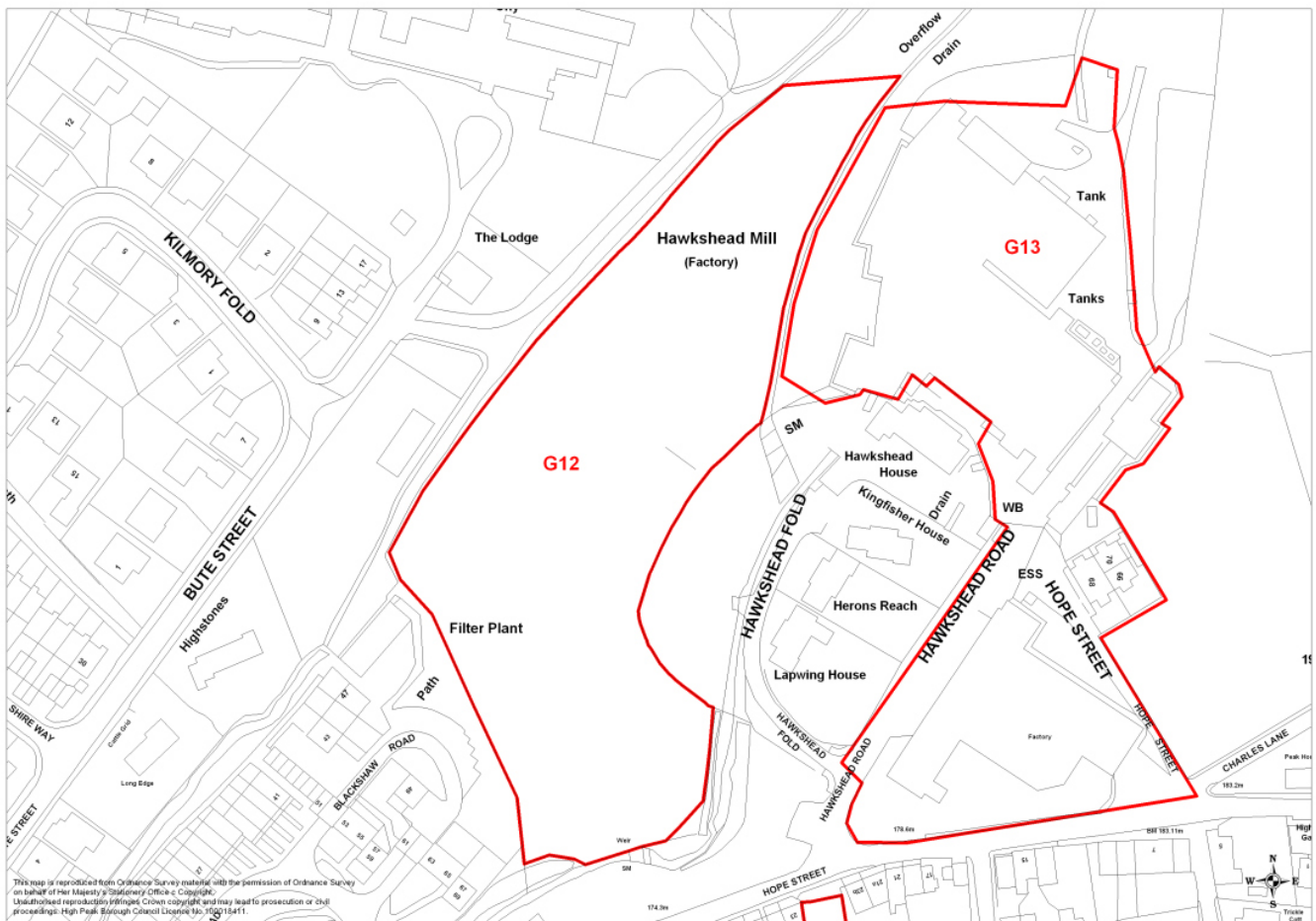
Option G11, Land off Woodhead Road (3)



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G11	Land off Woodhead Road (3)	1.3	20	<ul style="list-style-type: none"> Greenfield site 75% of site considered to be developable Limited access to site Partially within a Conservation Area Potential to develop with adjacent option/s

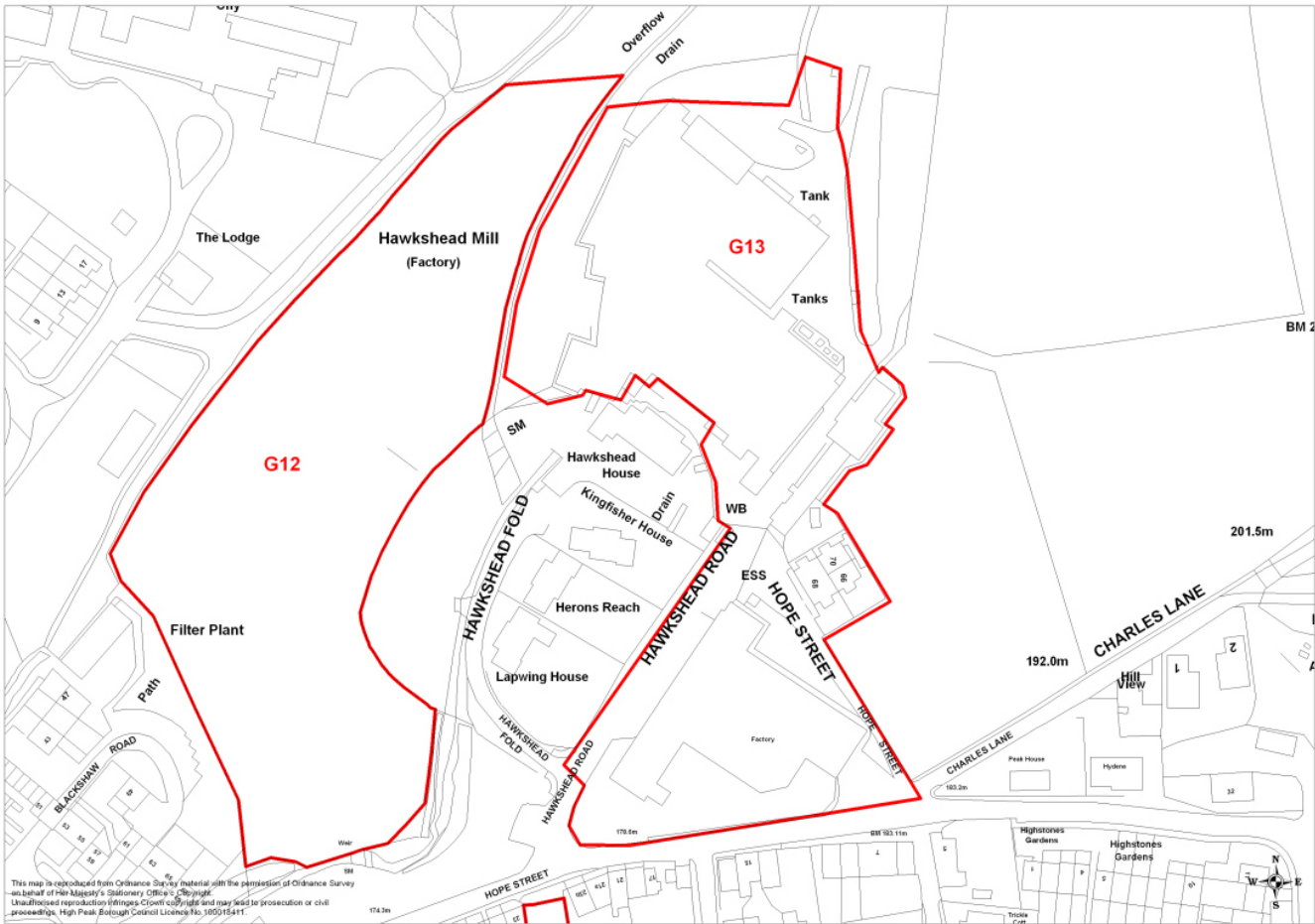
5 Housing site options

Option G12, Land off Bute Street, Old Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G12	Land off Bute Street, Old Glossop	1.2	30	<ul style="list-style-type: none"> 70% greenfield site Woodland present with a Tree Preservation Order Flood zone 2 on southern boundary by stream

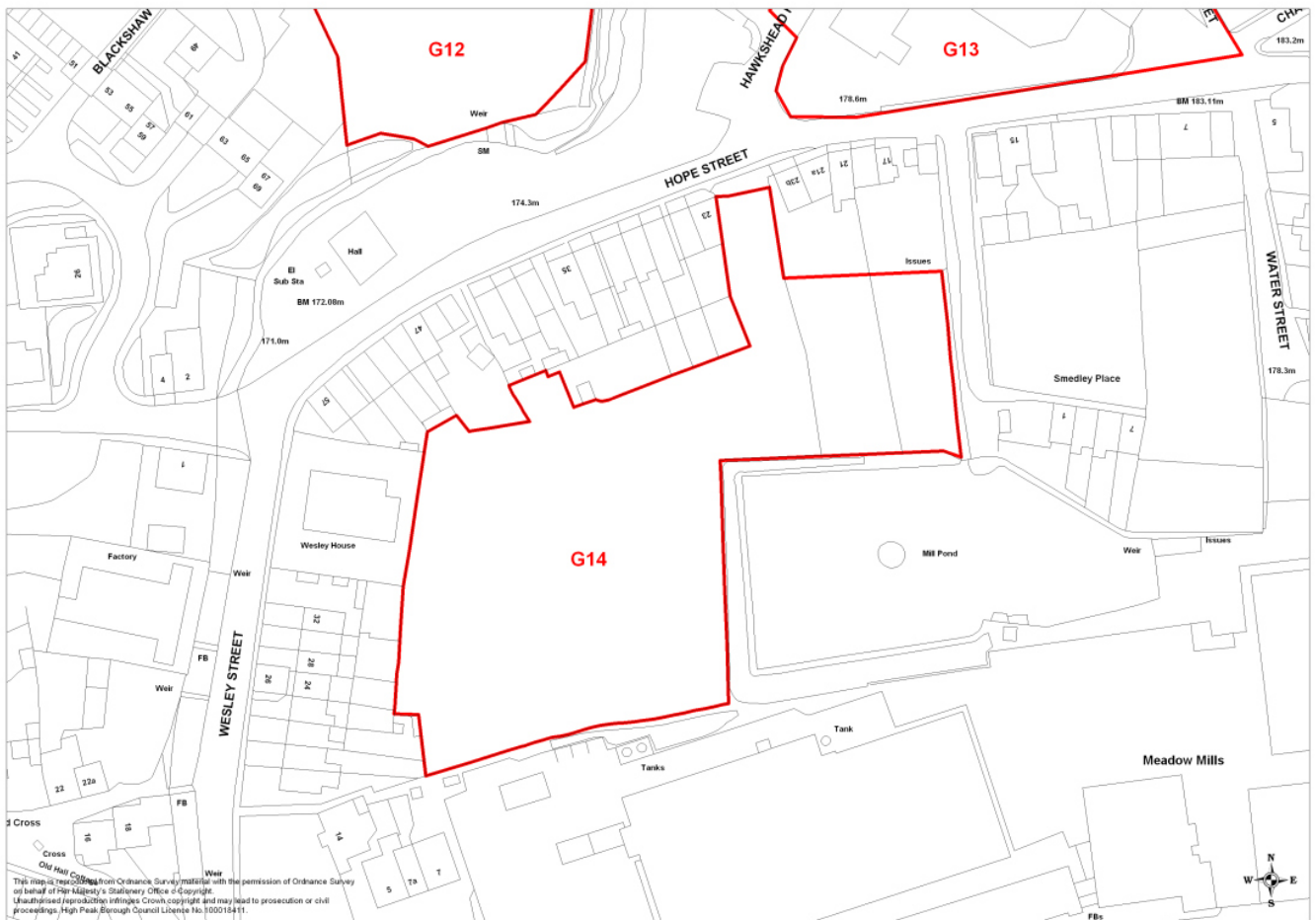
Option G13, Hawkshead Mill, Hope Street, Old Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G13	Hawkshead Mill, Hope Street, Old Glossop	1.38	31	<ul style="list-style-type: none"> • Brownfield site, including redundant mill buildings • Within current boundary of town • Some young trees present • Currently designated as a Primary Employment Zone in Local Plan • Views on other possible uses for this site are also sought as part of this consultation (see Chapter 6 - other development issues)

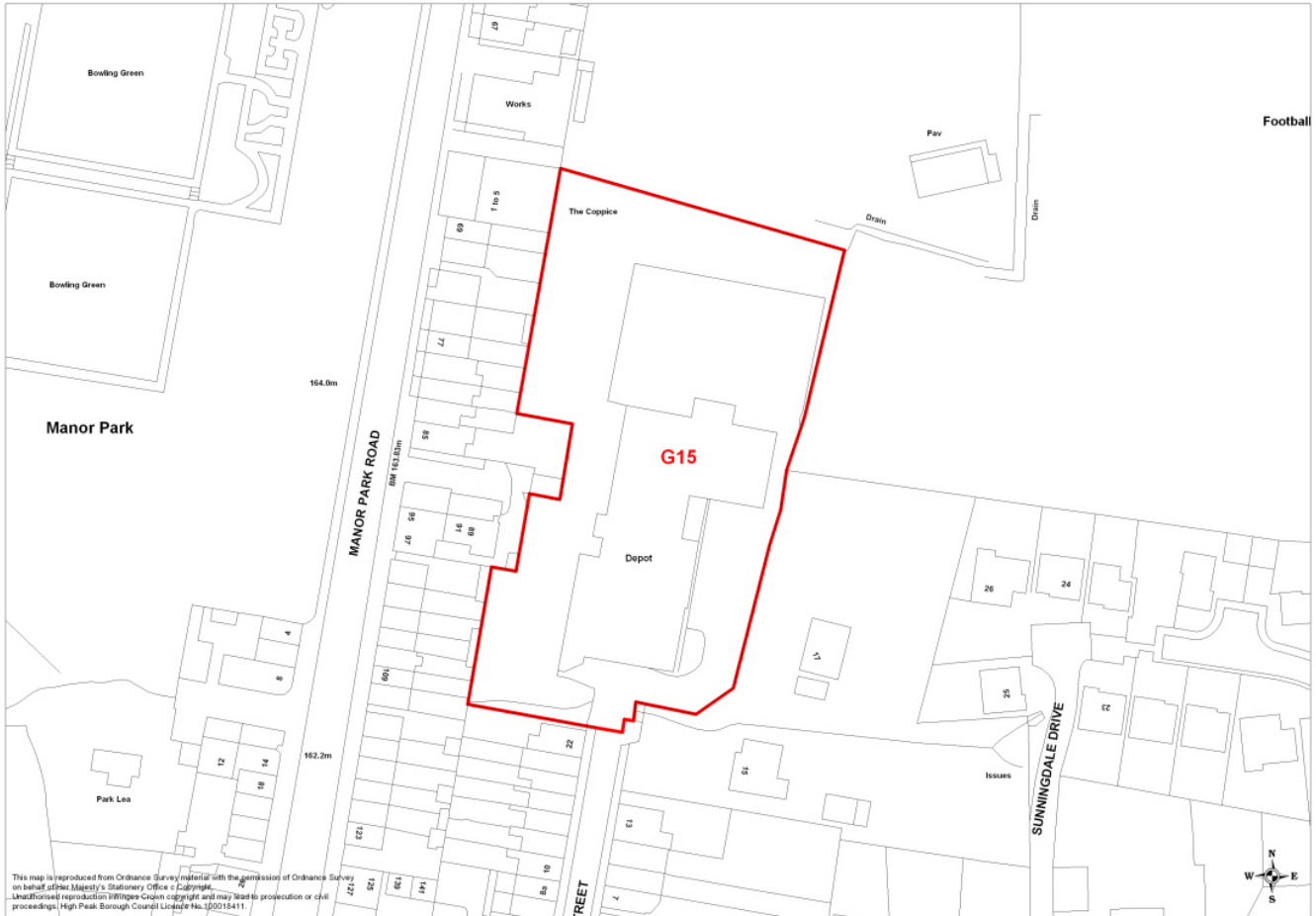
5 Housing site options

Option G14, Hope Street, Old Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G14	Hope Street, Old Glossop	0.64	19	<ul style="list-style-type: none"> 70% greenfield Within current boundary of town Limited access Option forms parts of a wider site currently subject to a planning application for housing development (ref. HPK/2012/0350)

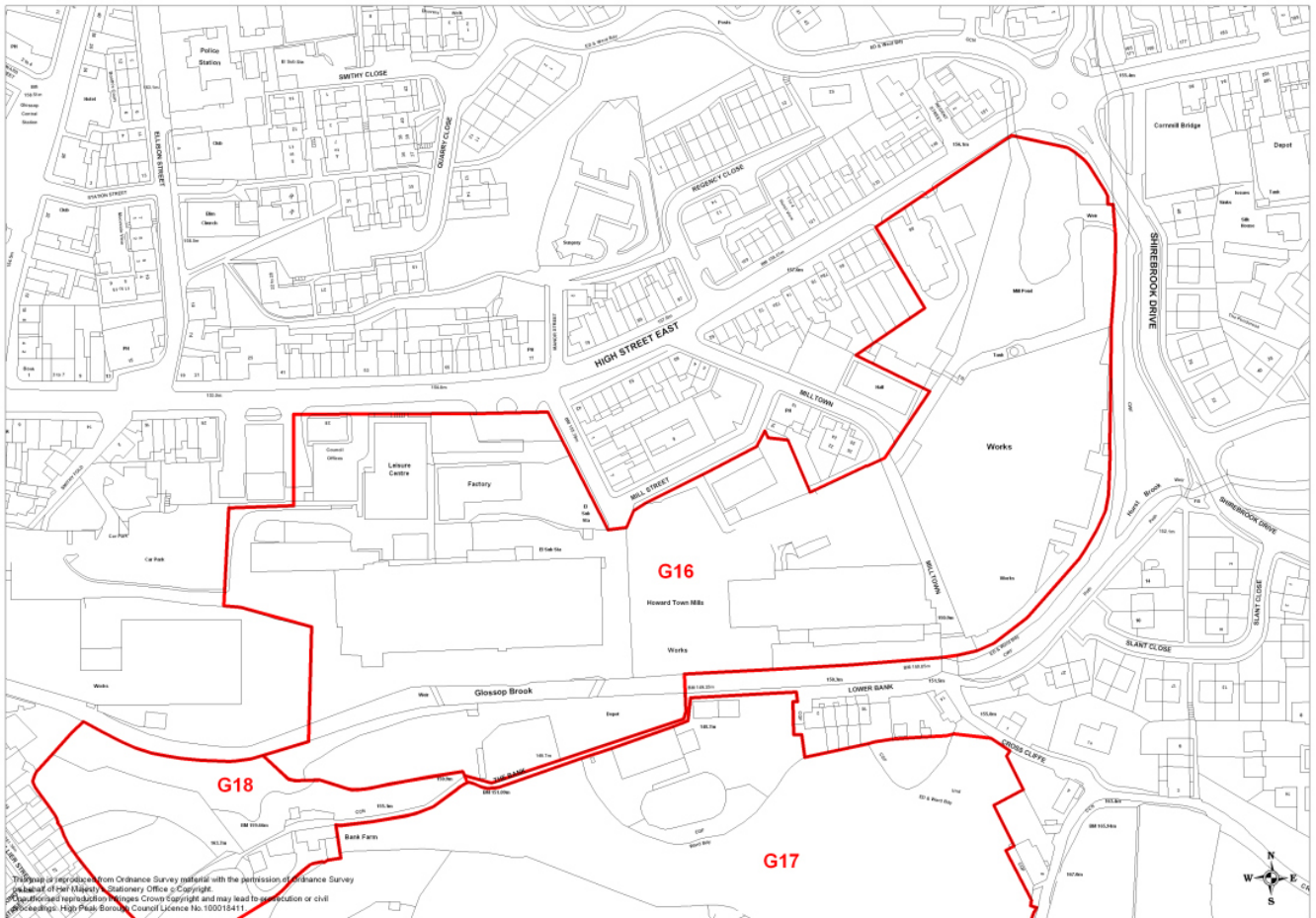
Option G15, York Street Depot, Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G15	York Street Depot, Glossop	0.57	25	<ul style="list-style-type: none"> ● Brownfield - former bus depot ● Within current boundary of town ● Potential contamination

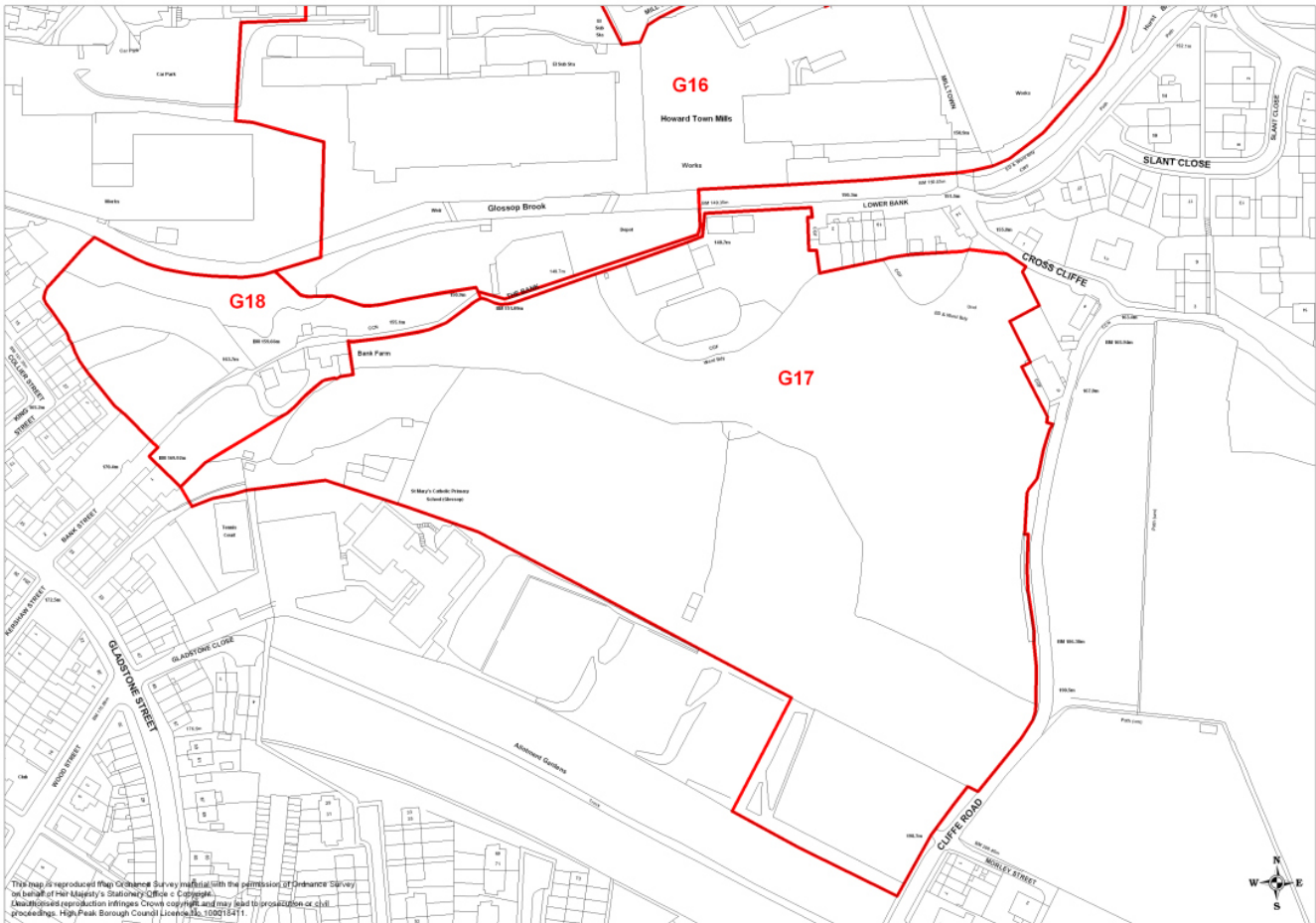
5 Housing site options

Option G16, Woods Mill, High Street East, Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G16	Woods Mill, High Street East, Glossop	4.06	104	<ul style="list-style-type: none"> • Brownfield - redundant mill building, occupied business premises and retailers and leisure centre • Within current boundary of town • Potential contamination • Listed building present • Lies within a Conservation Area • Tree Preservation Order on part of site • Currently designated as a Primary Employment Zone (land to east) and a Town Centre Regeneration Area (land to west) in current Local Plan • Flood risk adjacent to Glossop Brook • Housing could form part of a mixed-use scheme connecting to Howard Town Mill and Town Centre

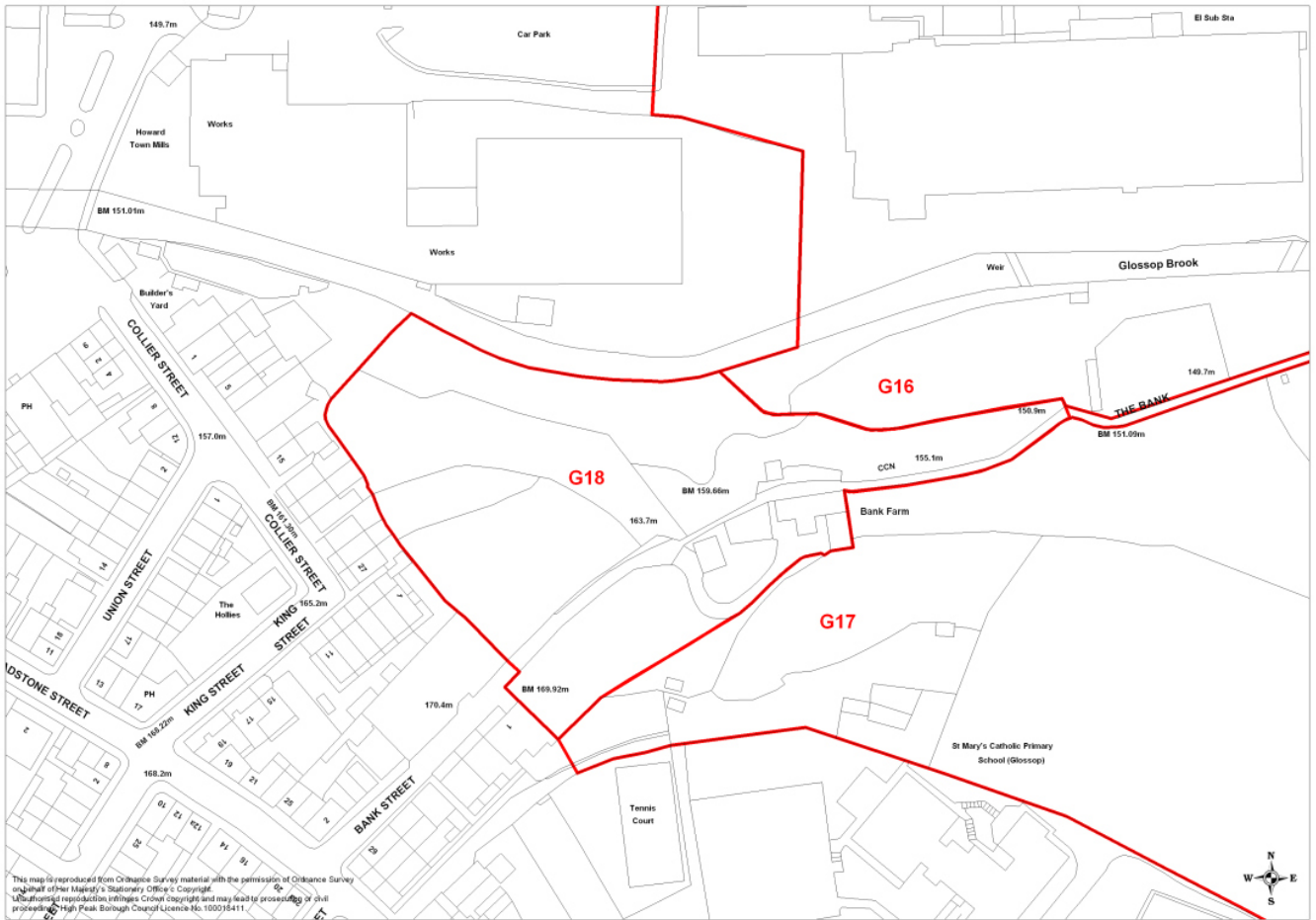
Option G17, Land off Cliffe Road, Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G17	Land off Cliffe Road, Glossop	4.94	37	<ul style="list-style-type: none"> 70% greenfield Partly within a Conservation Area Some young trees on site Limited access 25% of site considered to be developable

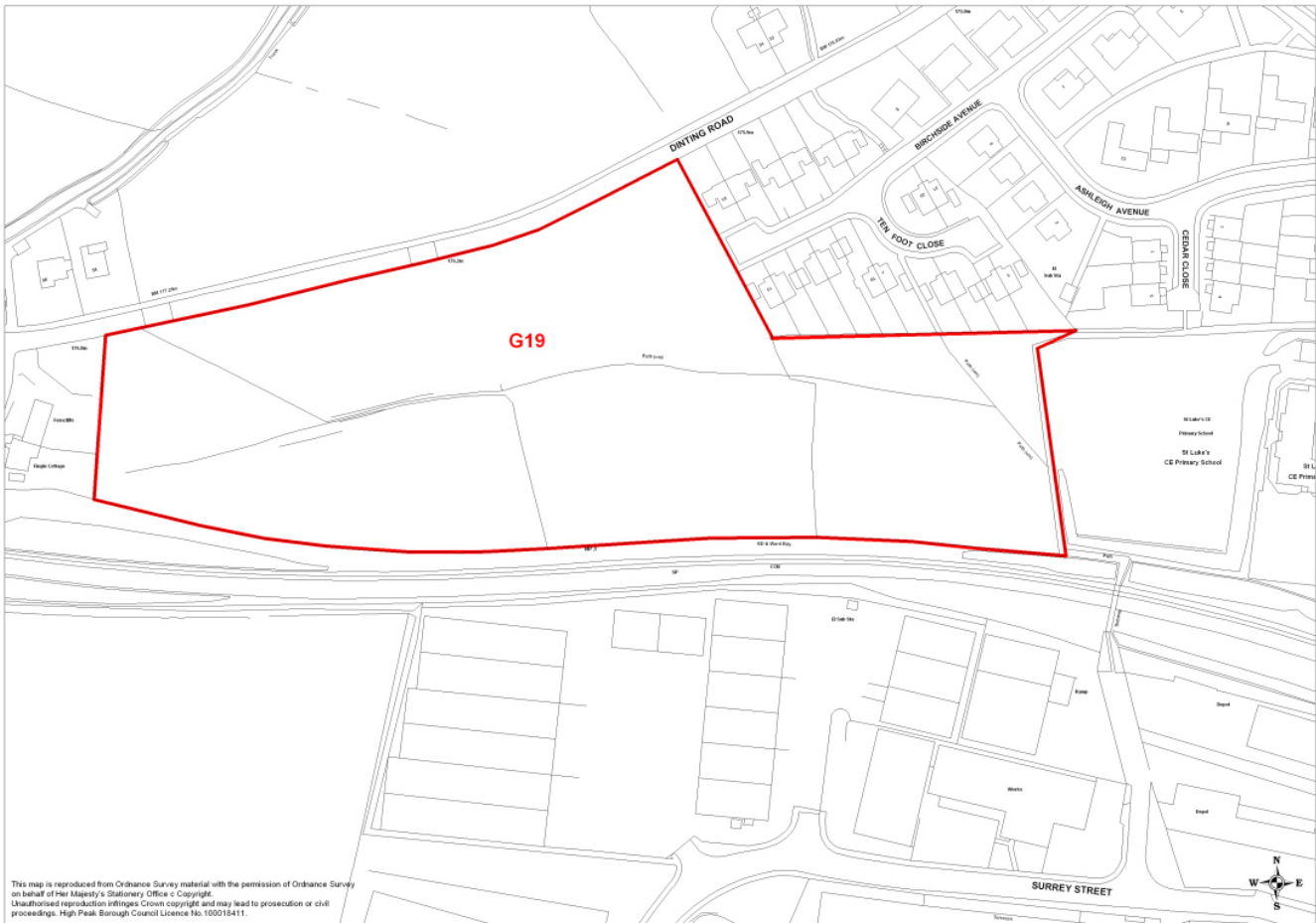
5 Housing site options

Option G18, Bank Street, Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G18	Bank Street, Glossop	0.73	16	<ul style="list-style-type: none"> 70% greenfield Partly within a Conservation Area Mature trees on site Flood zone 2 on part of site

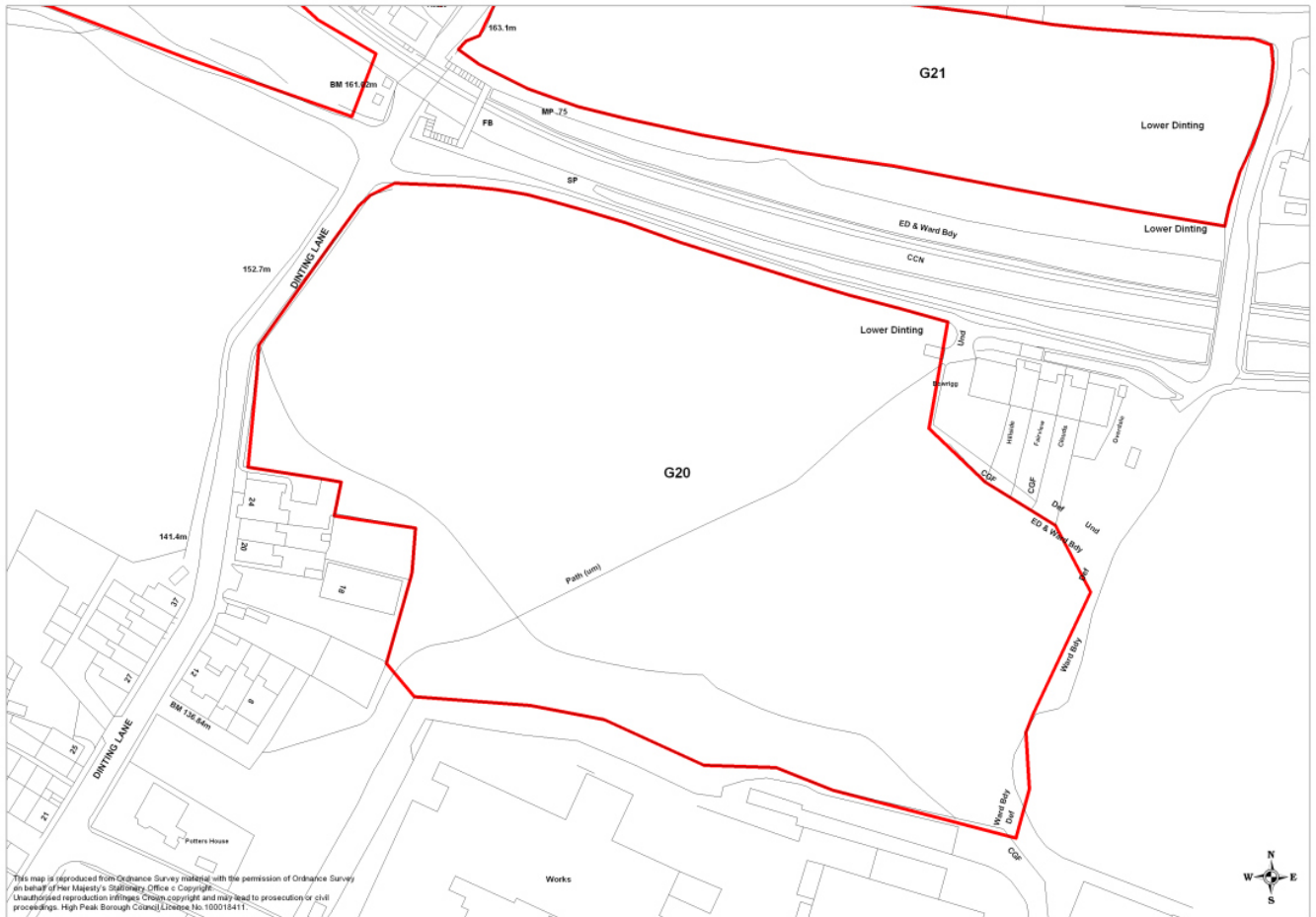
Option G19, Dinting Road / Dinting Lane



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G19	Dinting Road / Dinting Lane, Glossop	2.85	64	<ul style="list-style-type: none"> Greenfield site Woodland present 75% of site considered to be developable

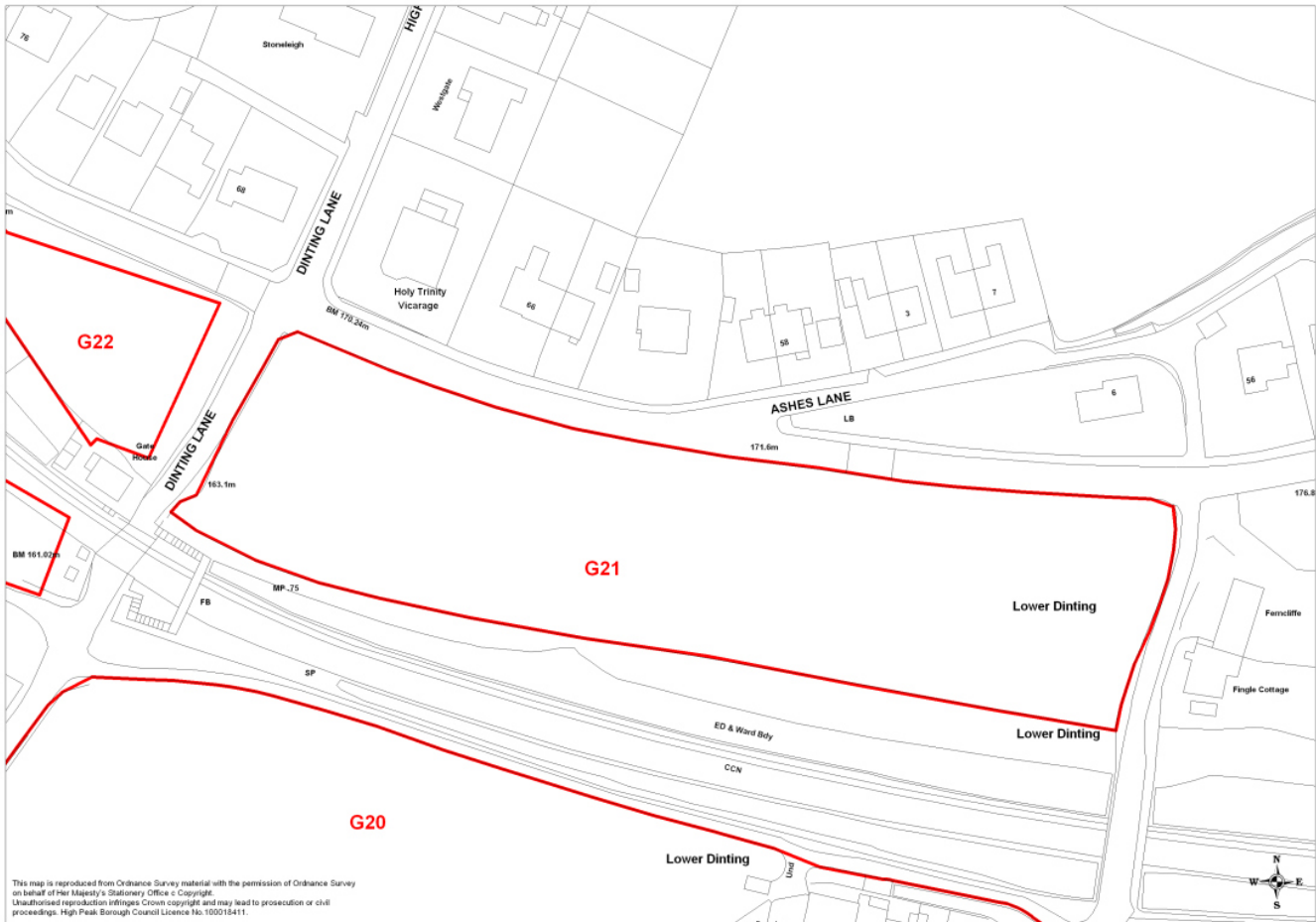
5 Housing site options

Option G20, Dinting Lane, Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G20	Dinting Lane, Glossop	2.2	50	<ul style="list-style-type: none"> Greenfield site Limited access Public Right of Way bi-sects site 75% of site considered to be developable

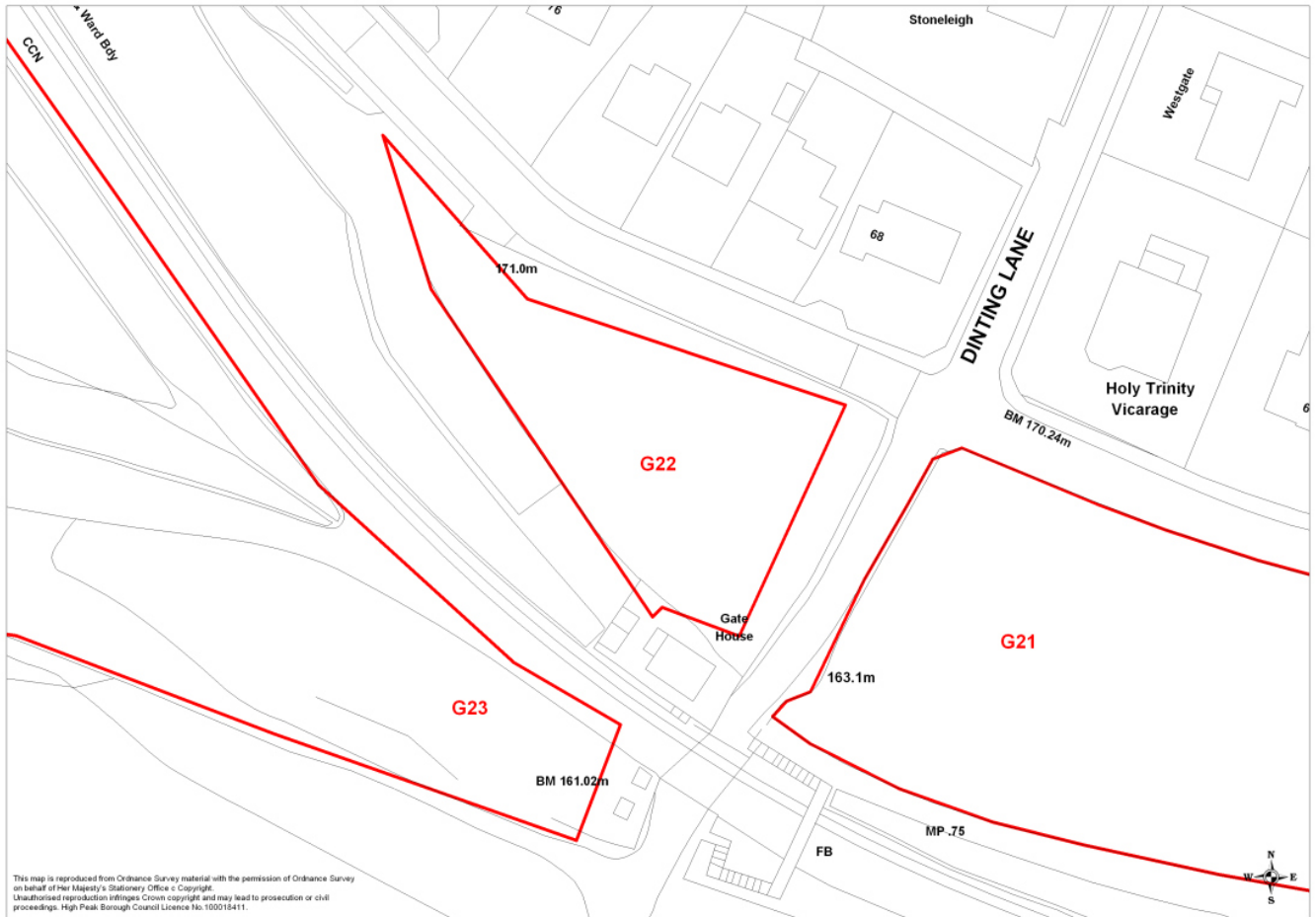
Option G21, Land off Dinting Road, Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G21	Land off Dinting Road, Glossop	0.85	13	<ul style="list-style-type: none"> Greenfield site Young trees on boundary Adjacent to railway 50 - 75% of site considered to be developable

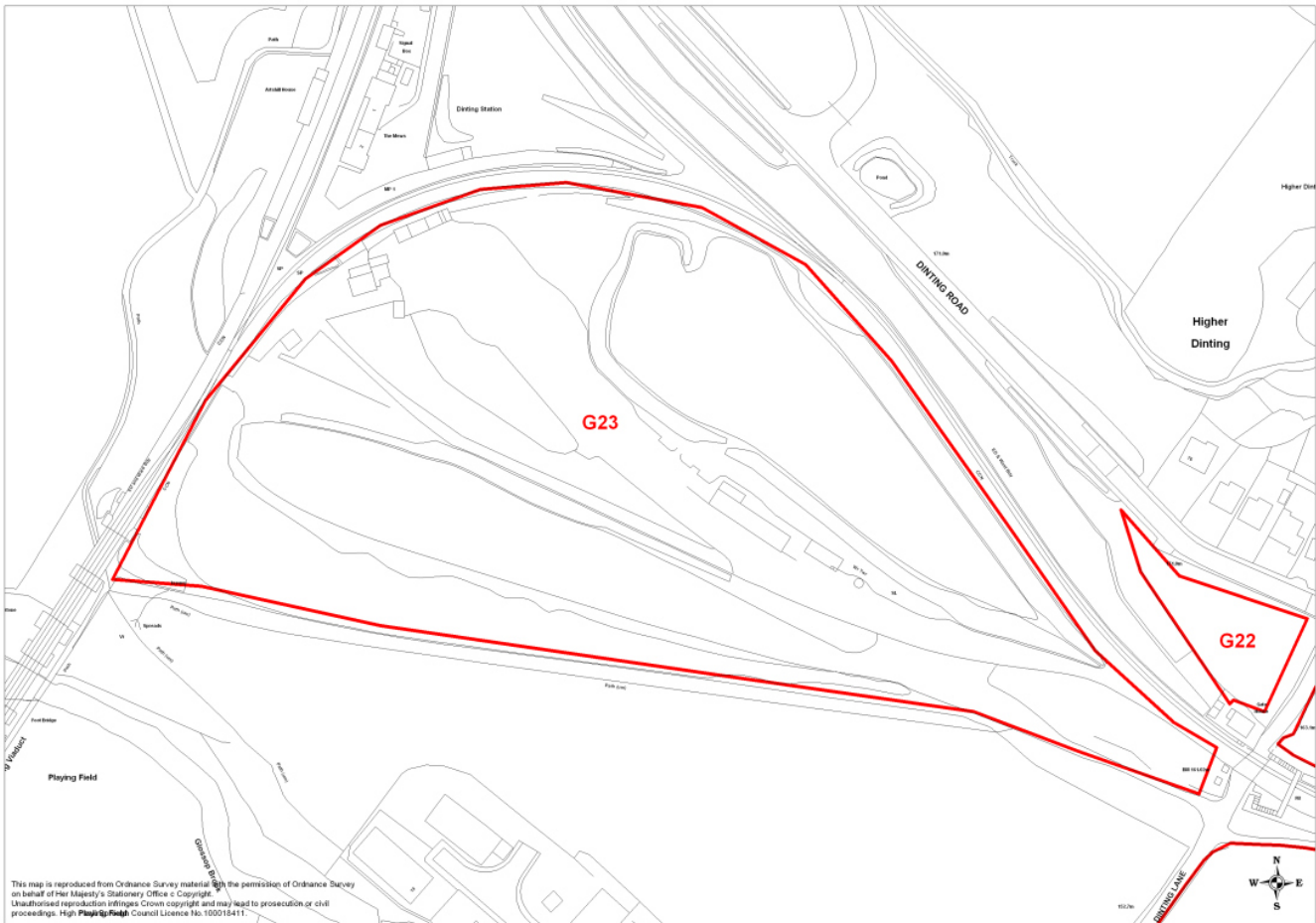
5 Housing site options

Option G22, Plot 3, Dinting Road, Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G22	Plot 3, Dinting Road, Glossop	0.14	1	<ul style="list-style-type: none"> Greenfield site Woodland present Adjacent to railway 25% of site considered to be developable

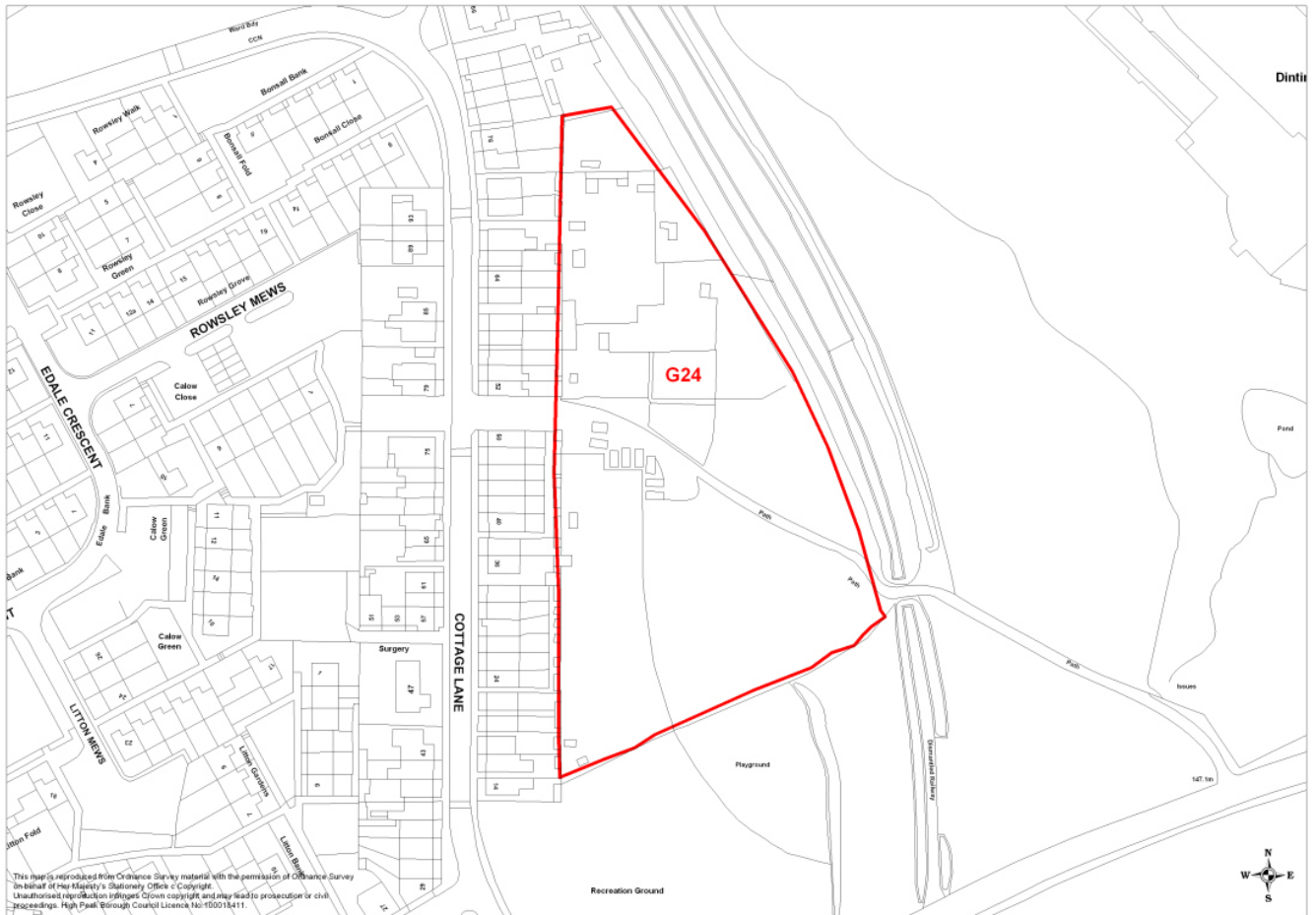
Option G23, Former Railway Museum, Dinting



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G23	Former Railway Museum, Dinting	3.95	89	<ul style="list-style-type: none"> • Predominantly greenfield • 75% of site considered to be developable • Adjacent to railway • Limited access • Site lies within potential the "strategic gap" between Glossop and Hadfield also identified for consultation. Site will not be allocated for housing if the strategic gap is identified in preferred option Local Plan.

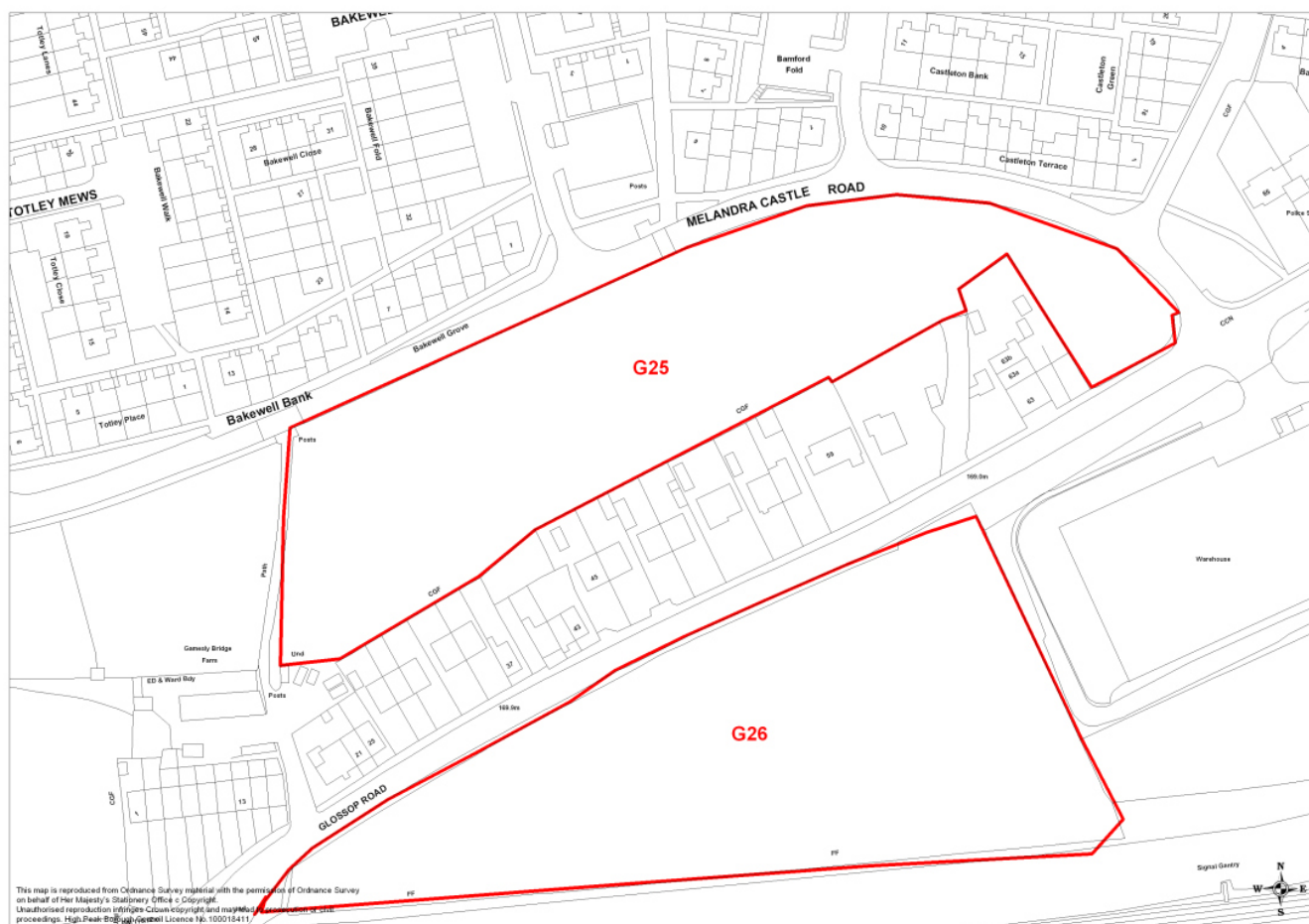
5 Housing site options

Option G24, Land to rear of Cottage Lane, Gamesley



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G24	Land to rear of Cottage Lane, Gamesley	1	30	<ul style="list-style-type: none"> Greenfield Mature trees present Public Right of Way bi-sects site

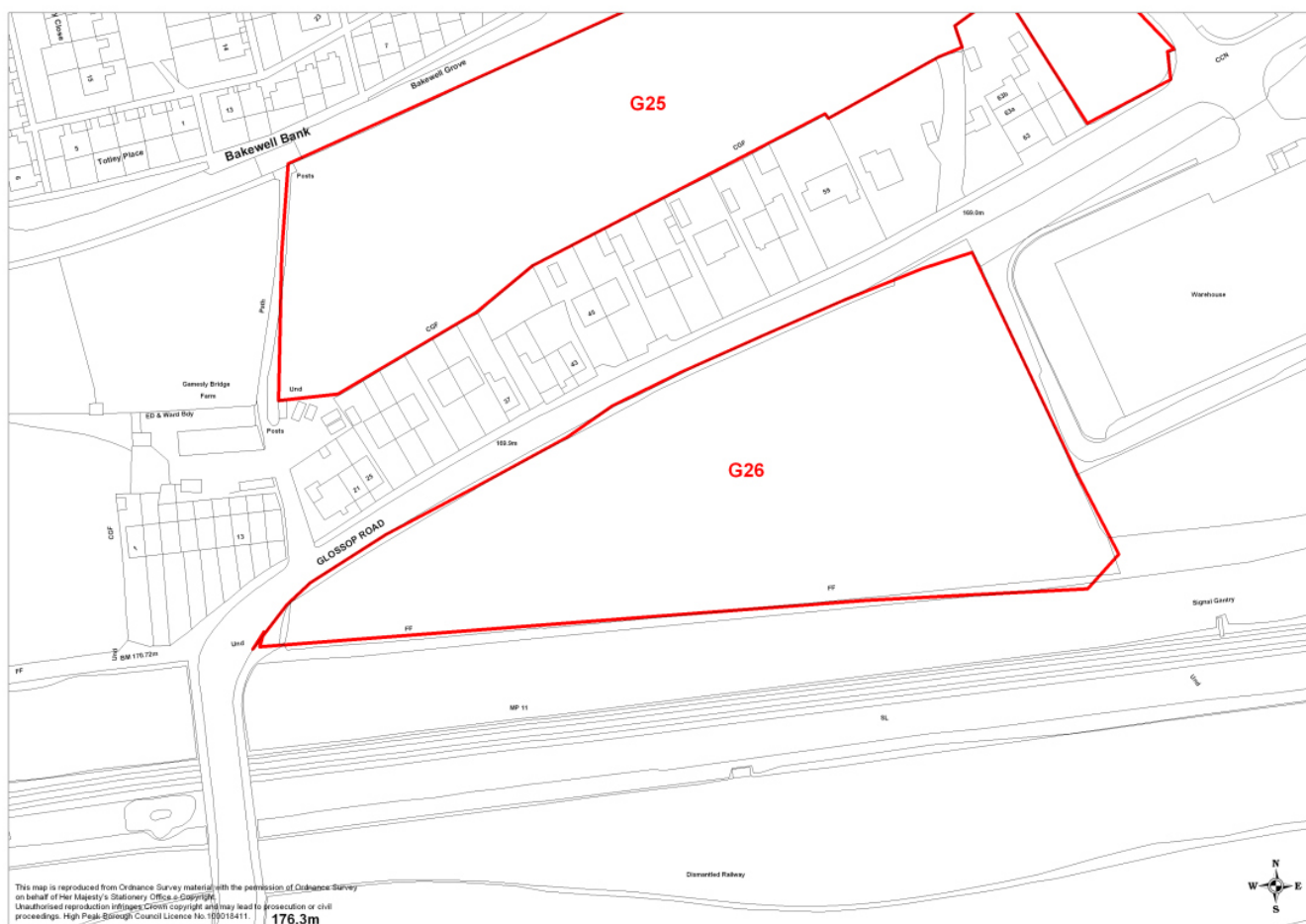
Option G25, Land off Melandra Castle Road



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G25	Land to rear of Cottage Lane, Gamesley	1.18	35	<ul style="list-style-type: none"> Greenfield Young trees on site

5 Housing site options

Option G26, Land adjacent to Gamesley Sidings



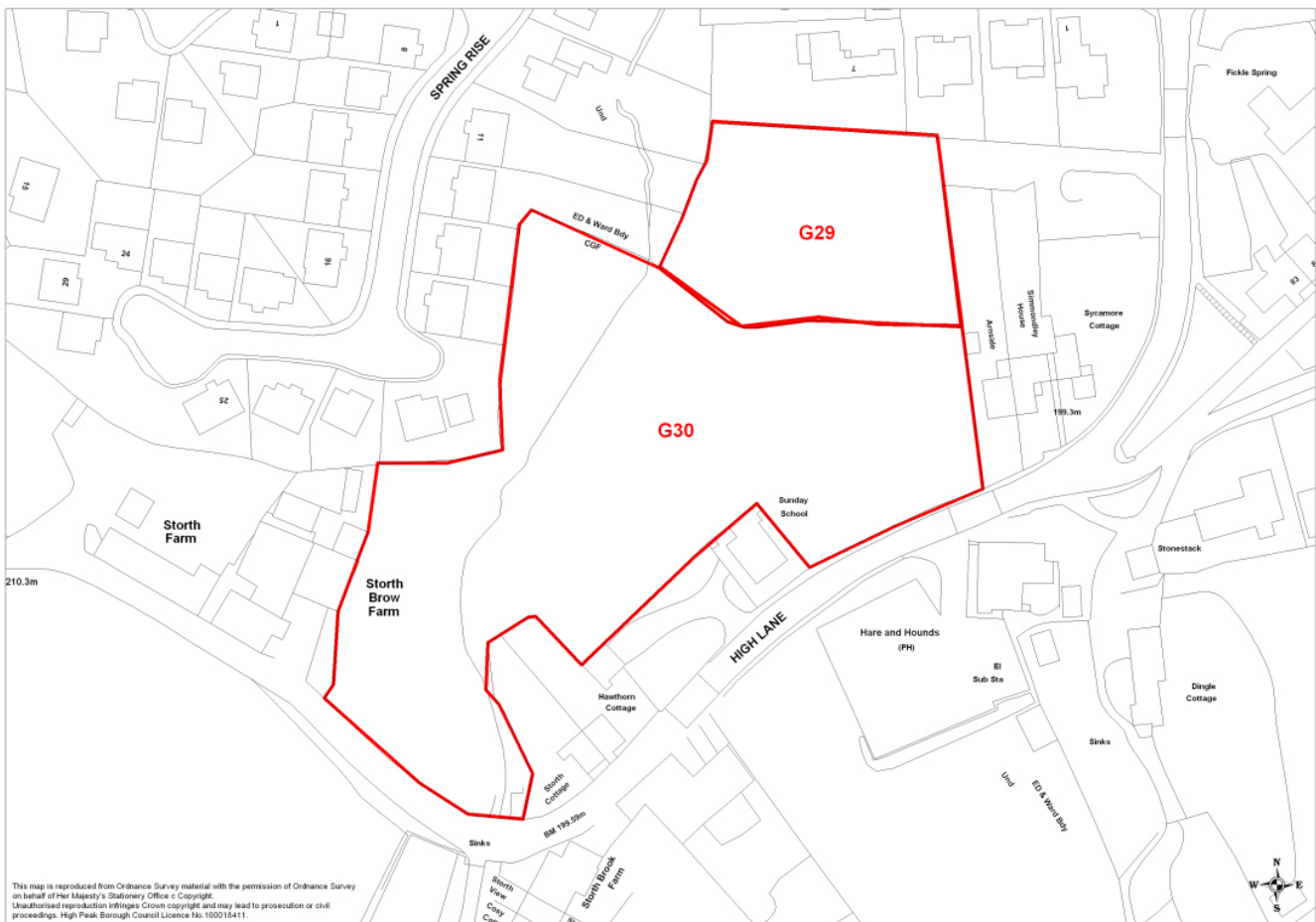
Ref.	Location	Area (ha)	Est. housing capacity	Comment
G26	Land adjacent to Gamesley Sidings	1.28	38	<ul style="list-style-type: none"> Greenfield Adjacent to land with planning consent for housing development

Option G29, Spring Rise, Simmondley

Ref.	Location	Area (ha)	Est. housing capacity	Comment
G29	Spring Rise, Simmondley	0.2	2	<ul style="list-style-type: none"> Greenfield Young trees on site Partly within a Conservation Area Limited access

Option G30, Land between Spring Rise and High Lane, Simmondley

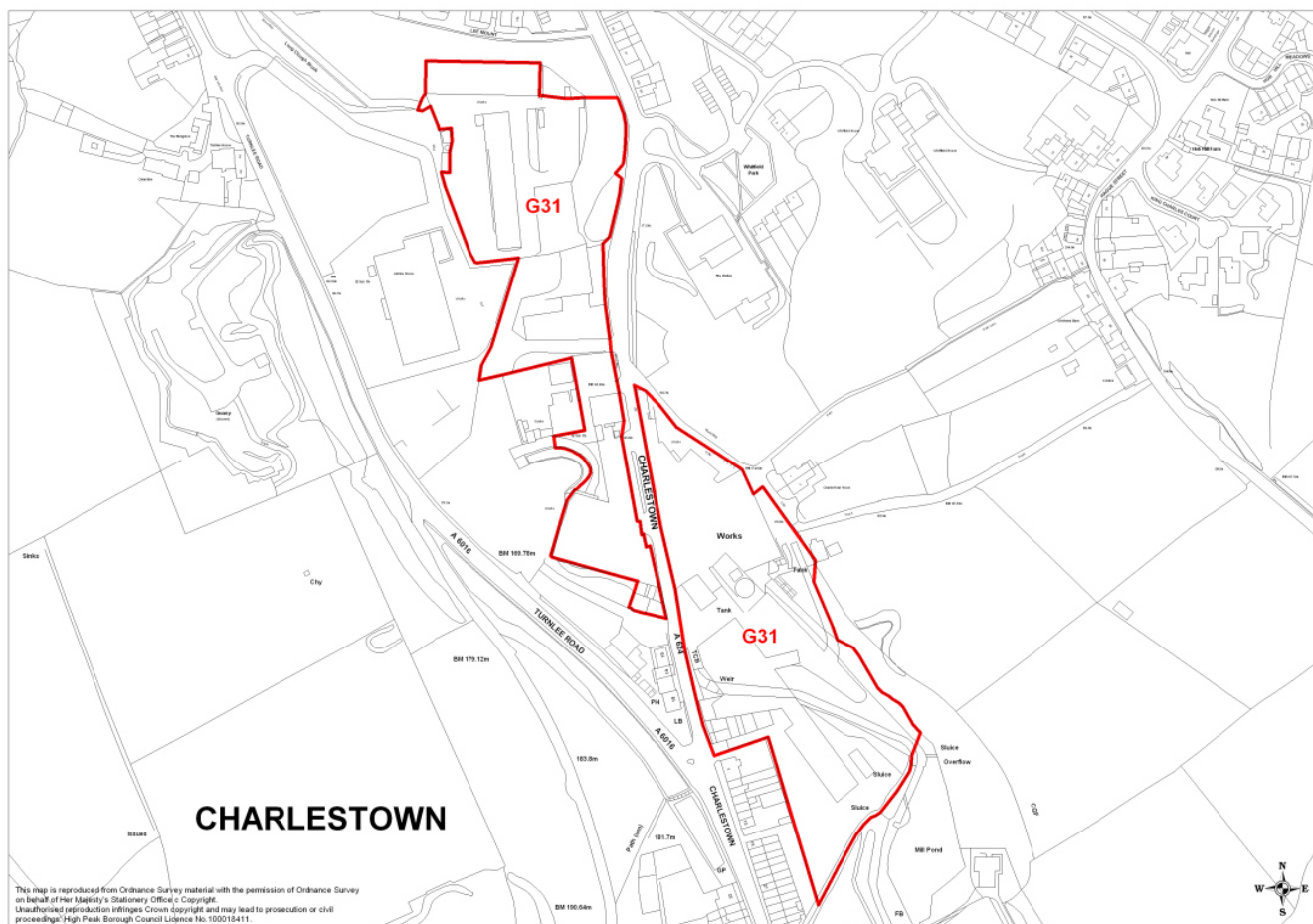
Ref.	Location	Area (ha)	Est. housing capacity	Comment
G30	Land between Spring Rise and High Lane, Simmondley	0.75	11	<ul style="list-style-type: none"> Greenfield Young trees on site Partly within a Conservation Area



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5 Housing site options

Option G31, Charlestown Works, Glossop



Ref.	Location	Area (ha)	Est. housing capacity	Comment
G31	Charlestown Works, Glossop	3.39	76	<ul style="list-style-type: none"> • Brownfield site, including redundant mill buildings • Within current boundary of town • Woodland on part of site • 75% developable • Flood risk on part of site (Flood Zone 2 and 3) • Currently designated as a Primary Employment Zone in Local Plan • Site is currently subject to a planning application for new residential and business development (ref. HPK/2012/0413) • Views on other possible uses for this site are also sought as part of this consultation (see Chapter 6 - other development issues)

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 G 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 G 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
- Shopping and town centres

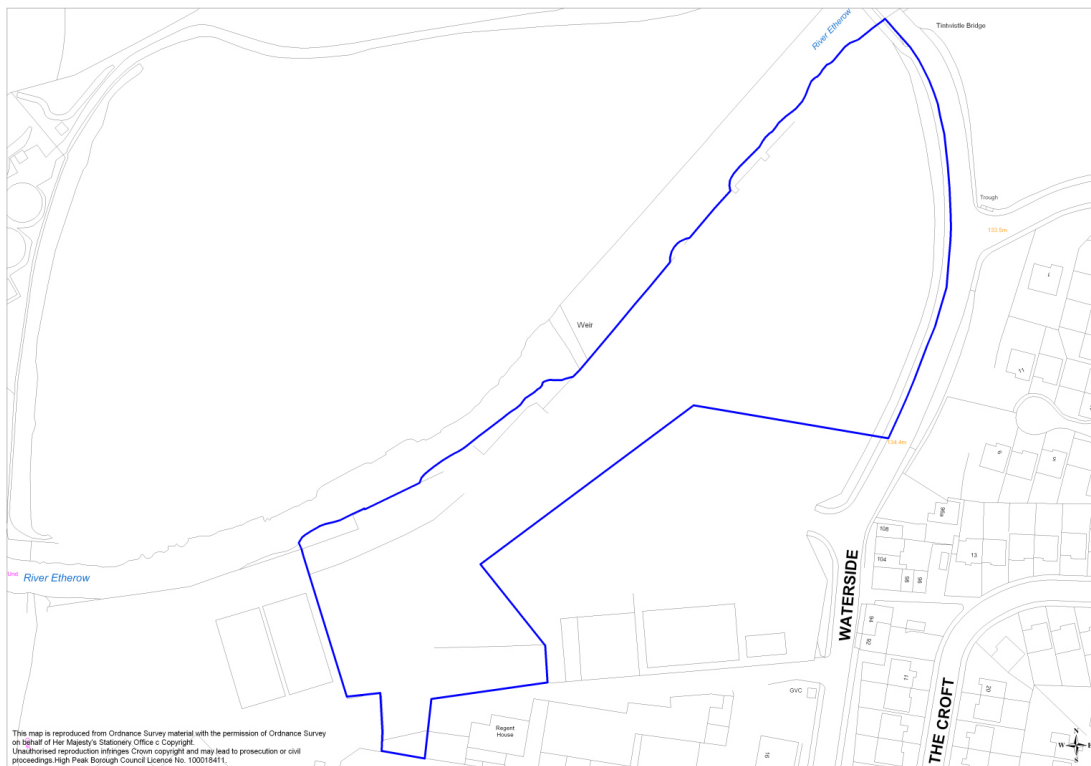
Land for business or industrial uses

There are many sites in Glossopdale that are currently designated as **Primary Employment Zones** in the Local Plan, namely; Brookfield, Dinting Lane, Dinting Lodge, Dinting Vale, Dover Mill, Etherow Industrial Park, Hadfield Mill (Padfield), Hawkshead Mill, Woods Mill, Logwood Mill, Shepley Street, Turnlee / Charlestown, Surrey Street, Waterside (Hadfield) and Wooley Bridge Road. 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.

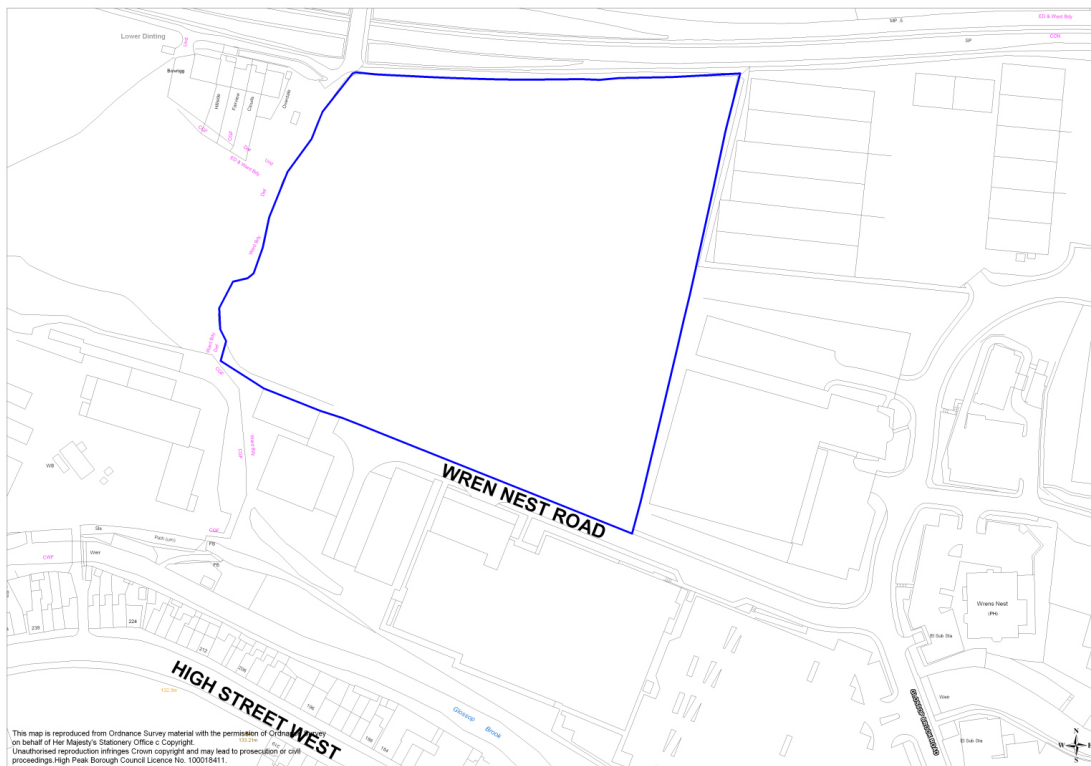
Four undeveloped sites in Glossopdale are also currently **allocated for future business or industrial** use. Each would provide an extension to existing industrial sites. They are:

- Waterside, Hadfield
- Bridge Mills, Tintwistle (planning permission now in place for residential and business development)
- Land off Wren Nest Road, Glossop
- Land off Glossop Road, Gamesley (planning permission now in place for residential development)

Waterside, Hadfield - land allocated for future business use



Land off Wren Nest Road - allocated for future business use



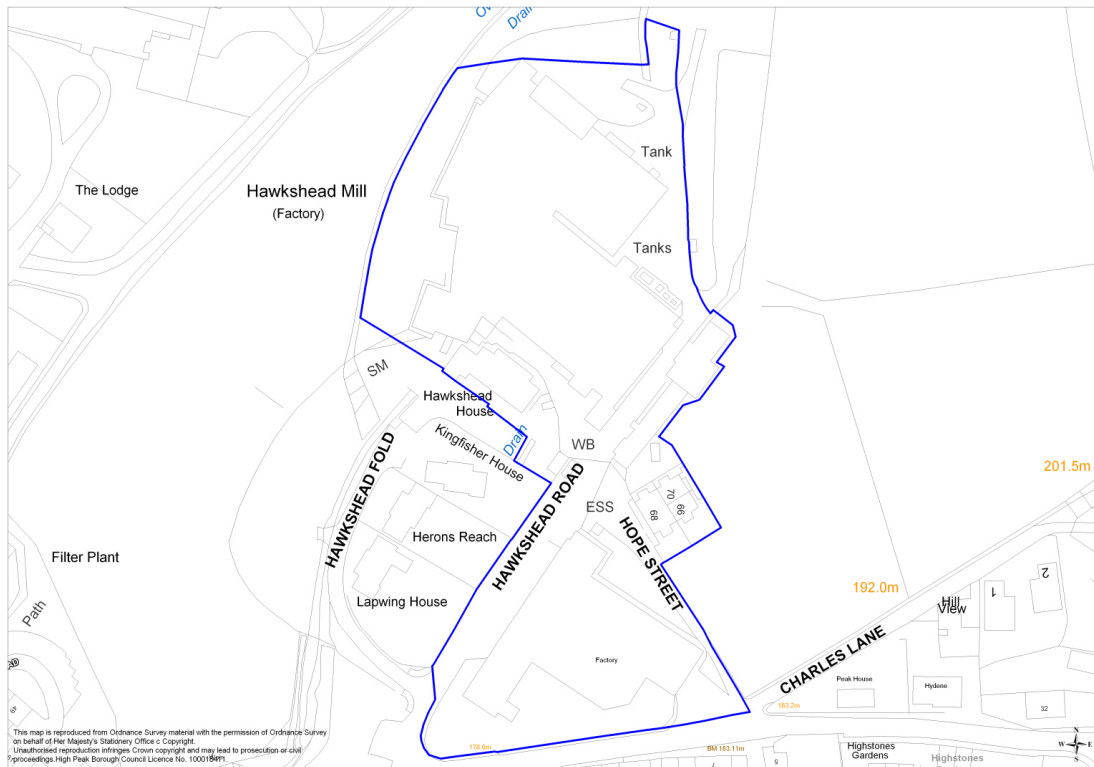
6 Other development issues

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.

In particular there are two sites in the Glossopdale which have been assessed as not necessarily meeting the requirements for future industrial use. Both sites have been identified in this consultation as potential housing sites but we would like your comments on other potential uses for these areas. They are:

- Hawkshead Mill, Old Glossop
- Charlestown Works, Glossop

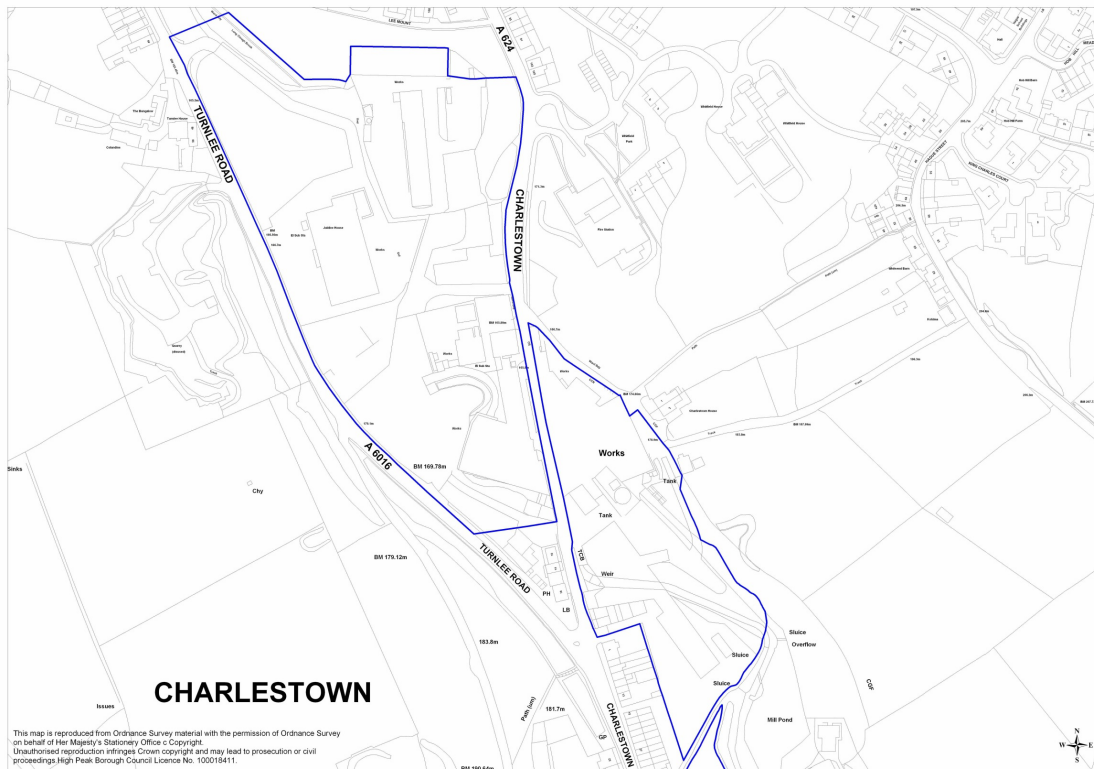
Hawkshead Mill, Old Glossop



xiii Peak Sub-Region Employment Land Review -

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

Charlestown Works, Glossop



Question G 3

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

- Primary Employment Zones
- Land allocated for future business / industrial use
- Sites identified for other possible uses

Question G 4

Are there any other suitable uses that the areas identified above could be used for?

Some new sites may also be required in the main towns of High Peak to provide suitable premises for start up, creative and knowledge-based industries. New, appropriately located sites may also be needed to ensure a sufficient supply of land for business use if a substantial number of constrained employment sites are lost to other uses.

Question G 5

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 Glossopdale 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 G 6

Are there are 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. There are no Local Nature Reserves in Glossopdale at present.

Question G 7

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

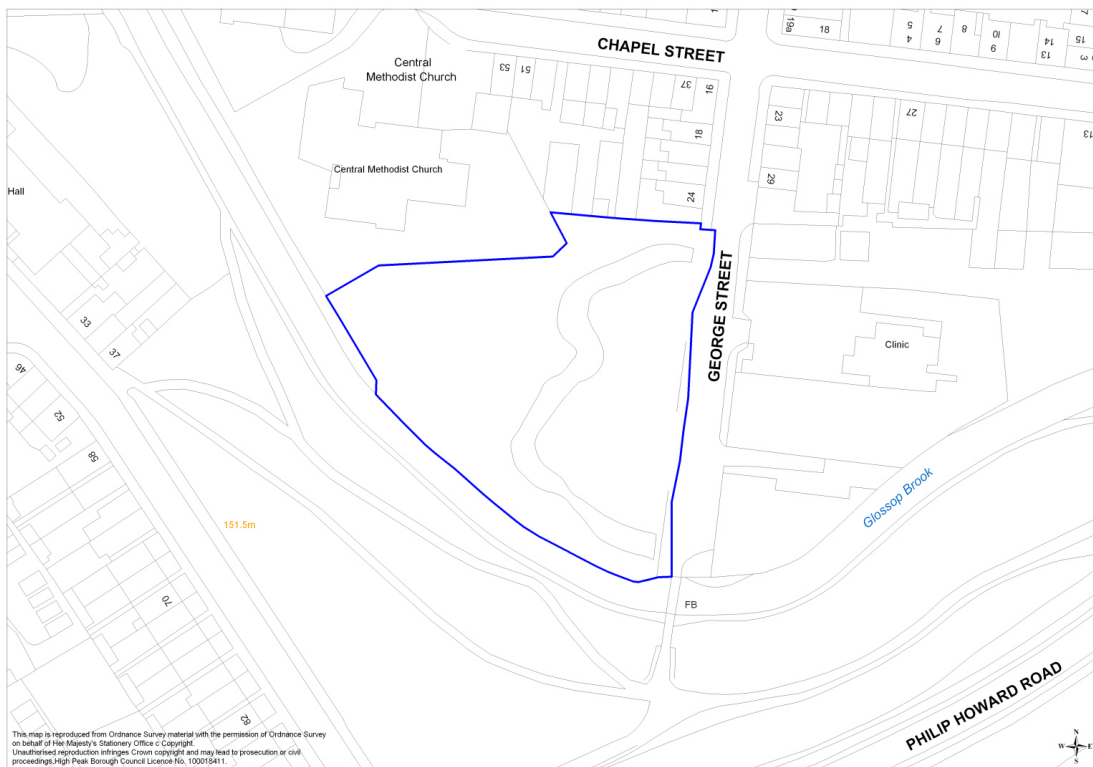
Local Green Spaces

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

An option for one potential Local Green Space has been identified on land of George Street, Glossop. The site was formerly occupied by a mill building which was destroyed by a fire in 1942. Since this time, the site has gradually returned to nature and is now covered with woodland that is protected by a Tree Preservation Order.

Potential Local Green Space designation - George Street



Question G 8

Do you support the proposed designation of the land off George Street as a Local Green Space in the new Local Plan?

Question G 9

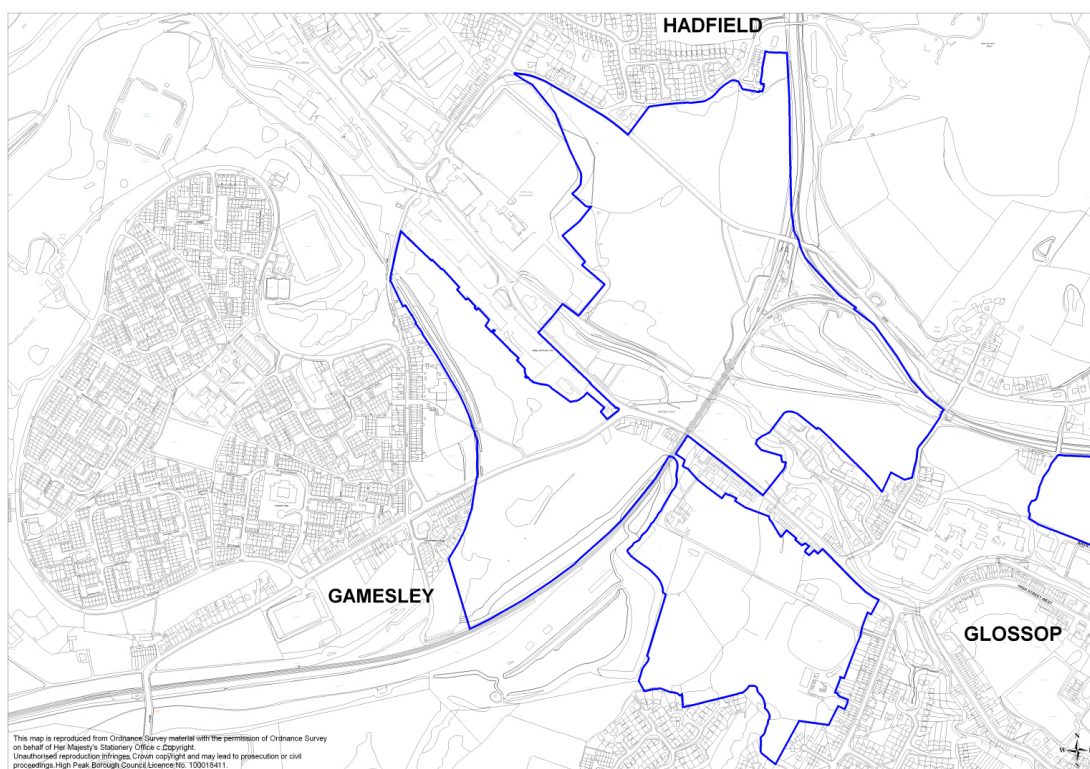
Are there any other sites that you feel should be designated as a Local Green Space?

Strategic Gap between Glossop and Hadfield

A **Strategic Gap** is proposed for the area of countryside that lies between Glossop and Hadfield. There has been a long standing desire in the community that the two towns are kept separate to help maintain their own distinct identities. The land is current designated as countryside in the existing Local Plan.

If a Strategic gap was identified in the Local Plan, the designation would place additional restrictions on the scope for additional development within the gap to help maintain the open space between Glossop and Hadfield. The land cannot be designated as Green Belt as it is not considered to meet the five purposes for Green Belt designations as specified in the National Planning Policy Framework. The options for housing development sites identified in this consultation document that lie within the proposed Strategic Gap would not be taken forward into the Local Plan is the Strategic Gap is designated.

Strategic gap



Question G 10

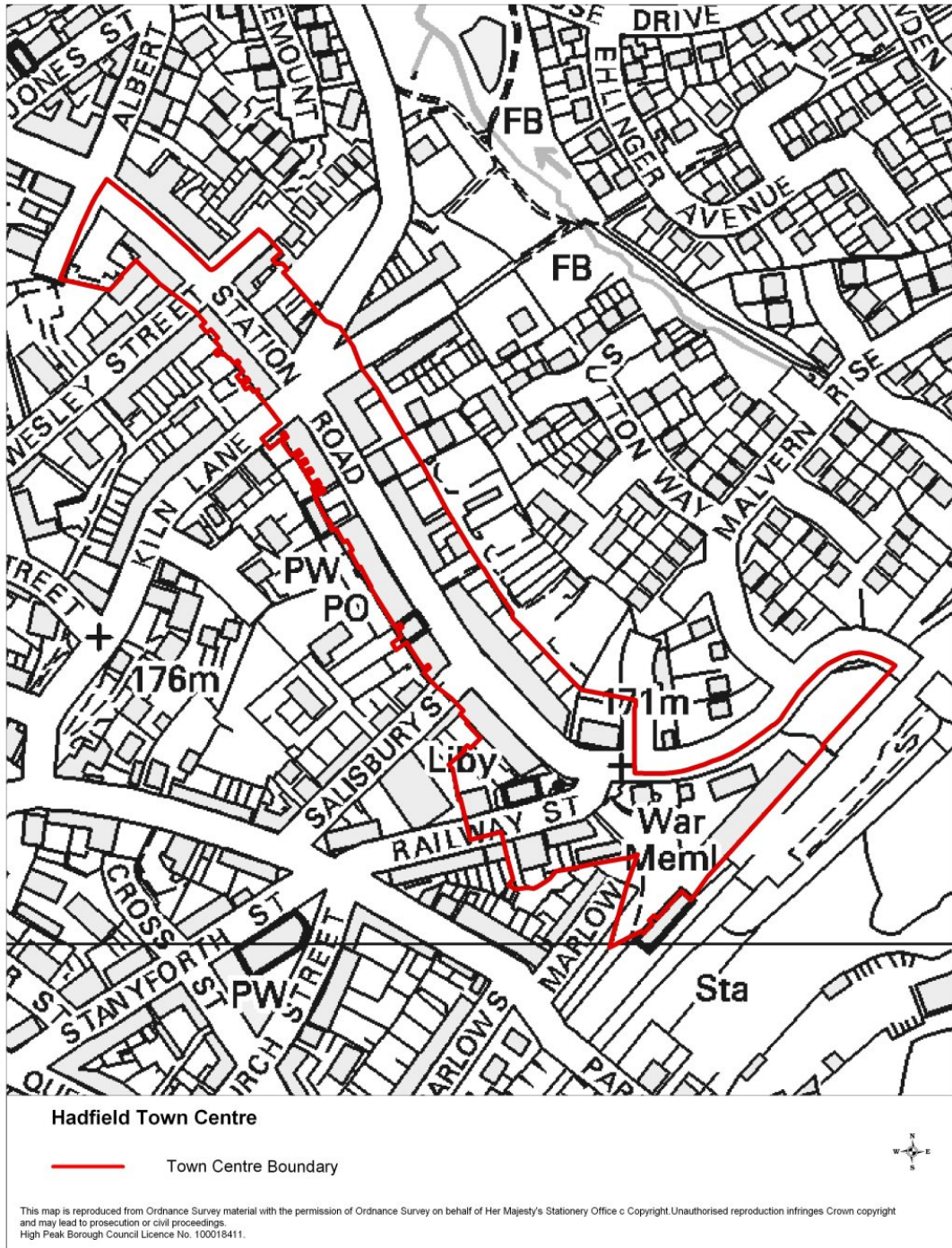
Do you think that the proposed Strategic Gap should be identified in the Local Plan?

Shopping and town centres

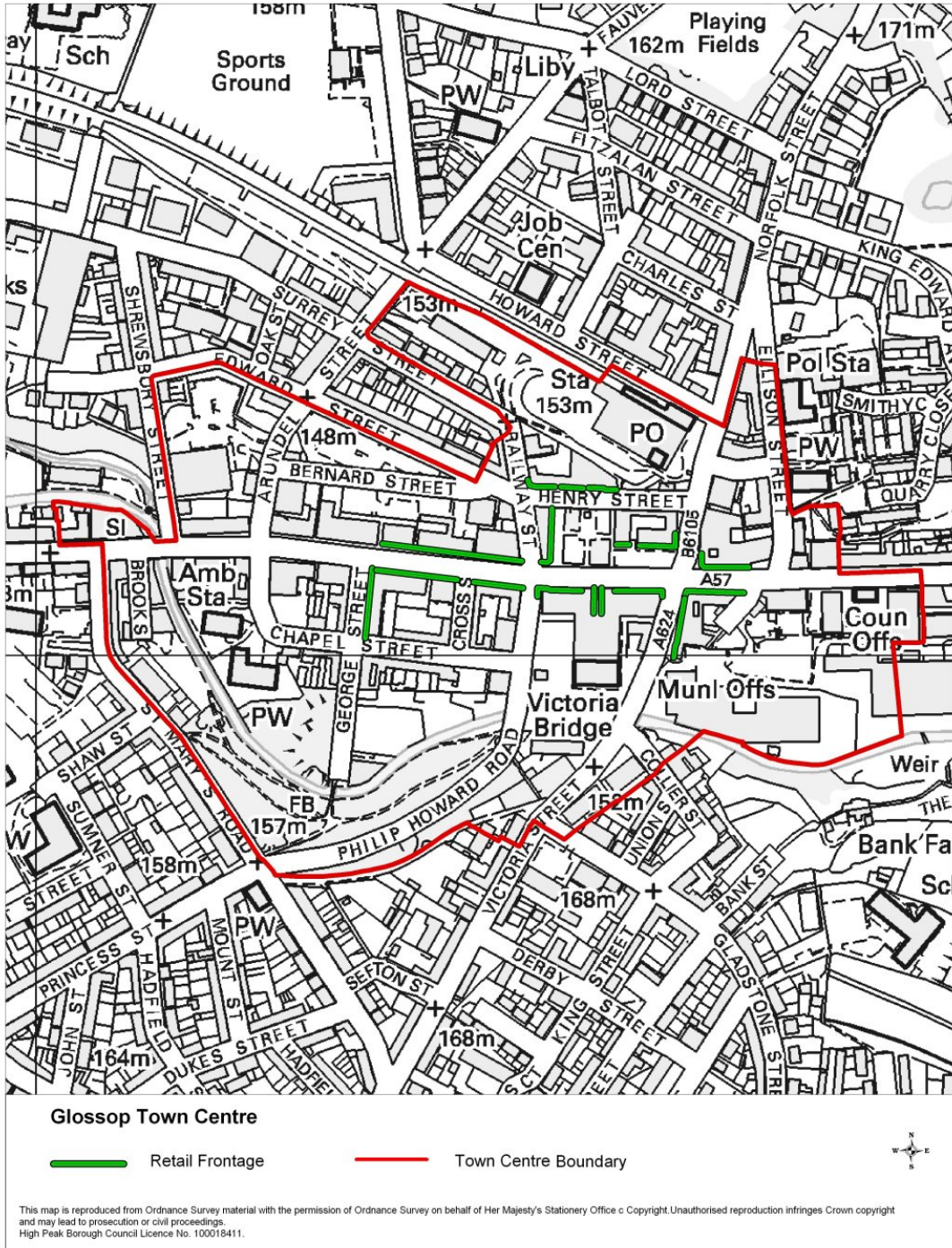
Town centre boundary

The current Local Plan identifies the boundaries of Glossop and Hadfield town centres. These boundaries are 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.

Hadfield town centre boundary as defined in the current Local Plan



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



Question G 11

Should any changes should be made to the town centre boundaries?

Primary and secondary frontages

The Local Plan also currently identifies an area known as the **primary shopping frontage** within Glossop 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 G 12

Should any changes be made to the primary shopping frontages identified in Glossop town centre

Question G 13

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

Primary or secondary frontages are not identified in Hadfield town centre. At present, such frontages are only identified by the Local Plan in Glossop and Buxton - the two principle retail centres in High Peak.

Question G 14

Do you feel that a primary and secondary retail frontage should be identified in Hadfield. If so, where?

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 G 15

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

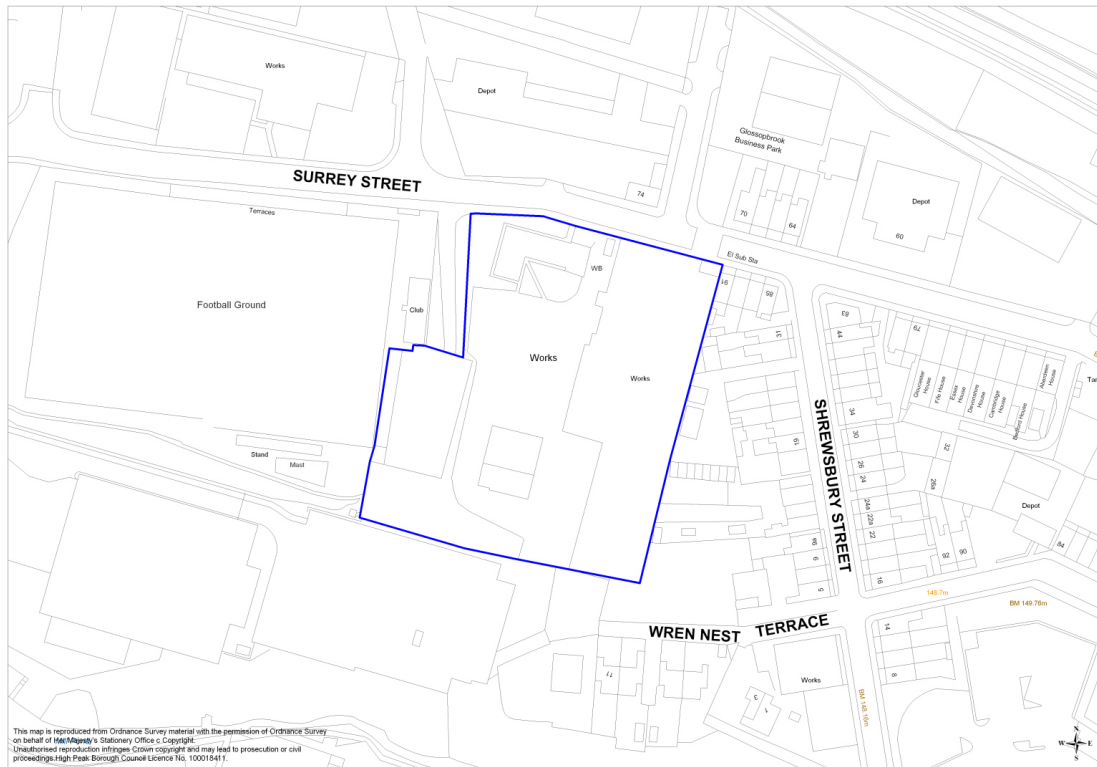
Ferro Alloys

The Ferro Alloys site on Surrey Street is currently derelict and has largely been cleared of development, although the substantial steel chimney remains. The site is currently falls within the Wren Nest Regeneration Area as allocated in the adopted Local Plan which encourages the comprehensive redevelopment of the Wren Nest and Surrey Street area to provide retail, office / business, leisure, tourist accommodation or limited residential development as part of a mixed-use scheme. The continuation of this designation on the site in the new Local Plan would align its future uses more closely with the adjacent Wren Nest Mill development and town centre.

In 2012, a bid was made to the Local Enterprise Partnership for financial assistance to help deliver new small scale industrial and office premises through the Growing Places Fund. The business premises were proposed to help provide start-up premises which are in short supply in the area. The outcome of the Growing Places Fund bidding process is yet to be fully determined. The designation of the site for industrial, office or business use in the new Local Plan would align it future use more closely with the adjacent Surrey Street Business Park.

We would like to know what type of development you feel that the Local Plan should support on the Ferro Alloys site in the future.

Ferro Alloys, Surrey Street



Question G 16

What type of development do you think that the new Local Plan should support on the Ferro Alloys site?

Pedestrianisation of George Street

George Street provides a number of small independent shops and services to the local community. The street is also currently a public highway and provide vehicular access to High Street West and Chapel Street with on-street parking. The potential pedestrianisation of George Street could help to provide a more attractive town centre environment for shoppers and visitors to George Street. However, consideration would also need to be given to the implications on highways access and the availability of parking to serve the town centre. Any pedestrianisation proposals would have to be endorsed and implemented by Derbyshire County Council in their role as the highways authority.

Question G 17

Should the pedestrianisation of George Street be given further consideration in the Local Plan?

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 G 18

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"^(xiv)

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

xiv 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 the alternative housing targets on the sub-area requirements

Additional homes needed between 2012 and 2028 for the alternative housing target options^(xv)

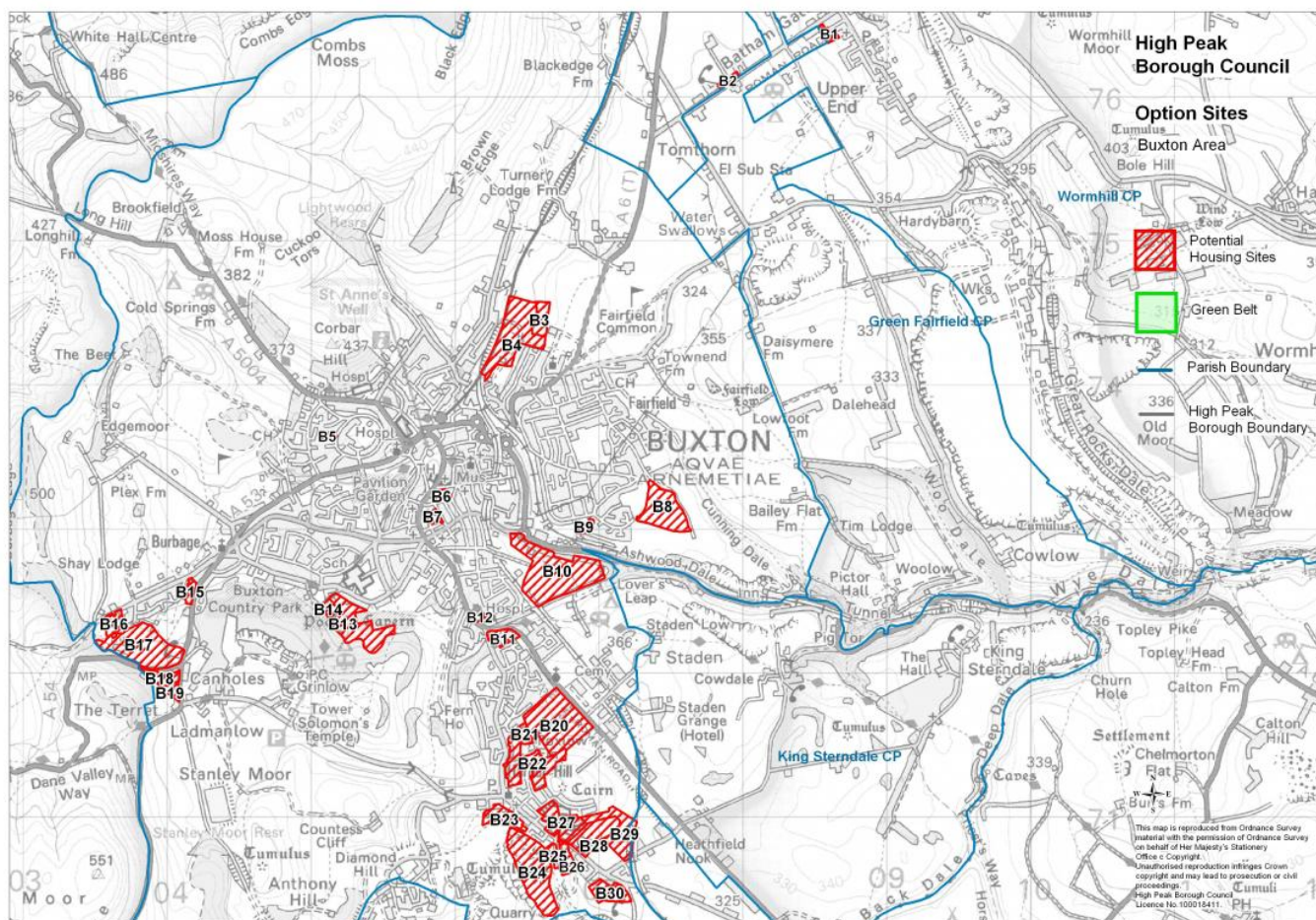
Option combination	Total number of new homes across Glossopdale	Number of new homes in Glossop and Hadfield	Number of new homes in villages
Alternative housing target option 2			
A	949	921	28
B	1177 - 1329	1142 - 1289	35 - 40
C	1025 - 1329	994 - 1289	31 - 40
Alternative housing target option 3			
A	1114	1081	33
B	1382 - 1560	1341 - 1513	41 - 47
C	1203 - 1560	1167 - 1513	36 - 47

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

Appendix 3 - Overview of housing site options in other 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

Buxton Housing Site Options



Appendix 3 - Overview of housing site options in other areas

Central Area Housing Site Options

