

## Sub-Area Strategies

**4.75** The plan area has been divided into three sub areas that each have their own characteristics and features :

- Glossopdale
- Central Area
- Buxton

**4.76** The definition of these sub-areas is based upon a number of factors such as labour and housing market areas, transport links, relationship to neighbouring areas and the boundaries of Parishes and the Peak District National Park. The use of sub-areas enables more locally relevant planning approaches to be taken to different parts of the Borough and facilitates managing housing provision at a local level. Where appropriate, monitoring of development will also be done at this level as well as for the Borough.

## 4 Spatial strategy and strategic policies

Map 2 Local Plan Sub-Areas



### Glossopdale

**4.77** Glossopdale is comprised of the distinct settlements of Glossop, Hadfield, Tintwistle, Simmondley, Charlesworth and Gamesley. Glossopdale is an area of contrasts with historic mill towns, rural villages and large residential areas all contained within the dramatic landscape of the Dark Peak.

**4.78** It covers an area of 2,350 hectares and has a population of over 32,400 people, the majority of which live within Glossop. This area grew as a result of the 19th century textile industry in Derbyshire, and as such much of the area is characterised by rows of workers cottages and industrial mills spreading from an historic core and high street, which is home to a diverse range of independent retailers.

**4.79** The character of each settlement within the sub area is a reflection of the growth and evolution of the area over time. The historic core of Old Glossop retains its narrow winding street pattern and dominant style of stone built cottages, workshops and farm houses, while Glossop itself is defined by the rows of terraced housing and prominent mill buildings which were built to accommodate the rapid expansion of the textile industry. This industrial heritage makes an important contribution to the local distinctiveness of Glossop and as such, large areas are covered by conservation area designations to protect buildings of architectural interest from harmful development. Gamesley to the west of Glossop was built during the 1960s as residential overspill development for Manchester. The character of this area is very different to that of the historic core with brick built detached and semi detached housing arranged around a central community centre and library, shops and a school. The whole of Glossopdale has grown quite significantly since its rapid industrial expansion in the 19th century, but is now constrained by the sloping nature of the surrounding Peak District countryside. Much of the land surrounding the built up area of Glossopdale is defined as greenbelt to prevent the distinct settlements from joining up. This means that there are only limited opportunities for new greenfield development within Glossopdale.

**4.80** The proximity of Glossopdale to Manchester was a major influence in the expansion of the sub area and it remains just as influential today. Glossop and Hadfield are largely commuter settlements with a large proportion of residents travelling to work outside of the High Peak, primarily to the main urban areas of Stockport, Tameside and Manchester. Public transport links to these areas are limited, although a direct rail link provides quick and direct access between Glossop, Hadfield and Manchester. The majority of commuters rely on the private car which has resulted in severe congestion, particularly through the town centre and on the A628 to the North. Problems are compounded by the large volumes of through traffic using the A57 and A628 to cross the Pennines between Manchester and South Yorkshire. Congestion on the infrastructure in and around Glossopdale is a limiting factor in enabling growth and attracting investment to the area and has a major impact on the quality of life and the environment in the sub area and neighbouring Tameside.

**4.81** In response, Tameside Metropolitan Borough Council has consulted on options for addressing congestion in the area that would form the Longdendale Integrated Transport Strategy (LITS). Options included a bypass of Mottram, walking, cycling and public transport improvements and a combination of these measures. High Peak Borough Council will carefully consider further proposals as they emerge and is committed to working with partners to deliver suitable measures to help address congestion and improve accessibility in Glossopdale. This approach was adopted by the Council during the preparation of the Trans-Pennine Feasibility Study which was prepared by the Department for Transport in conjunction with the Highways England during 2014/15. The study was informed by a stakeholder reference group, including High Peak Borough Council. The study took account of development proposals in the Local Plan in determining the extent of future traffic growth. The aim of the Trans-Pennine Feasibility Study was to identify the opportunities and understand the case for future investment solutions on trans-Pennine routes that will improve connectivity between Manchester and Sheffield, and that are deliverable, affordable and offer value for money. This included the consideration of A57 and A628 in Glossopdale. The subsequent Road Investment Strategy published by Government in December 2014 proposed a £170 million investment package which included:

- Mottram Moor link road
- A57(T) to A57 link road (the Glossop Spur)

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- A628 climbing lanes
- Safety and technology improvements

**4.82** A study was also announced to consider the feasibility of a Trans- Pennine Tunnel to improve road access between Manchester and Sheffield.

**4.83** The above proposals will be subject to further detailed consideration, consultation and statutory procedures by the relevant agencies. The Borough Council will review and respond to the plans as they progress. Developments in the Glossopdale area that require a Transport Assessment may be required to consider the A57/A628 junction in order to further identify impacts and highlight further possible improvements. Accordingly, Transport Assessments in the Glossopdale area should be scoped with the Highways England in order to determine whether specific consideration of the A57/A628 junction is required.

**4.84** Glossop is identified in the Retail Hierarchy as one of two main town centres having regard to the range of shopping and non-retail service facilities within each centre, the extent of its catchment and its current market share. Hadfield, Charlesworth and Tintwistle are identified as a larger villages.

**4.85** In Glossopdale around a fifth of the working age population are employed in the manufacturing sector. Although this level has decreased significantly in recent years there has been significant growth in service sector employment over the same time scale. Glossopdale still maintains much of its industrial land used for manufacturing, although there is now an excess of employment land of this type across the High Peak. Several of the existing employment estates are of a poor quality with a high proportion of old and vacant premises. Employment land in Glossopdale requires modernisation to encourage the development of offices and work spaces to assist the diversification of the economy and support the transformation of the manufacturing economy.

**4.86** Housing affordability is a key issue in Glossopdale - 19.9% of households in the area were unable to afford market housing according to the 2007 Housing Needs Survey and this has major implications for the housing types and tenures required in the area. Currently, the most prominent housing type in the area is terraced comprising 44% of the total housing stock.

**4.87** Detached and semi detached properties account for 51% while only a small proportion of the population live in flats or converted houses (Hometrack, 2009). The majority of residents in the area are owner occupiers although there are significant concentrations of social rented housing, particularly in Gamesley where this accounts for more than 60% of the total stock. Gamesley is ranked within the 25% most deprived wards in Derbyshire with higher unemployment, (8.6% (August, 2009), poorer health and lower life expectancy than other wards in the sub-area. This is in stark contrast to the neighbouring ward of Simmondley which ranks amongst the 25% least deprived wards in the County. Any future development, particularly that for employment and community infrastructure should be aimed at reducing inequalities that exist over small spatial scales in Glossopdale.

**4.88** Many residents choose to live in Glossop because of the high quality natural and historic landscape of the town and surrounding area. House prices are more affordable compared to Manchester while access to jobs in the city is good.

**4.89** Consultation responses from the various options consultations highlighted the fact that Glossopdale is constrained by appropriate areas for development and congested roads. However, the studies undertaken (SHMA) suggest that there is a high level of housing need in the Glossopdale area.

**4.90** There are several distinct settlements which make up Glossopdale, each with its own community. Maintaining these separate settlements is important both in landscape and community terms. Existing Green Belt helps to do this and it is not the intention of this Local Plan to amend any of the Green Belt boundaries in Glossopdale. Between Glossop and Hadfield, where there is no green belt, the definition of a strategic gap is necessary to maintain in the long term the separation between the two settlements.

**4.91** The need for new homes in Glossopdale is necessary to meet future population and household changes and affordable housing needs. In Glossopdale past policies of housing restraint have not diminished the supply of housing, a testament to the large 'pipeline' of planning permissions built up in the area over several years. Glossopdale is the area of High Peak that is most widely influenced by Greater Manchester – with strong links to neighbouring areas of Tameside and Stockport, as well as Manchester City Centre. Despite a frequent and well patronised rail service, traffic congestion in the area remains acute, exacerbated by the trans Pennine A628 trunk road.

**4.92** Collectively these constraints militate against significant development in the area. However the prevalence of old mill sites provides some additional opportunity for house building, especially where these are sites are no longer required for employment. The options consultations suggested that some growth on the edges of Glossop and in the Gamesley area could also be the best location for any modest greenfield development. The consultation also revealed very clearly the desire to see any housing in Glossopdale matched by improvements in transport infrastructure.

**4.93** The most appropriate locations for future development, following the consultation exercises have been identified as:

- Land within the urban area
- Mixed-use redevelopment of poor quality employment areas such as Charlestown Works, Woods Mill, Hawkshead Mill
- Small urban extensions

**4.94** Glossopdale has the capacity to capitalise on tourism because of its location on the edge of the Peak District and its heritage assets. A new hotel has recently been opened in Glossop which will help attract longer stay visitors. Woods Mill is a large area of underused land which has potential for a mixed use scheme to include leisure, employment and housing.

**4.95** Glossopdale also has several heritage buildings which are in need of refurbishment. This includes the Market Hall and Town Hall. Proposals are currently being worked up to redevelop and refurbish these areas. It has long been recognised that design and materials are important elements to any development which takes place, so that new development sits comfortably with the traditional building in the area. The Glossop Design and Place Making Strategy SPD sets out the vision for the town centre. The document was prepared in close consultation with the local community and has identified the following distinct quarters of the town centre. Future planning decisions and investments should accord with the strategy.

**4.96** Derbyshire County Council has identified a need for additional school capacity to meet the forecasted increase in school places arising from the proposed additional housing provision. It has identified a potential need for new and replacement schools and nurseries at Padfield, Hadfield, Old Glossop and Charlesworth. Sites for these facilities will need to be safeguarded in the plan to ensure land is available when required. The timing of the provision of such facilities will be determined by the County Council dependent on the local school capacity and rate of future housing development.

#### **Glossop Design and Place Making Strategy areas**

##### **Norfolk Square**

A distinctive quarter at the heart of the town centre focused on the cross roads and civic life with high quality service businesses, restaurants, bars and public facilities.

##### **High Street**

To the east and west of Norfolk Square, 'a village' of independent shops and businesses to serve Glossop and the surrounding area set in an attractive and convenient environment.

##### **Old Glossop / Manor Park**

A heritage / leisure area attractive to residents and visitors alike to be protected, enhanced and linked to the rest of the town centre along Glossop Brook.

##### **Harehills**

Parkland area adjacent to the heart of the town centre focusing on Glossop Brook with the riverside walkway and George Street with its interesting mix of independent shops.

##### **Wren Nest**

An attractive gateway to the town centre with a mix of residential properties and national brand shops creating a good first impression for visitors from the west.

##### **Howard Town**

A creative mixed use area with an interesting variety of businesses, along with residential development.

## Policy S 5

### Glossopdale Sub-area Strategy

The Council will seek 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 the growth of a sustainable tourist economy and meet the housing needs of the local community. This will be achieved by:

1. Promoting and maintaining the distinct identity of the settlements which make up Glossopdale by:

- Protecting and enhancing sites designated for environmental value, including Manor Park, Howard Park and Bankwood Park, public open spaces, playing fields and outdoor sports facilities, local and European wildlife sites, recreation areas and allotments
- Protecting the designated Green Belt
- Maintaining a strategic gap between Glossop and Hadfield as identified on the Policies Map
- Identifying Local Green Spaces at George Street, Glossop and Padfield as identified on the Policies Map
- Supporting the vitality and viability of Glossop Town Centre through the delivery of the Glossop Design and Place Making Strategy, the refurbishment and enhancement of Glossop Market Hall and Town Hall and traffic management measures for George Street
- Supporting the vitality and viability of Hadfield Town Centre
- Redeveloping the Woods Mill area for a mixed use regeneration scheme
- Protecting and enhancing the historic environment
- Ensuring the redevelopment of industrial legacy sites reflects their historic character
- Ensuring that development protects and/or enhances landscape character and the setting of the Peak District National Park

2. Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:

- Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the Glossopdale sub-area, including the delivery of appropriate levels of affordable housing
- Supporting the development of new housing on sustainable sites within the built-up area boundary
- Supporting the development of new housing within the mixed redevelopment of industrial legacy sites
- Ensuring that residential development avoids adverse impact on the integrity of the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area, South Pennine Moors Special Area of Conservation (SAC) and Dark Peak Site of Special Scientific Interest (SSSI)

3. Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:

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- Allocating suitable, deliverable sites for industrial and business use sufficient to meet the economic needs of the area
  - Supporting the retention and provision of employment within mixed redevelopment of the industrial legacy sites
  - Encouraging the growth of tourism
  - Safeguarding existing employment sites for industrial and business use unless specifically allocated for an alternative use.
4. Supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population and support growth by:
- Working with partner organisations to enable improvements to school capacity in the area. In particular the following sites will be safeguarded for educational purposes as identified on the Policies Map :
    - Replacement Primary School and Nursery – Rhodes Street, Padfield
    - New County Primary School and Nursery – Roughfields, Hadfield
    - Replacement Primary School and Nursery for Glossop All Saints – Church Street, Old Glossop
    - Replacement Primary School – Church Fold/Long Lane, Charlesworth
  - Working with partner organisations and developers to address congestion along the A57 and A628, to improve transport links to surrounding areas and to enable transport improvements and mitigation measures identified in the High Peak Transport Study and in the Trans-Pennine Feasibility Study (subject to further consideration). Transport Assessments in support of developments in the Glossopdale area should be scoped with Highways England and the highways authority in order to determine whether the assessment should consider impacts on A57/A628 junction and to identify mitigation measures as appropriate.
  - Supporting improvements to the range and quality of town centre retail and services in Glossop town centre.
  - Protecting land for a new railway station at Gamesley as identified on the Policies Map. This includes land for access and parking.
  - Supporting the provision of indoor and outdoor sports facilities having regard to the Councils Sport and Recreation Strategies

### Supporting Guidance and Evidence

- National Planning Policy Framework: 2012
- Strategic Housing Market Assessment: 2014
- Retail Study Update: 2013
- Employment Land Review Update: 2014
- High Peak Transport Study: 2014
- Glossop Design & Place Making Strategy