

- Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose
- Supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages
- Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives
- Supporting development identified through a Community Right to Build Order
- Supporting self build housing schemes

The Council will monitor actual and forecast provision, including windfall sites, through the Monitoring Report and its housing trajectory to identify a 5 year supply of deliverable housing sites against the housing requirement in the Local Plan.

The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that

- The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and
- the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
- it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and
- the local and strategic infrastructure can meet the additional requirements arising from the development

If necessary the Council will review the Local Plan to bring forward additional sites for housing.

Supporting guidance

- National Planning Policy Framework: 2012
- Strategic Housing Land Availability Assessment: 2014
- Strategic Housing Market Assessment: 2014
- Strategic Housing Needs Survey

Housing allocations

5.140 In order to meet the housing target outlined in Policy S3, the following sites have been identified as suitable for development. In some cases this will be housing but in others the site may be more suitable for a mix of uses.

5.141 The issues and options consultation included a longer list of sites, and using the feedback from that consultation and other information this has been reduced to those sites which are most appropriate for development.

5.142 The number of dwellings proposed for each site is indicative only, based on net developable areas and currently known constraints. The actual number of dwellings delivered on each site may therefore differ subject to more detailed information at the time of any application. The allocated sites will give a total indicative provision for the plan area of 2,850 additional dwellings over the plan period based on an average density of 30 dwellings per hectare. In addition to the allocations in Policy H2, there are 1,200 dwellings identified to come forward on small sites in Policy S3, a further 42 dwellings allocated in the consultation draft of the Chapel Neighbourhood Plan and potential housing on allocated industrial legacy sites at Ferro Alloys, Bingswood Industrial Estate and Torr Vale which may further increase the provision for the Borough.

5.143 The phasing is indicative and has been informed by evidence from the Plan and Site Viability Study. In the policy below the sites have been categorised as either early (E), middle (M) or late (L) phases. These correspond with 5 year periods 2016-2021, 2021-2026, 2026-2031. The trajectory in appendix 2 is based on this indicative phasing. Development of these sites should meet the requirements of the other policies within the plan, particularly in relation to heritage assets.

Policy H 2

Housing Allocations

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

Glossopdale

Location	No of dwellings	Phase
<i>Paradise Street Hadfield (G2)</i>	28	<i>M</i>
<i>Roughfields Hadfield (G3)</i>	102	<i>M</i>
<i>North Road (G6)</i>	0 (150)	<i>E</i>
<i>Bute Street (G12)</i>	30	<i>M</i>
<i>Hawkshead Mill Old Glossop (G13)</i>	31	<i>E</i>
<i>Woods Mill High St East* (G16) [Policy DS1]</i>	104	<i>M</i>
<i>Dinting Road/Dinting Lane (G19)</i>	64	<i>E</i>
<i>Dinting Lane (G20) [Policy DS2]</i>	50	<i>M</i>
<i>Former railway museum (G23) [Policy DS2]</i>	89	<i>L</i>
<i>Land off Melandra Castle Road (G25)</i>	35	<i>M</i>
<i>Land adj to Gamesley Sidings (G26)</i>	38	<i>M</i>

Location	No of dwellings	Phase
<i>Charlestown Works Glossop* (G31) [Policy DS3]</i>	0 (100)	E
<i>Adderley Place (G32) [Policy DS4]</i>	130	M
TOTAL PROVISION ON ALLOCATED SITES	701	

Central

Location	No of dwellings	Phase
<i>Derby Road New Mills (C3) [Policy DS8]</i>	107	M
<i>Ollersett Lane/Pingot Road/Laneside Road New Mills (C5, C6, C17, C18) [Policy DS9]</i>	239	M/L
<i>Woodside Street New Mills (C7)</i>	25	E
<i>South of Macclesfield Road (C9)</i>	0 (83)	E
<i>Buxton Road Chinley (C13)</i>	13	E
<i>Britannia Mill* (C15) [Policy DS10]</i>	50	E
<i>Furness Vale A6 (C16)</i>	39	E
<i>Furness Vale Business Park* (C19) [Policy DS12]</i>	26	L
<i>New Mills, Newtown* (C20) [Policy DS14]</i>	15	M
<i>Birch Vale Industrial Estate* (C21) [Policy DS15]</i>	100	M
TOTAL PROVISION ON ALLOCATED SITES	614	

Buxton

Location	No of dwellings	Phase
<i>Batham Gate Road Peak Dale (B1)</i>	25	E
<i>Land at Hogshaw Buxton (B3, B4) [Policy DS17]</i>	124	L
<i>Hardwick Square South Buxton (B6)</i>	30	E
<i>Market Street Depot Buxton (B7)</i>	24	E
<i>West of Tongue Lane Fairfield Buxton (B8) [Policy DS18]</i>	139	L
<i>Land off Dukes Drive Buxton (B10) [Policy DS19]</i>	338	M

Location	No of dwellings	Phase
<i>Foxlow Farm, Ashbourne Road, Buxton (B20,B21,B22) [Policy DS20]</i>	0(440)	<i>E/M</i>
<i>Harpur Hill College Campus (B27)</i>	105	<i>E</i>
<i>Station Road, Buxton (B31) [Policy DS22]</i>	30	<i>M</i>
TOTAL PROVISION ON ALLOCATED SITES	815	

Sites marked * are industrial legacy sites identified in Policy E5 for redevelopment including housing

Sites with [Policy DS] refer to Strategic Development Sites policies

Sites with a 0 in the number of dwellings column had planning consent for housing development upon the publication of the main modifications to the Local Plan. A zero figure is specified to avoid double counting in the Housing Trajectory (Appendix 2) where the number of dwellings with planning consent is stated alongside the projected number of homes to be delivered on allocated sites. In the event that these permissions lapse, indicative housing capacity figures for these sites are provided in brackets and in the corresponding Strategic Development Site Policy in Chapter 6.

Supporting guidance

- National Planning Policy Framework: 2012
- Strategic Housing Land Availability Assessment: 2014
- Strategic Housing Market Assessment: 2014
- Strategic Housing Needs Survey

New Housing Development

5.144 Meeting the assessed housing needs of local people is an important consideration in the plan. This is not only new homes, but the type, location and the mix of house types to create vibrant and inclusive communities

5.145 This policy will ensure that an appropriate range and mix of new homes are provided, including affordable housing for the needs of the current and future population. This can include flats, apartments, first time buyer and family homes and will be informed by the Housing Needs Survey.

5.146 As the population is ageing, consideration will need to be given to the needs of the elderly and this may mean sheltered, extra care or supported housing is required.